



Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
\$5,300.00	\$1,126.00	\$4,174.00	5.83%
NOI	Total Cash Needed	Cash on Cash ROI	Purchase Cap Rate
\$50,088.00	\$860,000.00	5.82%	5.83%

Property Information

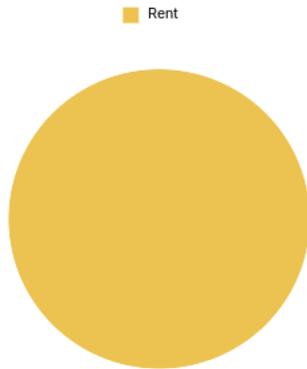
Purchase Price:	\$859,000.00
Purchase Closing Costs:	\$1,000.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$860,000.00
After Repair Value	

Property Description

New construction C floorplan duplex in a great location. Each unit is 3 bedroom, 2.5 bathroom, 1212 SF, single car garage, fenced backyard, enclosed storage shed.

Down Payment:	\$859,000.00
Loan Amount:	\$0.00
Loan Points:	-
Loan Fees:	\$0.00
Loan Interest Rate:	-
Monthly P&I:	\$0.00

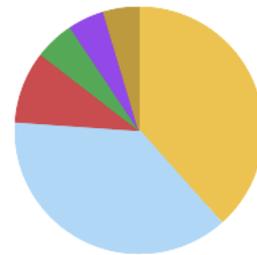
Income



Rent	\$5,300.00
Total	\$5,300.00

Expenses

- Property Taxes
- Management
- Vacancy
- Insurance
- Maintenance
- Cap. Ex.
- Electricity
- Gas
- Water & sewer
- HOA fees
- Garbage
- Custom expenses
- Mortgage Payment



Electricity	\$0.00	Gas	\$0.00
Water & sewer	\$0.00	HOA fees	\$0.00
Garbage	\$0.00	Custom expenses	
Vacancy	\$106.00	Maintenance	\$53.00
Cap. Ex.	\$53.00	Management	\$424.00
Insurance	\$58.00	Property Taxes	\$432.00
Mortgage Payment	\$0.00		
Total	\$1,126.00		

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Financial Projections

Total Initial Equity:	\$0.00		
Gross Rent Multiplier:	13.51		
Income-Expense Ratio (2% Rule):	0.62%		
Typical Cap Rate:	5.83%	Debt Coverage Ratio:	0.00
ARV based on Cap Rate:	\$859,000.00		

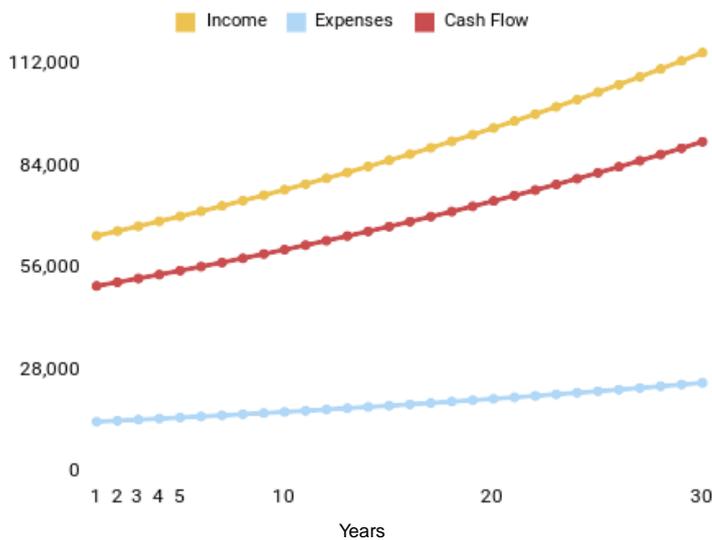
50% Rule Cash Flow Estimates

Total Monthly Income:	\$5,300.00
x50% for Expenses:	\$2,650.00
Monthly Payment/Interest Payment:	\$0.00
Total Monthly Cash Flow using 50% Rule:	\$2,650.00

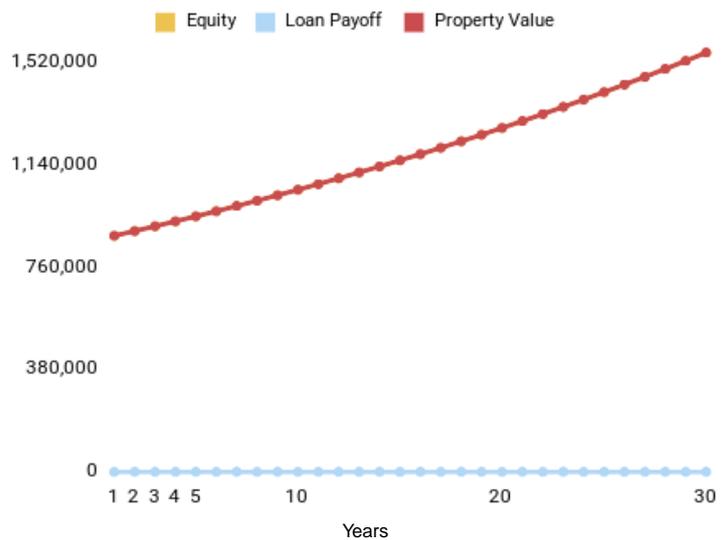
Analysis Over Time

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	\$64,872	\$66,169	\$70,220	\$77,528	\$85,597	\$94,506	\$115,203
Total Annual Expenses	\$13,782	\$14,058	\$14,918	\$16,471	\$18,185	\$20,078	\$24,475
Total Annual Cashflow	\$51,090	\$52,112	\$55,301	\$61,057	\$67,412	\$74,428	\$90,727
Cash on Cash ROI	5.94%	6.06%	6.43%	7.10%	7.84%	8.65%	10.55%
Property Value	\$876,180	\$893,704	\$948,405	\$1,047,116	\$1,156,101	\$1,276,429	\$1,555,960
Equity	\$876,180	\$893,704	\$948,405	\$1,047,116	\$1,156,101	\$1,276,429	\$1,555,960
Loan Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Profit if Sold	\$1,556	\$69,877	\$283,148	\$668,001	\$1,092,910	\$1,562,043	\$2,651,876
Annualized Total Return	0%	4%	6%	6%	6%	5%	5%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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