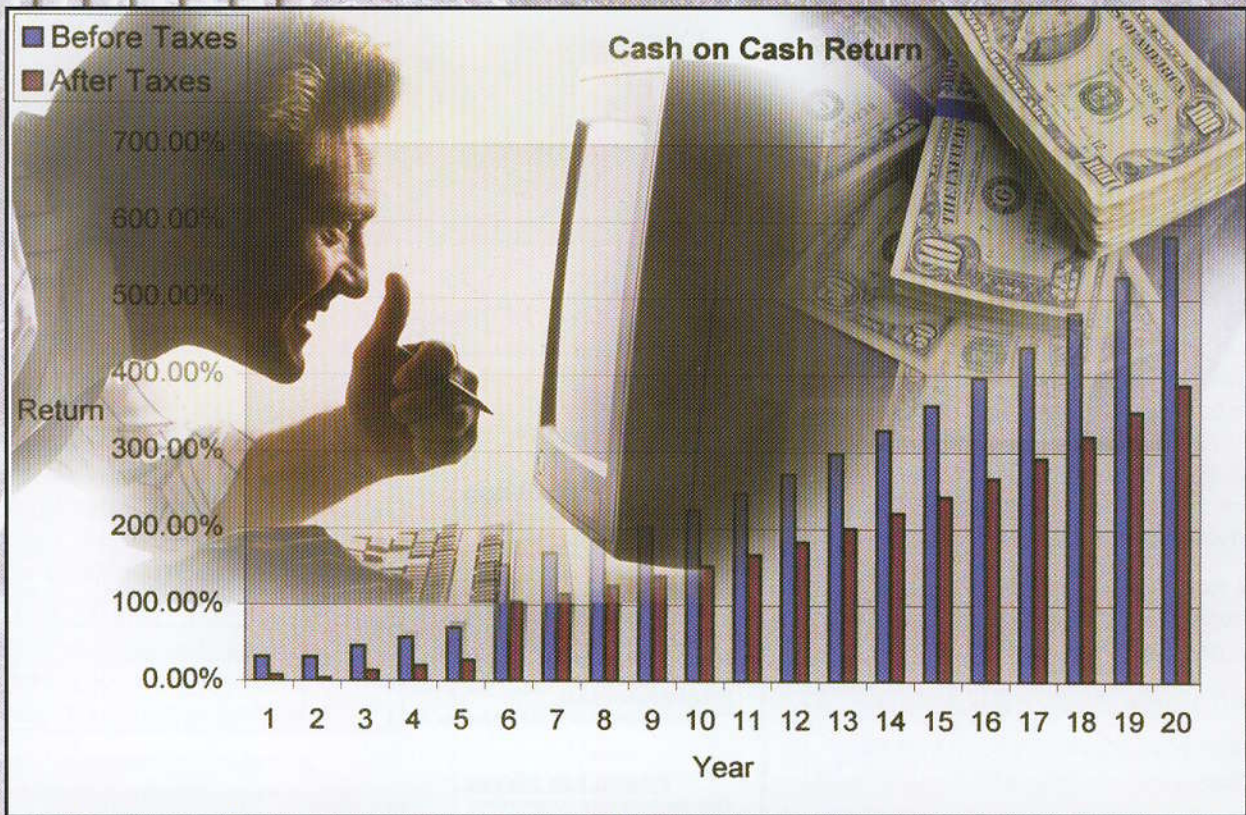




Landlord's Cash Flow Analyzer[®]

*Decision Making Software
for the Real Estate Investor*



Know if you should buy, sell,
or just keep looking.[®]

