

Property Address**3202 Pennwood Rd., Harrisburg, PA 17110**

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$110,000.00	
	Down Payment	\$22,000.00	20% Bank's Equity
	Mortgage Loan	\$88,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$11,000.00	10% Percent of Total Value
	Closing Costs	\$5,060.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Ir Current		\$14,100
	\$1,175.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$705
Potential Annual Effective Gross Income		\$13,395
Less: Annual Operating Expenses		
Property Taxes	\$2,087	
Insurance	425	
Water & Sewer		
Electric trash	0 tenant	
Replacement/Reserves	705	5.0% of annual effective income
Management	846	6.0%
Total Expenses	\$4,063	
ESTIMATED ANNUAL NET OPERATING INCOME		\$9,332
Less: Annual Dept Service		-\$5,509
	<i>\$459 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,823
Cash Flow Per Month		\$319
Add: Principal for year (Equity Build-up)		\$1,358
Debt to Credit Ratio		1.694079619
Less: Cost Recovery	Tax deductible depreciation	-\$3,600
CAP Rate	(NOI/Purchase Price)	8.48%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	7.80
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.1%
Equity Yield Rate	(Assumes 3% Appreciator	36.40%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn.	12.4%