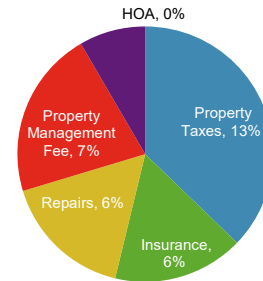


A	Property Specifications		E	Financing Assumptions		
		1		Per Door		
	Bedrooms	3			Down Payment (%)	25%
	Bathrooms	2.5			Down Payment Amount	\$66,735
	Square Feet	1666			Financed Amount	\$200,206
	Year Built	1985			Interest Rate	3.65%
	Garage Size	2			Mortgage Term (Years)	30
	Schools Rating (on scale of A-F)	A			Monthly Mortgage Payment	\$916
			Cash Outlay (Total Out of Pocket)	\$77,574		

B	Purchase Assumptions		F	Financial Assumptions			
		My Offer		Per Door		Monthly	Yearly
	Offer used for analysis	\$266,941			Rent (upper)	\$1,850	\$22,200
	Suggested offer (low)	\$266,941			Rent (lower)	\$1,750	\$21,000
	Suggested offer (high)	\$266,941			Property Tax Rate (Approx.)	1.4%	
	Asking	\$266,941			Property Taxes	\$225	\$2,700
	Market Value (after improvements)	\$300,000			Insurance	\$100	\$1,200
	Improvements (lower)	\$4,500			Repairs	\$100	\$1,200
	Improvements (upper)	\$6,500			Variable-Cost PM	7.2%	
	Closing Costs	\$2,669			Property Management Fee	\$129	\$1,544
	Mortgage Costs	\$2,669			Leasing Fee	\$50.6	\$608
Other Fees At Closing	\$0		HOA	\$0	\$0		
Total Cost	\$277,780		Vacancy Rate	4.0%			
			Total Fixed Expenses	\$671	\$8,054		
			Total Expenses (Fixed + Mortgage)	\$1,587	\$19,044		



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General Notes About This Property

D Part of a block purchase. All are in the Park Hill School District and occupied. The seller renovated the six houses as he acquired them between 8 to 12 years ago. Since the seller acquired the properties 8-12 years ago he finished and replaced the following once he purchased the properties:
*Added Hardwood floors *Finished basements *Replaced Furnaces *Replaced AC *Replaced hot water heaters *Replaced Windows *Roof
*Updated Appliances. The properties are still in good shape as you can see in the pictures attached and have had long term tenants.

Financial Analysis / Deal Attractiveness

1	Years:	5	10	15	20
	Net Cash Flow		\$15,542	\$38,420	\$69,399
Equity Increase		\$85,164	\$188,440	\$313,686	\$465,579
Total Gain		\$100,705	\$226,860	\$383,085	\$574,902
Average Cash Flow/Year		\$3,108	\$3,842	\$4,627	\$5,466
Average Cash Flow/Month		\$259	\$320	\$386	\$456
Average Gain/Year		\$20,141	\$22,686	\$25,539	\$28,745
Average ROI		129.8%	292.4%	493.8%	741.1%
Annual ROI		26.0%	29.2%	32.9%	37.1%
Projected Property Value		\$364,996	\$444,073	\$540,283	\$657,337

Property Ratings Suggestions

3	Item	Suggested Criteria (Min.)	This Property	FAVORABLE / INSUFFICIENT
	Schools	B	A	FAVORABLE
Square Feet	1000	1,666	FAVORABLE	
Bedrooms	3	3	FAVORABLE	
Bathrooms	2	2.5	FAVORABLE	
Year Built	1970	1985	FAVORABLE	
Rent/Price (%)	0.75%	0.69%	INSUFFICIENT	
Average Cash Flow (at year 5)	\$125	\$259	FAVORABLE	
Average ROI (at year 5)	15%	26.0%	FAVORABLE	

Average Cash-on-Cash (ROI) Per Years

4	1	5	10	15	20
	3.3%	4.0%	5.0%	6.0%	7.0%