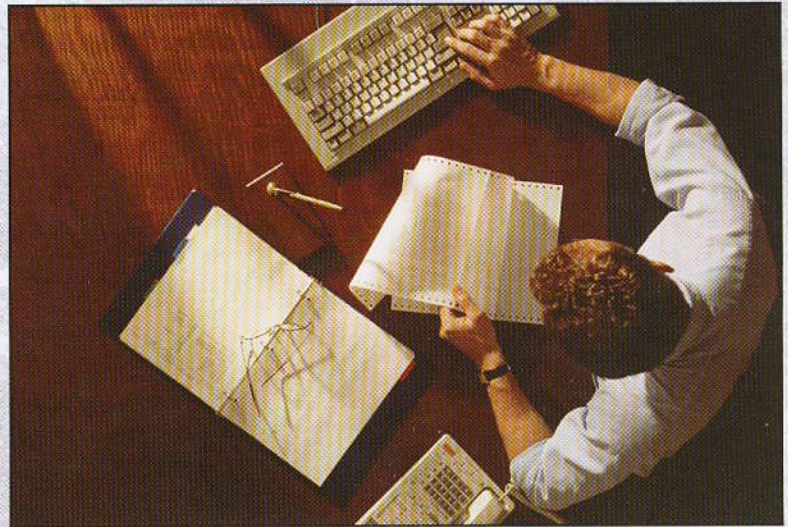
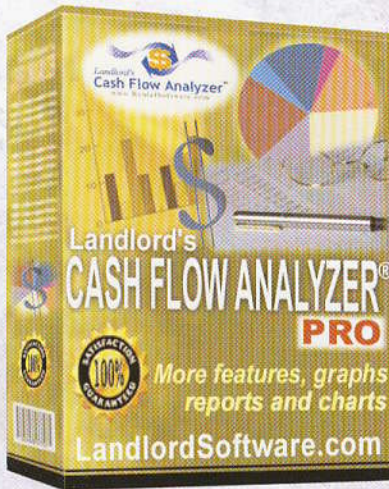


30 day money back guarantee

www.LandlordSoftware.com

Landlord's Cash Flow Analyzer Pro®

Invest in "Buy and Hold" Properties with Confidence
When You Have the Right Forecasting Tools



Make your investment choices with confidence knowing you have the information to help you select the right properties to buy, the right loans to secure, the right time to make improvements, the right time to sell...and dozens of other investment decisions. **Landlord's Cash Flow Analyzer Pro®** is designed to help you:

- Know exactly what you should pay for the property to generate your required return on investment.
- Determine how much rent to charge.
- Forecast your property's cash flow for 20 years.
- Know how future improvements will effect your bottom line.
- Compute new or assumed loans, interest only loans, and adjustable rate mortgages.
- Determine the best year to sell the property.
- Calculate a rate-of-return for each year of ownership including cumulative cash generated.
- Print presentation quality reports for lenders or other investors.
- Perform "what-if" calculations for dozens of scenarios.
- Plus more... All without paying hundreds of dollars!

Over 14 graphs, charts and reports available!

