

RENTAL INVESTMENT

PURCHASE ANALYSIS

After Repair Value	\$2.000.000	
		% of ARV
Purchase Price	\$1.800.000	90%
Buying Costs	\$234.000	12%
Construction Costs	\$0	0%
Holding Costs	\$0	0%
Financing Costs	\$0	0%
Selling Costs	\$0	0%
Total Project Costs	\$2.034.000	102%

PROFIT/EQUITY FROM REHAB	-\$34.000	-2%
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FINANCING

Total Project Costs (excl. Selling)	\$2.034.000	102%
Long Term Financing	-\$1.260.000	

INVESTOR CASH IN DEAL	\$774.000	-2%
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RENTAL PRO FORMA

Revenues	monthly	yearly
Monthly Rental Income	\$15.000	\$180.000
Vacancy Loss 0,0%	\$0	\$0
Tenant Concessions	\$0	\$0
Other Income	\$0	\$0
Gross Operating Income	\$15.000	\$180.000

Operating Expenses	-\$958	-\$11.500
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Net Operating Income	\$14.042	\$168.500
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Financing

Mortgage Payment (interest)	-\$4.136	-\$49.636
Mortgage Payment (principal)	-\$3.499	-\$41.988
Total Financing	-\$7.635	-\$91.624

Cash Flow

Cash Flow After Debt	\$6.406	\$76.876
Levered Cash on Cash ROI	0,83%	9,93%

Equity

Equity Earned (principal paydown)	\$3.499	\$41.988
Equity Earned (property appreciation)	\$3.400	\$40.800
Total Equity Earned	\$6.899	\$82.788

Total Return (cash + equity)	\$13.305	\$159.664
Total ROI (cash + equity)	1,72%	20,63%

AFTER REPAIR VALUE

\$2.000.000

TOTAL PROJECT COSTS

\$2.034.000

PROFIT/EQUITY FROM REHAB

-\$34.000

INVESTOR CASH IN DEAL

\$774.000

MONTHLY RENTAL INCOME

\$15.000 /mo

MONTHLY CASH FLOW

\$6.406 /mo

LEVERED CASH-ON-CASH ROI

9,93%

TOTAL RETURN (cash + equity)

\$13.305 /mo

TOTAL RETURN %

20,63%

CASH FLOW REPORT

Revenues	1	2	3	4	5	6	7	8	9	10
Rental Income	180.000	183.600	187.272	191.017	194.838	198.735	202.709	206.763	210.899	215.117
Vacancy Loss Amount										
Tenant Concessions										
Other Income										
Gross Operating Income	180.000	183.600	187.272	191.017	194.838	198.735	202.709	206.763	210.899	215.117

Operating Expenses										
Property Taxes	-10.000	-10.200	-10.404	-10.612	-10.824	-11.041	-11.262	-11.487	-11.717	-11.951
Property Insurance	-1.500	-1.530	-1.561	-1.592	-1.624	-1.656	-1.689	-1.723	-1.757	-1.793
Cleaning and Maintenance:										
HOA Dues:										
Lawn and Groundskeeping:										
Auto and Travel:										
Electrical Utilities:										
Water Utilities:										
Gas Utilities:										
Garbage:										
Advertising:										
Accounting & Legal:										
Interest on HELOC										
Other 2:										
Property Management:										
Repairs:										
Cap Ex:										
Total Operating Expenses	-11.500	-11.730	-11.965	-12.204	-12.448	-12.697	-12.951	-13.210	-13.474	-13.744

Net Operating Income	168.500	171.870	175.307	178.814	182.390	186.038	189.758	193.554	197.425	201.373
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Financing										
Mortgage PMT (Interest)	-49.636	-47.925	-46.145	-44.292	-42.363	-40.356	-38.268	-36.094	-33.832	-31.477
Mortgage PMT (Principal)	-41.988	-43.699	-45.480	-47.332	-49.261	-51.268	-53.356	-55.530	-57.793	-60.147
Total Financing	-91.624	-91.624	-91.624	-91.624	-91.624	-91.624	-91.624	-91.624	-91.624	-91.624
Loan Balance	1.218.012	1.174.312	1.128.833	1.081.500	1.032.240	980.972	927.615	872.085	814.292	754.145

Property Value	2.040.000	2.080.800	2.122.416	2.164.864	2.208.162	2.252.325	2.297.371	2.343.319	2.390.185	2.437.989
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Cash Flow										
Cash Flow	76.876	80.246	83.683	87.189	90.766	94.413	98.134	101.929	105.800	109.749
Levered Cash-On-Cash ROI	9,93%	10,37%	10,81%	11,26%	11,73%	12,20%	12,68%	13,17%	13,67%	14,18%

Equity										
Equity Earned from Purchase & Rehab	-34.000									
Equity Earned (Principal Paydown)	41.988	43.699	45.480	47.332	49.261	51.268	53.356	55.530	57.793	60.147
Equity Earned (Appreciation)	40.000	40.800	41.616	42.448	43.297	44.163	45.046	45.947	46.866	47.804
Total Equity Earned	47.988	84.499	87.096	89.781	92.558	95.431	98.403	101.478	104.659	107.951

Total Return										
Total Return	124.864	164.745	170.779	176.970	183.324	189.844	196.537	203.407	210.459	217.700
Total Return-on-Cash	16,13%	37,42%	59,48%	82,35%	106,03%	130,56%	155,95%	182,23%	209,42%	237,55%