

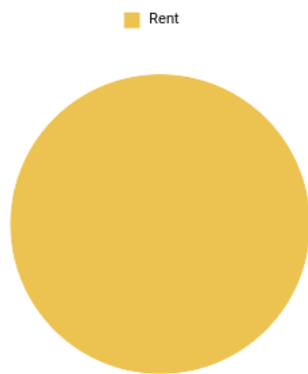
<b>Monthly Income:</b>	<b>Monthly Expenses:</b>	<b>Monthly Cash Flow:</b>	<b>Pro Forma Cap Rate:</b>
\$21,590.00	\$2,311.80	\$19,278.20	7.27%
<b>NOI</b>	<b>Total Cash Needed</b>	<b>Cash on Cash ROI</b>	<b>Purchase Cap Rate</b>
\$231,338.40	\$3,202,000.00	7.22%	7.27%

**Property Information**

Purchase Price:	\$3,180,000.00
Purchase Closing Costs:	\$22,000.00
Estimated Repair Costs:	\$0.00
<b>Total Cost of Project:</b>	<b>\$3,202,000.00</b>
After Repair Value	

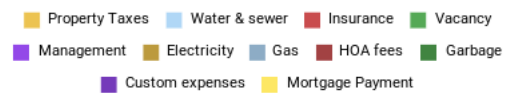
Down Payment:	\$3,180,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
<b>Monthly P&amp;I:</b>	<b>\$0.00</b>

**Income**



Rent	\$21,590.00
<b>Total</b>	<b>\$21,590.00</b>

**Expenses**



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$450.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	\$215.90
Vacancy	\$215.90	Management	\$215.90
Insurance	\$291.00	Property Taxes	\$1,139.00
Mortgage Payment	\$0.00		
<b>Total</b>	<b>\$2,311.80</b>		

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## Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	12.27		
Income-Expense Ratio (2% Rule):	0.67%		
Typical Cap Rate:	7.27%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$3,180,000.00		

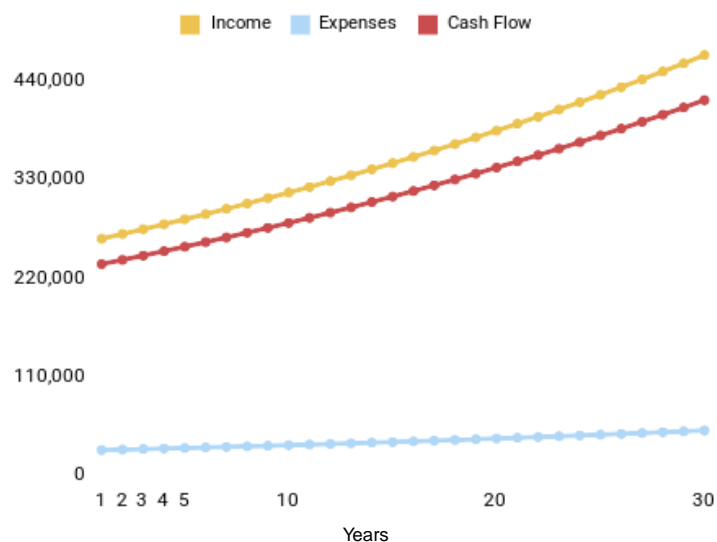
## 50% Rule Cash Flow Estimates

Total Monthly Income:	\$21,590.00
x50% for Expenses:	\$10,795.00
Monthly Payment/Interest Payment:	\$0.00
<b>Total Monthly Cash Flow using 50% Rule:</b>	<b>\$10,795.00</b>

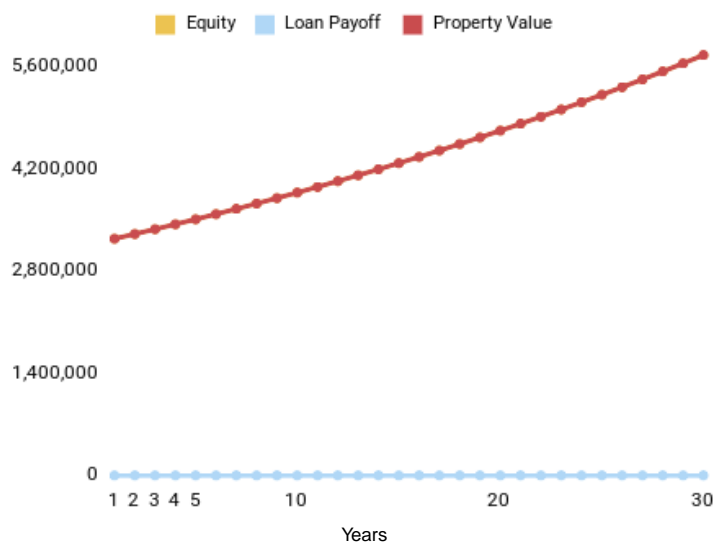
## Analysis Over Time

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	\$264,262	\$269,547	\$286,045	\$315,817	\$348,688	\$384,979	\$469,288
Total Annual Expenses	\$28,296	\$28,862	\$30,629	\$33,817	\$37,337	\$41,223	\$50,250
Total Annual Cashflow	\$235,965	\$240,684	\$255,416	\$282,000	\$311,351	\$343,757	\$419,037
Cash on Cash ROI	7.37%	7.52%	7.98%	8.81%	9.72%	10.74%	13.09%
Property Value	\$3,243,600	\$3,308,472	\$3,510,977	\$3,876,402	\$4,279,861	\$4,725,313	\$5,760,130
Equity	\$3,243,600	\$3,308,472	\$3,510,977	\$3,876,402	\$4,279,861	\$4,725,313	\$5,760,130
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$277,565	\$583,122	\$1,536,949	\$3,258,155	\$5,158,505	\$7,256,646	\$12,130,783
Annualized Total Return	9%	9%	8%	7%	7%	6%	5%

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



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



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**Year Built**

1913

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