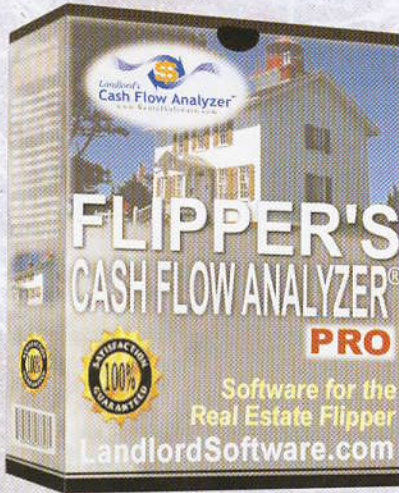
SAMPLE REPORT

20-Year Cash Flow Analysis

	Year 1	Year 2	Year 3	Year 4	Year 5	
Rental Activity Analysis						
Gross Rental Income	\$ 21,000	\$ 21,630	\$ 22,279	\$ 22,947	\$ 23,636	
Other Income	240	240	240	240	240	
Vacancy & Credits	(637)	(656)	(676)	(696)	(716)	
Management Fees (if any)	-	-	-	-	-	
Operating Expenses	(8,500)	(8,670)	(8,843)	(9,020)	(9,201)	
Net Operating Income (NOI)	\$ 12,103	\$ 12,544	\$ 13,000	\$ 13,471	\$ 13,959	
Total Mortgage Payments	(8,625)	(9,410)	(9,410)	(9,410)	(9,410)	
Capital Improvements	-	-	-	(2,500)	-	
Operating Income Taxes	-	-	-	-	-	
Net CASH FLOW from Rent Activity	\$ 3,477	\$ 3,134	\$ 3,590	\$ 1,562	\$ 4,549	
Property Sale Analysis						
Projected Sales Price - Original Cost	\$ 185,850	\$ 195,143	\$ 204,900	\$ 215,145	\$ 225,902	
Projected Sales Price - Improvements	-	-	-	2,625	2,756	
Selling Expenses	(11,151)	(11,709)	(12,294)	(13,066)	(13,719)	
Adjusted Projected Sales Price	174,699	183,434	192,606	204,703	214,939	
Mortgage Balance Payoff	(140,169)	(138,068)	(135,854)	(133,521)	(131,063)	
Tax Benefit - Suspended Losses (if any)	245	595	768	785	614	
Income Taxes From Sale	(1,044)	(3,340)	(5,677)	(8,086)	(10,579)	
Net CASH FLOW from Property Sale	\$ 33,732	\$ 42,621	\$ 51,842	\$ 63,881	\$ 73,911	
Cash Position						
Net Cash Generated This Year	\$ 3,477	\$ 3,134	\$ 3,590	\$ 1,562	\$ 4,549	
Net Cumulative Cash Generated Previous	n/a	3,477	6,612	10,202	11,764	
Net Cash Generated - Property Sale	33,732	42,621	51,842	63,881	73,911	
Original Initial Investment	(33,000)	(33,000)	(33,000)	(33,000)	(33,000)	
Total Net CUMULATIVE CASH Generated	\$ 4,209	\$ 16,233	\$ 29,044	\$ 42,645	\$ 57,224	
Financial Ratios						
Debt Coverage Ratio (DCR)	1.40	1.33	1.38	1.43	1.48	
Cash on Cash Return b/f Taxes & Sale	10.54%	9.50%	10.88%	4.73%	13.79%	
Cash on Cash Return a/f Taxes & b/f Sale	10.54%	9.50%	10.88%	4.73%	13.79%	
Capitalization Rate	6.51%	6.43%	6.34%	6.19%	6.10%	
Value of Property - Your Cap Rate	7.00%	172,897	179,199	185,713	192,448	199,411
Net Present Value (NPV)	826	7,976	14,399	20,148	25,234	
Cumulative Leveraged IRR	12.75%	23.14%	25.23%	25.46%	24.98%	
Modified Internal Rate of Return (MIRR)	12.75%	22.40%	23.83%	23.56%	22.83%	

Flipper's Cash Flow Analyzer Pro®

Ensure the Profitability of a Flip When You are Able to Quickly Generate Reports and Easily Analyze Variables



If your investment strategy involves rehabbing, wholesaling, or flipping, the **Flipper's Cash Flow Analyzer Pro®** software will give you the tools you need to analyze with confidence. You can enter numerous variables and determine their impact on your bottom line on a month-to-month basis up to 24 months. Our **Flipper's Cash Flow Analyzer Pro®** helps you:

- Print presentation quality reports & graphs for bankers, mortgage companies, investors, or partners.
- Determine the potential profit of a property before purchase.
- Calculate the impact of repairs and unforeseen expenses to assure a safe margin of profitability.
- Speed up the buying decision process so the best "flips" don't get away.
- Realize the effects of capital improvements on profitability.
- Know the maximum time repairs can take before they seriously diminish your profits.
- Compute how interest rates and type of loans will impact your profitability.
- Examine your return on investment before and after taxes.

Over 14 graphs, charts and reports available!

