

Property Address

824 N. Plum St., Lancaster, PA 17603

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$214,995.00	
	Down Payment	\$42,999.00	20% Bank's Equity
	Mortgage Loan	\$171,996.00	
	Mortgage Terms	5.3%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$21,499.50	10% Percent of Total Value
	Closing Costs	\$9,889.77	5%

Projected First-Year Operating Statement

Potential Annual Gros Current			\$25,800
	\$2,150.00	House	
Property Taxes	\$3,574		
Insurance	425		
Water & Sewer			
Electric		0 tenant	
trash			
Replacement/Reserves	1,290	5.0%	<i>of annual effective income</i>
Management	1,548	6.0%	
Total Expenses	\$6,837		

ESTIMATED ANNUAL NET OPERATING INCOME **\$17,673**

Less: Annual Dept Service **-\$11,397**
\$950 Monthly mortgage payment

Cash Flow Before Taxes **\$6,276****Cash Flow Per Month** **\$523****Add: Principal for year (Equity Build-up)** **\$2,425****Debt to Credit Ratio** 1.550641385**Taxable Income Before Cost Recovery** **\$8,701****Less: Cost Recovery** **-\$7,036****TAXABLE INCOME** **\$1,665****CAP Rate** (NOI/Purchase Price) **8.22%****Gross Rent Multiplier** (Purchase Price/Gross Inc) 8.33**Cash on Cash Rate of Return** (Cash Before Taxes/Down **11.9%****Equity Yield Rate** (Assumes 3% Appreciator. 34.07%**Net Spendable Rate of Return** (Cash Flow & Tax Savings. 10.9%