Pro Forma for potential financing

	523 Henke		626 Henke	
	First Mortgage	Second Lien	First Mortgage	Second Mortgage
Terms of Loan (months)	360	360	360	360
Rate	8.375%	0.000%	8.375%	0.000%
Loan Amount	356,250.00	0.00	345,000.00	0.00
xxxxxxxxxxxxxxxxxxxxxxxx	*****	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	(xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Payment	\$2,707.76	\$0.00	\$2,622.25	\$0.00
Mortgage Insurance	\$0.00		\$0.00	
Taxes and Insurance	\$502.58		\$583.81	
Total Payment	\$3,210.34	\$0.00	3206.06	0.00
	Total Combined Payment =	\$3,210.34	Total Combined Payment =	\$3,206.06
	Rents Received	Positive Cash Flow	Rents Received	Positive Cash Flow
	\$ 4,300.00	1089.66	\$ 3,825.00	\$ 618.94

This rate assumes 741+ credit and 25% down

This is not an offer to finance, only for reference.