SAMPLE REPORT

PROPERTY SALE ANALYSIS

Projected Sales Price - Initial FMV
Property Improvements - FMV
FMV Adjustment Option (+/-)
Total Projected FMV of Property

Estimated Selling Expenses
1st Mortgage Balance Payoff
Prepayment Penalty (if any)
Income Tax Benefit (Cost) From Sale
Tax Benefit From Suspended Losses (if any)
Estimated Cash Proceeds from Sale

Original Investment
Net Cash From Sale less Investment

12-Month Cash Flow Projection

	Month 1	Month 2	Month 3	Month 4	Month 5
Projected Sales Price - Initial FMV	\$ 225,375	\$ 225,751	\$ 226,127	\$ 226,504	\$ 226,881
Property Improvements - FMV	1,250	2,604	7,016	14,240	14,263
Total Projected FMV of Property	226,625	228,355	233,143	240,743	241,145
Estimated Selling Expenses	(13,598)	(13,701)	(13,989)	(14,445)	(14,469)
1st Mortgage Balance Payoff	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
Prepayment Penalty (if any)	-	-	-	-	-
Income Tax Benefit (Cost) From Sale	(10,809)	(10,897)	(10,929)	(10,912)	(11,032)
Tax Benefit From Suspended Losses (if any)	-	-	-	-	-
Estimated Cash Proceeds from Sale	\$ 52,219	\$ 53,756	\$ 58,225	\$ 65,387	\$ 65,644
Original Investment	\$ (28,000)	\$ (28,000)	\$ (28,000)	\$ (28,000)	\$ (28,000)
Net Cash From Sale less Investment	\$ 24,219	\$ 25,756	\$ 30,225	\$ 37,387	\$ 37,644

PROPERTY PROFIT/LOSS CALCULATION

Total Projected FMV of Property
Selling Expenses
Income Tax Benefit (Cost) From Sale
Cumulative Operating Cash Flow (from below)
Points Paid (if any)
Equity Generated from Monthly Payments
Initial Purchase Price
Profit/Loss on Property After Taxes

	Month 1	Month 2	Month 3	Month 4	Month 5
Total Projected FMV of Property	\$ 226,625	\$ 228,355	\$ 233,143	\$ 240,743	\$ 241,145
Selling Expenses	(13,598)	(13,701)	(13,989)	(14,445)	(14,469)
Income Tax Benefit (Cost) From Sale	(10,809)	(10,897)	(10,929)	(10,912)	(11,032)
Cumulative Operating Cash Flow (from below)	(1,250)	(3,110)	(8,020)	(15,730)	(16,240)
Points Paid (if any)	-	-	-	-	-
Equity Generated from Monthly Payments	-	-	-	-	-
Initial Purchase Price	\$ (178,000)	\$ (178,000)	\$ (178,000)	\$ (178,000)	\$ (178,000)
Profit/Loss on Property After Taxes	\$ 22,969	\$ 22,646	\$ 22,205	\$ 21,657	\$ 21,404

OPERATING INCOME & IMPROVEMENT OUTFLOW

Mortgage Payments
Capital Improvements
Income Taxes
Monthly Net Operating Cash Flow
Cumulative Net Operating Cash Flow

	Month 1	Month 2	Month 3	Month 4	Month 5
Mortgage Payments	n/a	(750)	(750)	(750)	(750)
Capital Improvements	(1,250)	(1,350)	(4,400)	(7,200)	-
Income Taxes	-	240	240	240	240
Monthly Net Operating Cash Flow	\$ (1,250)	\$ (1,860)	\$ (4,910)	\$ (7,710)	\$ (510)
Cumulative Net Operating Cash Flow	\$ (1,250)	\$ (3,110)	\$ (8,020)	\$ (15,730)	\$ (16,240)

CASH GENERATED & RATE of RETURN

Net Cash Generated / Spent This Month
Cumulative Net Cash Generated / Spent
Cash From Sale Net of Original Investment
Total Cumulative Cash Generated
Cash on Cash Return b/f Taxes
Cash on Cash Return a/f Taxes
Cumulative Leveraged IRR

