

Property Address

850 Wood St., York, PA 17404

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$89,000.00	
	Potential Annual Gross Income		\$11,940
		\$995.00	House
	Property Taxes	\$2,330	
	Insurance	425	
	Water & Sewer		
	Electric	0	tenant
	trash		
	Replacement/Reserves	597	5.0% of annual effective income
	Management	716	6.0%
	Total Expenses	\$4,068	

ESTIMATED ANNUAL NET OPERATING INCOME **\$7,275**

Less: Annual Debt Service -**\$4,587**
\$382 Monthly mortgage payment

Cash Flow Before Taxes **\$2,688****Cash Flow Per Month** **\$224****Add: Principal for year (Equity Build-up)** **\$1,050****Debt to Credit Ratio** 1.586053665**Less: Cost Recovery** **Tax deductible depreciation** **-\$2,913****CAP Rate** (NOI/Purchase Price) **8.17%****Gross Rent Multiplier** (Purchase Price/Gross Income) **7.45****Cash on Cash Rate of Return** (Cash Before Taxes/Down Payment) **12.3%****Equity Yield Rate** (Assumes 3% Appreciation) **34.61%****Net Spendable Rate of Return** (Cash Flow & Tax Savings/Down Payment) **11.1%**