



<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$1,700.00	\$1,448.98	\$251.02	6.80%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$14,613.60	\$53,750.00	5.60%	6.80%

## Property Information

Purchase Price:	\$215,000.00
Purchase Closing Costs:	\$0.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$215,000.00</b>
After Repair Value	

Down Payment:	\$53,750.00
Loan Amount:	\$161,250.00
Loan Points:	-
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.000%
<b>Monthly P&amp;I:</b>	<b>\$966.78</b>

## Income



Rent	\$1,700.00
<b>Total</b>	<b>\$1,700.00</b>

## Expenses



electricity	\$0.00	gas	\$0.00
water & sewer	\$0.00	hoa fees	\$0.00
garbage	\$0.00	Custom expenses	
Vacancy	\$85.00	Maintenance	\$85.00
Cap. Ex.	\$34.00	Management	\$95.20
Insurance	\$100.00	Property Taxes	\$83.00
Mortgage Payment	\$966.78		
<b>Total</b>	<b>\$1,448.98</b>		

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## Financial Projections

Total Initial Equity:	-\$161,250.00		
Gross Rent Multiplier:	10.54		
Income-Expense Ratio (2% Rule):	0.79%		
Typical Cap Rate:	6.80%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	\$215,000.00		

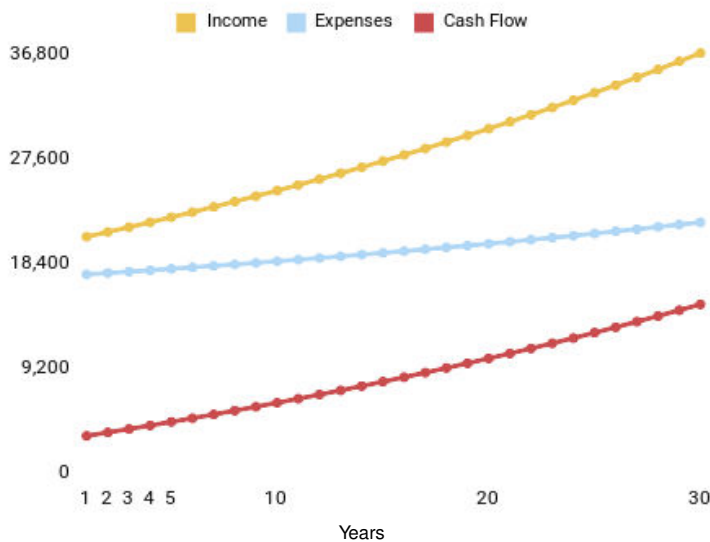
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$1,700.00
x50% for Expenses:	\$850.00
Monthly Payment/Interest Payment:	\$966.78
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>-\$116.78</b>

