

Property Address
220 S. Johnson St., Harrisburg, PA 17112

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$129,000.00	
	Down Payment	\$25,800.00	20% Bank's Equity
	Mortgage Loan	\$103,200.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$12,900.00	10% Percent of Total Value
	Closing Costs	\$5,934.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Ir Current		\$15,600
	\$1,300.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$780
Potential Annual Effective Gross Income		\$14,820
Less: Annual Operating Expenses		
Property Taxes	\$1,642	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash		
Replacement/Reserves	780 5.0%	<i>of annual effective income</i>
Management	936 6.0%	
Total Expenses	\$3,783	
ESTIMATED ANNUAL NET OPERATING INCOME		\$11,037
Less: Annual Dept Service		-\$6,460
	\$538 Monthly mortgage payment	
Cash Flow Before Taxes		\$4,577
Cash Flow Per Month		\$381
Add: Principal for year (Equity Build-up)		\$1,592
Debt to Credit Ratio		1.708492611
Less: Cost Recovery	Tax deductible depreciation	-\$4,222
CAP Rate	(NOI/Purchase Price)	8.56%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	8.27
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.4%
Equity Yield Rate	(Assumes 3% Appreciator	36.65%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn.	12.6%