

Financial Information		
Purchase Price		\$455,661.00
Down Payment	25%	113,915.25
1st LTV	75%	341,745.75
Amortization Term (years)	30	
Mortgage Rate - Payment	5.00%	1,834.57
Loan Points	1%	4,556.61
Property Taxes	2.34%	755.26
Insurance		66.67
HOA Fees		50.00
Leasing Fees	21.70%	64.12
Property Management	5%	177.30
Water / Sewer		
Total Monthly Expenses		\$2,947.92
	<i>Low</i>	<i>High</i>
Rent Range	3,546	3,546
Cash Flow	\$598.08	\$598.08

Annualized		
Cash ROI	\$7,177.00	6.3%
Principal Reduction	4,927.49	4.3%
Tax Reduction	3,101.34	2.7%
Appreciation	14,717.85	12.9%
Total ROI	29,923.69	26.3%

Financial Indicators	
Debt Coverage Ratio:	1.33
Monthly Gross Rent Multiplier:	128.50
Capitalization Rate:	6.4%

Appreciation Rate:	Vacancy Losses	Income Growth	Sales Cost	Maintenance
3.23%	5.00%	3.00%	6.00%	2.50%

Annual Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Income	42,552.00	43,828.56	45,143.42	46,497.72	47,892.65	49,329.43	50,809.31	52,333.59	53,903.60	55,520.71
(-) Vacancy/Maintenance	2,127.60	3,287.14	3,385.76	3,487.33	3,591.95	3,699.71	3,810.70	3,925.02	4,042.77	4,164.05
(-) Expenses	13,360.22	13,739.87	14,131.58	14,535.74	14,952.74	15,383.00	15,826.92	16,284.95	16,757.54	17,245.15
(-) Mortgage Payments	22,014.78	22,014.78	22,014.78	22,014.78	22,014.78	22,014.78	22,014.78	22,014.78	22,014.78	22,014.78
Cash Flow	5,049.40	4,786.77	5,611.30	6,459.87	7,333.18	8,231.94	9,156.91	10,108.84	11,088.51	12,096.73
(+) Principal Reduction	4,927.49	5,173.87	5,432.56	5,704.19	5,989.40	6,288.87	6,603.31	6,933.48	7,280.15	7,644.16
Loan Balance	336,818.26	331,644.39	326,211.83	320,507.64	314,518.24	308,229.37	301,626.06	294,692.58	287,412.43	279,768.27
Market Value	455,661.00	470,378.85	485,572.09	501,256.07	517,446.64	534,160.16	551,413.54	569,224.19	587,610.13	606,589.94
(+) Appreciation	14,717.85	15,193.24	15,683.98	16,190.57	16,713.53	17,253.37	17,810.66	18,385.94	18,979.81	19,592.86
Rental Income	3,546.00	3,652.38	3,761.95	3,874.81	3,991.05	4,110.79	4,234.11	4,361.13	4,491.97	4,626.73
Cash on Cash Return	4.26%	4.20%	4.93%	5.67%	6.44%	7.23%	8.04%	8.87%	9.73%	10.62%

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	118,843	138,734	159,360	180,748	202,928	225,931	249,787	274,532	300,198	326,822
(-) Closing Cost	27,340	28,223	29,134	30,075	31,047	32,050	33,085	34,153	35,257	36,395
Proceeds After Sale	91,503	110,512	130,226	150,673	171,882	193,881	216,703	240,378	264,941	290,426
(+) Cum. Cash Flow	5,049	9,836	15,447	21,907	29,241	37,472	46,629	56,738	67,827	79,923
(-) Initial Cash Invested	113,915	113,915	113,915	113,915	113,915	113,915	113,915	113,915	113,915	113,915
Net Profit	(17,362.77)	6,432.65	31,758.15	58,665.14	87,206.86	117,438.38	149,416.78	183,201.11	218,852.56	256,434.46
Return on Investment	-15.2%	5.6%	27.9%	51.5%	76.6%	103.1%	131.2%	160.8%	192.1%	225.1%

IRR ANALYSIS	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Inflow/Outflow	-\$ 113,915.25	\$ 5,049.40	\$ 4,786.77	\$ 5,611.30	\$ 6,459.87	\$ 7,333.18	\$ 8,231.94	\$ 9,156.91	\$ 10,108.84	\$ 11,088.51	\$ 302,523.00
										IRR	14.19%