



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$23,333.00	\$13,440.84	\$9,892.16	12.52%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$225,208.20	\$323,820.00	36.66%	12.52%

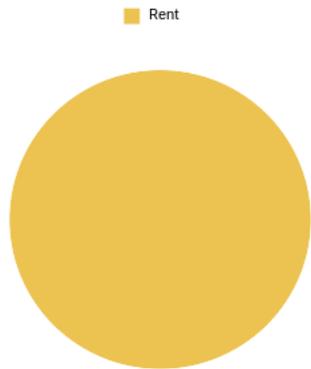
Property Information

Purchase Price:	\$1,799,000.00
Purchase Closing Costs:	\$53,970.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$1,852,970.00
After Repair Value	

Down Payment:	\$269,850.00
Loan Amount:	\$1,529,150.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	5.700%
Monthly P&I:	\$8,875.19



Income



Rent	\$23,333.00
Total	\$23,333.00

Expenses



Electricity	\$750.00	Gas	\$120.00
Water & sewer	\$200.00	HOA fees	\$230.00
Garbage	\$0.00	Custom expenses	\$250.00
Maintenance	\$466.66	Cap. Ex.	\$466.66
Insurance	\$208.33	Property Taxes	\$1,874.00
Mortgage Payment	\$8,875.19		
Total	\$13,440.84		

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Financial Projections

Total Initial Equity:	-\$1,529,150.00		
Gross Rent Multiplier:	6.43		
Income-Expense Ratio (2% Rule):	1.26%		
Typical Cap Rate:	12.52%	Debt Coverage Ratio:	2.11
ARV based on Cap Rate:	\$1,799,000.00		

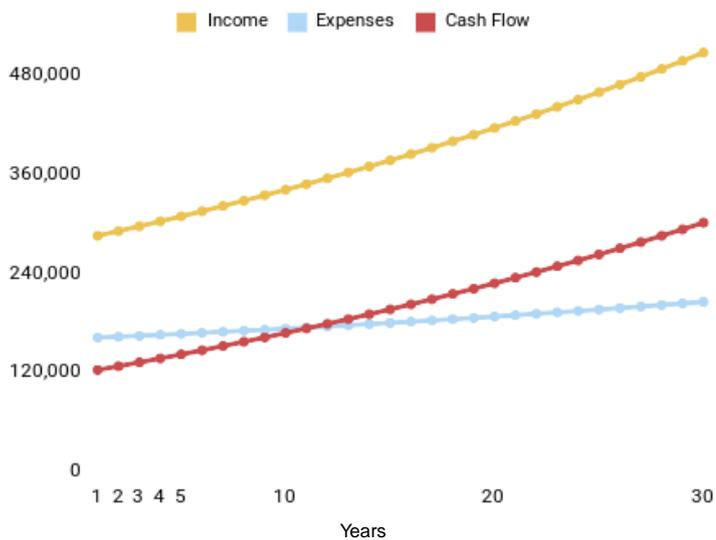
50% Rule Cash Flow Estimates

Total Monthly Income:	\$23,333.00
x50% for Expenses:	\$11,666.50
Monthly Payment/Interest Payment:	\$8,875.19
Total Monthly Cash Flow using 50% Rule:	\$2,791.31

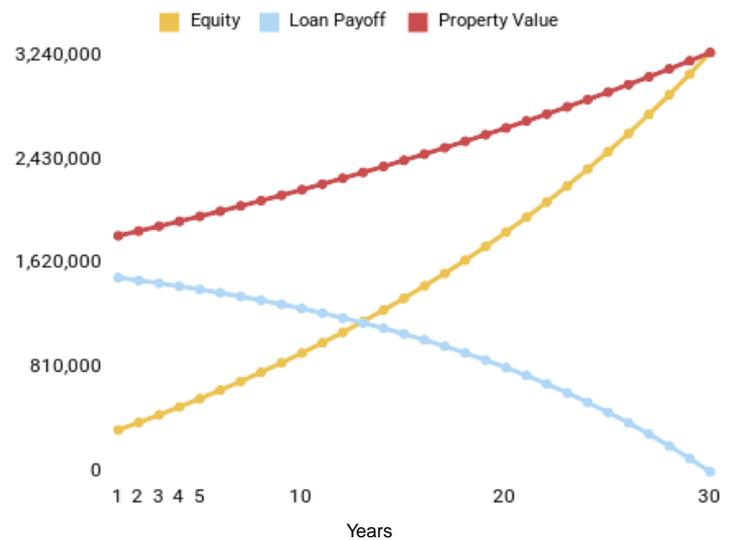
Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses	Income	Income	Property Value	Property Value	Property Value	Property Value
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$285,596	\$291,308	\$309,138	\$341,314	\$376,838	\$416,059	\$507,174
Total Annual Expenses	\$162,386	\$163,504	\$166,992	\$173,288	\$180,239	\$187,914	\$205,743
Total Annual Cashflow	\$123,210	\$127,804	\$142,146	\$168,025	\$196,598	\$228,145	\$301,431
Cash on Cash ROI	38.05%	39.47%	43.90%	51.89%	60.71%	70.45%	93.09%
Property Value	\$1,834,980	\$1,871,680	\$1,986,241	\$2,192,971	\$2,421,217	\$2,673,219	\$3,258,639
Equity	\$325,684	\$383,400	\$568,679	\$923,694	\$1,348,991	\$1,862,847	\$3,258,639
Loan Balance	\$1,509,296	\$1,488,280	\$1,417,562	\$1,269,277	\$1,072,226	\$810,372	\$0
Total Profit if Sold	-\$3,374	\$179,576	\$768,743	\$1,896,629	\$3,230,663	\$4,803,262	\$8,830,635
Annualized Total Return	-1%	25%	28%	21%	17%	15%	12%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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