	Month 1	Month 2	Month 3	Month 4	Month 5
Net Cash Generated / Spent This Month	(1,250)	(1,860)	(4,910)	(7,710)	(510)
Cumulative Net Cash Generated / Spent	n/a	(1,250)	(3,110)	(8,020)	(15,730)
Cash From Sale Net of Original Investment	24,219	25,756	30,225	37,387	37,644
Total Cumulative Cash Generated	22,969	22,646	22,205	21,657	21,404
Cash on Cash Return b/f Taxes	120.63%	118.94%	116.62%	113.75%	112.41%
Cash on Cash Return a/f Taxes	82.03%	85.34%	79.30%	77.35%	76.44%
Cumulative Leveraged IRR	115512.23%	3402.85%	862.87%	401.20%	233.01%

Don't Just Take Our Word, Read What Our Software Users Are Saying...

"The fundamental foundation of my real estate investing success is how successful I am at understanding a property's cash flow before investing. I have used the Landlord's Cash Flow Analyzer® software for many years and recommend it to all of my newsletter subscribers. Be prudent and purchase the Landlord's Cash Flow Analyzer® for yourself... there is no doubt that you will save time, money and avoid costly errors!"

-Jeffrey Taylor is the CEO of Mr. Landlord, Inc., a national property management consulting firm which coaches landlords with one to one thousand rentals. He has conducted over 1,000 seminars. The publishing division of Mr. Landlord Inc. is the leading national provider of information for rental owners, including the MR. LANDLORD newsletter, which has been the most read real estate newsletter in the country. You can read more about Mr. Taylor at www.MrLandlord.com.

"With my background in Commercial Real Estate, I believe this software to be the easiest and friendliest software on the market, plus it is easy for the client to understand. I know it is the best value on the market without any question."

- Elliot Silverstone, CCIM, Silverstone Real Estate, Austin, TX

"When I am either speaking at real estate conferences across the country, or dealing with investors one-on-one, I am always recommending the Landlord's Cash Flow Analyzer® software. This software is an absolute necessity for successful real estate investing. With this software, you can crunch the numbers and understand how a property will cash flow within minutes.... saving tons of time and money and avoiding costly errors. What is important to me is that the software is user-friendly as I don't want to have to re-invent the wheel perfecting something that is already awesome to use."

-Scott Rister is a seasoned real estate investor and national speaker. Scott's proven track history includes closing 72 deals in one 9 month period. He has authored the popular courses: Find All the Motivated Sellers, Instant Cash Wholesaling Houses, The Probate Profit Machine, and others.

"As a beginning investor in real estate, I was searching for software that could provide the analysis I needed. I finally came across The Landlord's Cash Flow Analyzer®. This is a FANTASTIC program! The tech support that came with it was even better! I would highly recommend this program to anyone investing in or managing real estate."

- Rich R., San Diego, CA

"Douglas Rutherford, CPA's Landlord Cash Flow Analyzer® and Flipper Cash Flow Analyzer® are must have software tools - from beginners to expert real estate investors. Everyone will benefit from his easy-to-use software programs that allow you to determine whether to buy, hold or sell. These are indispensable tools for the investor and I highly recommend this software. Real estate investing is all about the numbers and these systems enable you to accurately determine exactly where your margins are and how to maximize revenue and minimize costs. Anyone who knows anything about real estate knows you must have these fundamental tools in your tool chest."

-Darius M. Barazandeh, Attorney at Law/MBA - Finance. Author of Top Rated Real Estate Investment Systems: Texas Houses for Pennies II, and Attorney's Secrets to Investing in Tax Lien Certificates.

"As an attorney and real estate investor I have relied on my own 'tools' for analysis in the past, but NEVER AGAIN! You've succeeded in developing spreadsheets that get right to the heart of the information that is needed to perform an accurate and complete analysis of my potential projects."

- Dan McCarthy, Attorney-at-Law, Newport, OR

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