

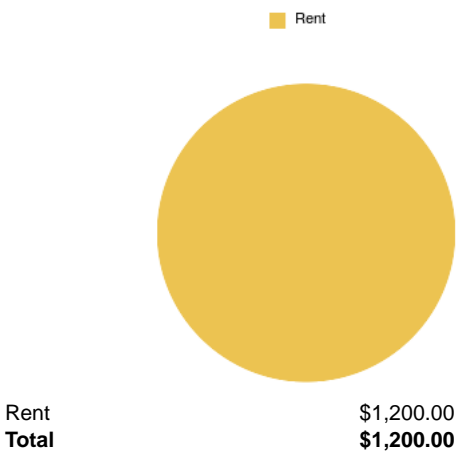
Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$1,200.00	\$391.68	\$816.00	10.20%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$9,792.00	\$65,000.00	15.06%	21.76%

Property Information

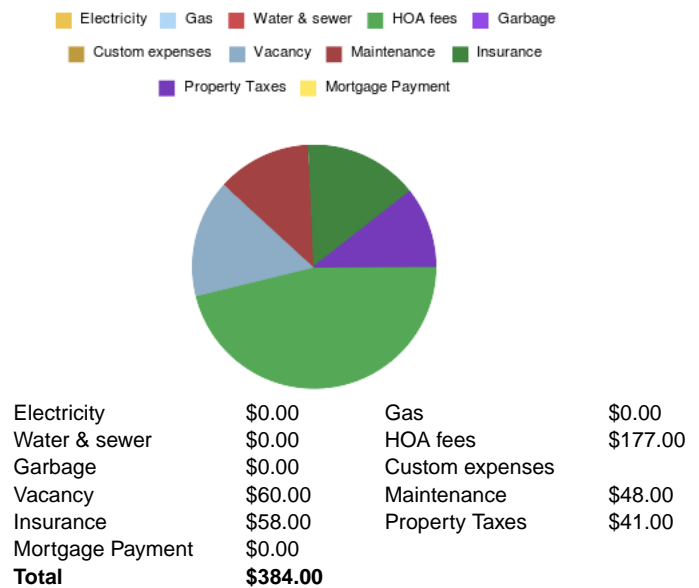
Purchase Price:	\$45,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$20,000.00
Total Cost of Project:	\$65,000.00
After Repair Value	\$96,000.00
Down Payment:	\$45,000.00
Loan Amount:	\$0.00
Loan Points:	\$0.00
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00



Income



Expenses



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Financial Projections

Total Initial Equity:	\$96,000.00		
Gross Rent Multiplier:	3.13		
Income-Expense Ratio (2% Rule):	1.85%		
Typical Cap Rate:	21.76%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$45,000.00		

50% Rule Cash Flow Estimates

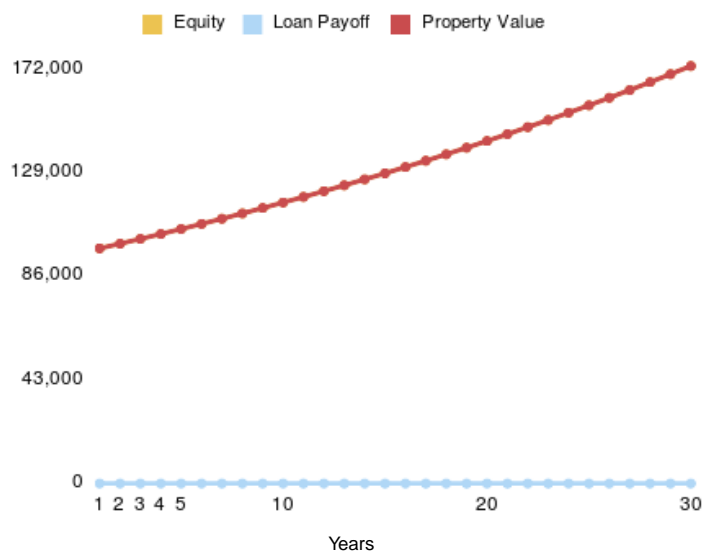
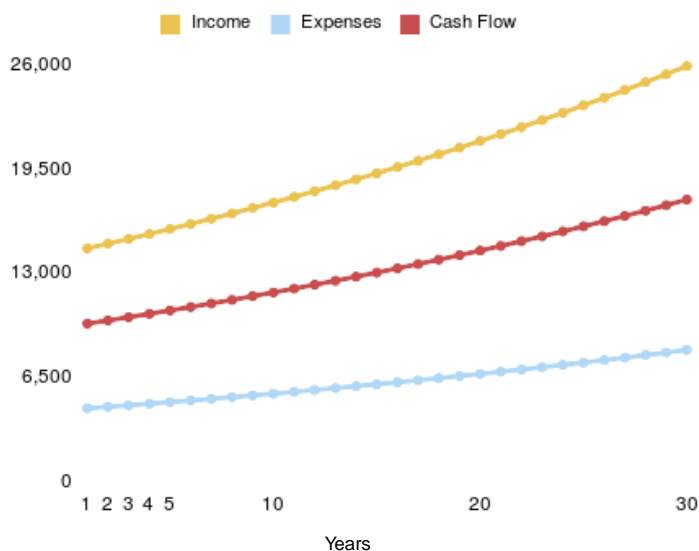
Total Monthly Income:	\$1,200.00
x50% for Expenses:	\$600.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$600.00

Analysis Over Time

Annual Growth Assumptions	2% Expenses		2% Income		2% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$14,688	\$14,982	\$15,899	\$17,554	\$19,381	\$21,398	\$26,084
Total Annual Expenses	\$4,700	\$4,794	\$5,088	\$5,617	\$6,202	\$6,847	\$8,347
Total Annual Cashflow	\$9,988	\$10,188	\$10,811	\$11,936	\$13,179	\$14,550	\$17,737
Cash on Cash ROI	15.37%	15.67%	16.63%	18.36%	20.27%	22.39%	27.29%
Property Value	\$97,920	\$99,878	\$105,992	\$117,023	\$129,203	\$142,651	\$173,891
Equity	\$97,920	\$99,878	\$105,992	\$117,023	\$129,203	\$142,651	\$173,891
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$42,908	\$55,054	\$92,969	\$161,388	\$236,927	\$320,329	\$514,078
Annualized Total Return	66%	36%	19%	13%	11%	9%	8%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)



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