

ROI #1 : Cashflow vs Cash Investment

Estimated Cash Flow

		Monthly	Annually
Rent		\$2,653.00	\$31,836.00
Less Vacancy Reserves	4.00%	\$106.12	\$1,273.44
Less First Trust P/I Payment		\$1,060.87	\$12,730.42
Less Property Taxes		\$710.00	\$8,520.00
Less CPA FEE		\$0.00	
Less Insururance		\$116.67	\$1,400.00
Less Association Fees		\$31.00	\$372.00
Less Maint Reserve	4.00%	\$106.12	\$1,273.44
Less Other Expenses	0.00%	\$0.00	\$0.00

	Monthly	Annually
Cashflow before tax	\$522.23	\$6,266.70

Annual Cashflow / Initial Investment	\$6,266.70	\$84,355.63
	ROI # 1	7.43%

ROI #2 : Principle Reduction and Equity Appreciation

Principle Balance:	\$236,250.00
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End of YR 1	YR 2	YR 3	YR 4	YR 5
\$231,716.06	\$227,020.86	\$222,158.67	\$217,123.54	\$211,909.33
\$4,533.94	\$4,695.20	\$4,862.19	\$5,035.13	\$5,214.21
5.37%	5.57%	5.76%	5.97%	6.18%
ROI # 2				5.37%

Balance on 1st row, Reduction 2nd row, Return on 3rd row

ROI #3: Estimated Annual Appreciation

Estimated Appreciation Rate:	5.00%
Yearly Appreciation Value:	\$15,750.00
Return from Appreciation:	ROI # 3
	18.67%

Total Return on Investment:

	%	\$
ROI #1 : Cash Flow	7.43%	\$6,266.70
ROI #2 : Principle Reduction	5.37%	\$4,533.94
ROI #3 : Annual Appreciation	18.67%	\$15,750.00
TOTAL ROI	31.47%	\$26,550.64