

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,075.00	\$512.00	\$563.00	5.00%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$6,756.00	\$75,125.00	8.99%	13.61%

Property Information

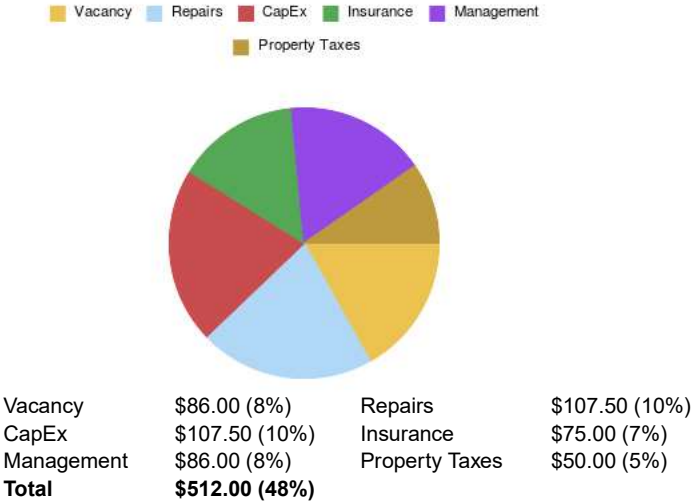
Purchase Price:	\$49,625.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$25,500.00
Total Cost of Project:	\$75,125.00
After Repair Value	\$135,000.00
Down Payment:	\$49,625.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	
Amortized Over:	0 years
Loan Interest Rate:	0.000%
Monthly P&I:	\$0.00



Income



Expenses



Financial Projections

Total Initial Equity:	\$135,000.00
Gross Rent Multiplier:	3.85
Income-Expense Ratio (2% Rule):	1.43%
ARV based on Cap Rate:	-

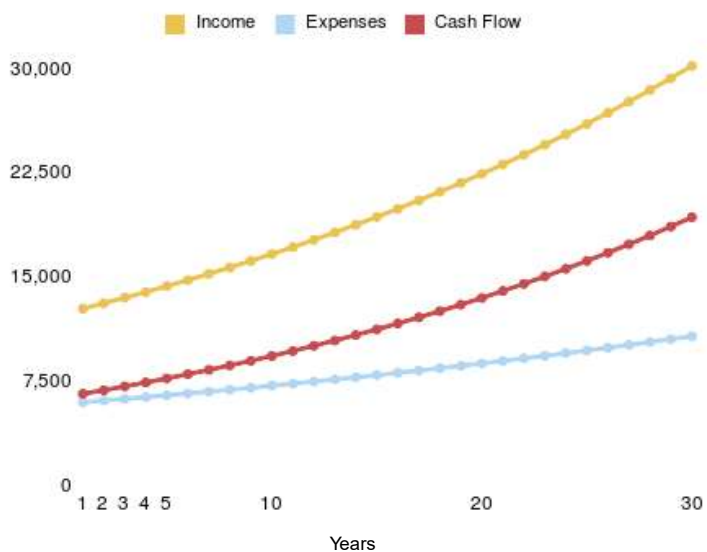
50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,075.00
x50% for Expenses:	\$537.50
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cashflow using 50% Rule:	\$537.50

Analysis Over Time

Annual Growth Assumptions	2%		3%		3%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$12,900	\$13,287	\$14,519	\$16,832	\$19,512	\$22,620	\$30,400
Total Annual Expenses	\$6,144	\$6,267	\$6,650	\$7,343	\$8,107	\$8,951	\$10,911
Total Annual Cashflow	\$6,756	\$7,020	\$7,869	\$9,489	\$11,406	\$13,670	\$19,489
Cash on Cash ROI	8.99%	9.34%	10.47%	12.63%	15.18%	18.20%	25.94%
Property Value	\$139,050	\$143,222	\$156,502	\$181,429	\$210,326	\$243,825	\$327,680
Equity	\$139,050	\$143,222	\$156,502	\$181,429	\$210,326	\$243,825	\$327,680
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$58,167	\$68,983	\$103,806	\$170,584	\$249,947	\$344,101	\$587,537
Annualized Total Return	77%	39%	19%	13%	10%	9%	8%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)

