

Property Information	
Street Address	102 South Pine
Address Line 2	
City	Reed Point
State	MT
Zip	59069
Parcel #	

Key Values	
Cost/Unit	\$ 77,980.00
Capitalization Rate	8.46%
GRM	8.15
Cash ROI	
Total ROI	17.89%
DSCR	1.95
Annual Cash Flow	\$ 3,220.59

Finished Value	\$ 109,000.00
Mortgage	\$ 35,000.00
LTV %	32.11%
Selling Cost	\$ 9,810
Net Profit	\$ 64,190
Start Date	9/1/13

Cost Assumptions	
Purchase Price	\$23,500.00
Land Value (25%)	
Building Value (75%)	
Repairs / Holding Costs	\$52,000.00
Closing Costs (Purchase)	\$ 2,480.00
<b>Total Acquisition Cost</b>	<b>\$77,980.00</b>
Selling Costs (After Repairs)	9%

Financing Assumptions (1st Mortgage)	
Downpayment (%)	51%
Finance Amount	\$ 35,000.00
Downpayment Amount	\$ 18,000.00
Interest Rate	9.0%
Mortgage (Years)	30
Amortized Mortgage Payment	\$ 281.62
<b>Interest Only Monthly Pmt</b>	<b>\$ 262.50</b>

Rental Revenue Assumptions	
# of Units	1
Total Rent/Month	\$ 725.00
Other Rev/Month	\$ 0.00
<b>Gross Rev/Month</b>	<b>\$ 725.00</b>
<b>Gross Rev/Year</b>	<b>\$ 8,700.00</b>
<b>Vacancy Rate</b>	<b>1%</b>

Annual Revenue Increase	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%
Annual Operating Expense Increase	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Annual Appreciation	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%

Revenues	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5
Rental Income	\$ 725.00	\$ 8,700.00	\$ 8,891.40	\$ 9,087.01	\$ 9,286.93	\$ 9,491.24
Vacancy Rate 10.0%	\$ (72.50)	\$ (870.00)	\$ (870.00)	\$ (870.00)	\$ (870.00)	\$ (870.00)
Net Operating Income	\$ 797.50	\$ 9,570.00	\$ 9,780.54	\$ 9,995.71	\$ 10,215.62	\$ 10,440.36
Other Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Gross Income</b>	<b>\$ 797.50</b>	<b>\$ 9,570.00</b>	<b>\$ 9,857.10</b>	<b>\$ 10,152.81</b>	<b>\$ 10,457.40</b>	<b>\$ 10,771.12</b>

Expenses	Monthly	Year 1	Year 2	Year 3	Year 4	Year 5
Property Taxes	\$ 75.00	\$ 900.00	\$ 918.00	\$ 936.36	\$ 955.09	\$ 974.19
Insurance	\$ 100.00	\$ 1,200.00	\$ 1,224.00	\$ 1,248.48	\$ 1,273.45	\$ 1,298.92
Property Mgmt 10%	\$ 72.50	\$ 870.00	\$ 887.40	\$ 905.15	\$ 923.25	\$ 941.72
Payroll	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Expense/Benefits	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Taxes/Worker's Comp.	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Maintenance & Repairs	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Advertising	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Utilities	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Accounting/Legal fees	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Gas	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Water	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Oil	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Electricity	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Trash	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Licenses/Permits	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Supplies	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Lawns & Grounds Maint. (If appl.)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Miscellaneous	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total Expenses</b>	<b>\$ 247.50</b>	<b>\$ 2,970.00</b>	<b>\$ 3,029.40</b>	<b>\$ 3,089.99</b>	<b>\$ 3,151.79</b>	<b>\$ 3,214.82</b>

<b>Net Operating Income (NOI)</b>	<b>\$ 550.00</b>	<b>\$ 6,600.00</b>	<b>\$ 6,827.70</b>	<b>\$ 7,062.83</b>	<b>\$ 7,305.61</b>	<b>\$ 7,556.30</b>
-----------------------------------	------------------	--------------------	--------------------	--------------------	--------------------	--------------------

Cash Flow		Year 1	Year 2	Year 3	Year 4	Year 5
NOI (Cash Available)	\$ 550.00	\$ 6,600.00	\$ 6,798.00	\$ 7,001.94	\$ 7,212.00	\$ 7,428.36
Amortized Mortgage Pmt	\$ 281.62	\$ 3,379.41	\$ 3,379.41	\$ 3,379.41	\$ 3,379.41	\$ 3,379.41
Mortgage (PITI) \$ 456.62						
<b>Total Cash Flow</b>	<b>\$ 268.38</b>	<b>\$ 3,220.59</b>	<b>\$ 3,448.29</b>	<b>\$ 3,683.41</b>	<b>\$ 3,926.19</b>	<b>\$ 4,176.88</b>
<b>ROI (Cash Flow / Net Profit)</b>	0.42%	5.02%	5.37%	5.74%	6.12%	6.51%
Equity Accrued (Paid to Principal 1st & 2nd)		\$ 260.03	\$ 286.56	\$ 315.79	\$ 348.00	\$ 383.50
Appreciation (Property Value)		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Total Return</b>		\$ 3,480.62	\$ 3,734.84	\$ 3,999.20	\$ 4,274.20	\$ 4,560.38
<b>Total ROI (Return / Net Profit)</b>		<b>5.42%</b>	<b>5.82%</b>	<b>6.23%</b>	<b>6.66%</b>	<b>7.10%</b>