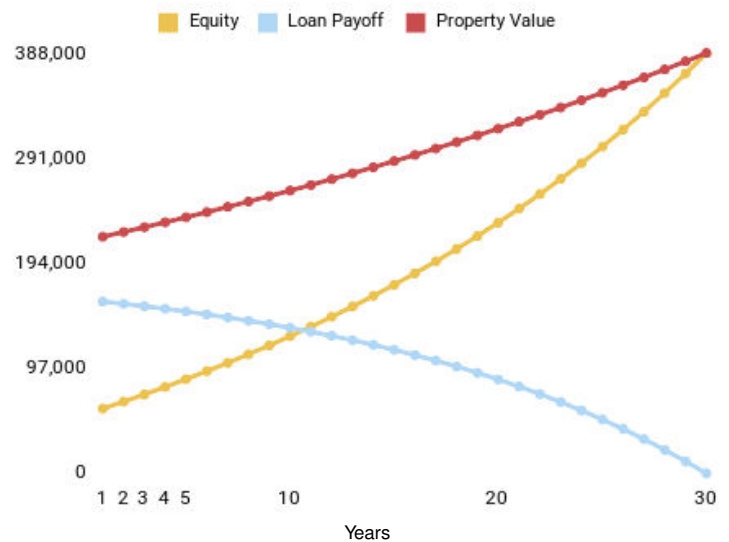
## Analysis Over Time

Annual Growth Assumptions	2%		2%		2%		
	Expenses		Income		Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$20,808	\$21,224	\$22,523	\$24,867	\$27,456	\$30,313	\$36,952
Total Annual Expenses	\$17,503	\$17,621	\$17,990	\$18,655	\$19,389	\$20,200	\$22,083
Total Annual Cashflow	\$3,305	\$3,603	\$4,533	\$6,213	\$8,067	\$10,114	\$14,869
Cash on Cash ROI	6.15%	6.70%	8.43%	11.56%	15.01%	18.82%	27.66%
Property Value	\$219,300	\$223,686	\$237,377	\$262,084	\$289,362	\$319,479	\$389,443
Equity	\$60,030	\$66,518	\$87,327	\$127,141	\$174,795	\$232,398	\$389,443
Loan Balance	\$159,270	\$157,168	\$150,050	\$134,943	\$114,566	\$87,081	\$0
Total Profit if Sold	\$9,585	\$19,676	\$53,141	\$120,593	\$204,799	\$308,795	\$592,356
Annualized Total Return	18%	17%	15%	12%	11%	10%	9%

### Income, Expenses and Cash Flow (in \$)

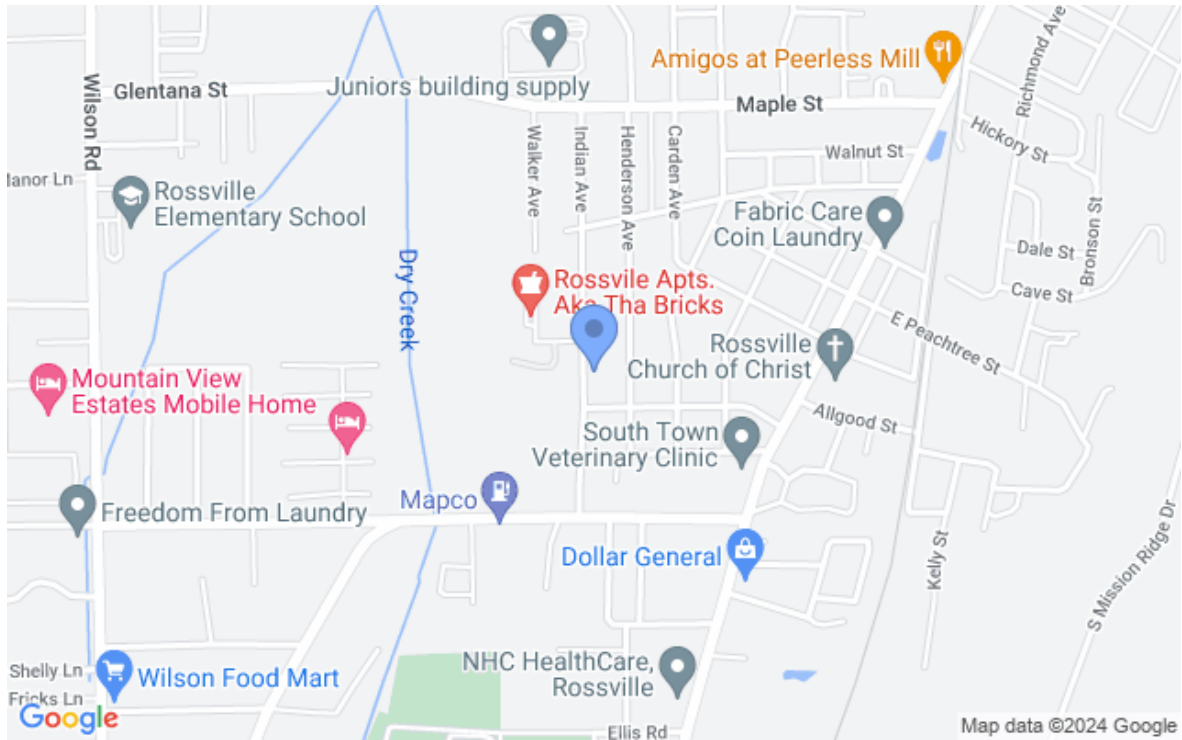


### Loan Balance, Value and Equity (in \$)



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