

Property Address

3015 Locust St., Harrisburg, PA 17109

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$145,000.00	
	Down Payment	\$29,000.00	20% Bank's Equity
	Mortgage Loan	\$116,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5	Years
	Land Value	\$14,500.00	10% Percent of Total Value
	Closing Costs	\$6,670.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Income			\$17,940
	\$1,495.00	House	
Property Taxes	\$2,064		
Insurance	425		
Water & Sewer			
Electric		0 tenant	
trash			
Replacement/Reserves	897	5.0%	of annual effective income
Management	1,076	6.0%	
Total Expenses	\$4,462		

ESTIMATED ANNUAL NET OPERATING INCOME **\$12,581**

Less: Annual Debt Service **-\$7,261**
\$605 Monthly mortgage payment

Cash Flow Before Taxes **\$5,319**

Cash Flow Per Month **\$443**

Add: Principal for year (Equity Build-up) **\$1,790**

Debt to Credit Ratio 1.732547398

Less: Cost Recovery **Tax deductible depreciation** **-\$4,745**

CAP Rate (NOI/Purchase Price) **8.68%**

Gross Rent Multiplier (Purchase Price/Gross Inc) **8.08**

Cash on Cash Rate of Return (Cash Before Taxes/Down) **14.9%**

Equity Yield Rate (Assumes 3% Appreciation) **37.07%**

Net Spendable Rate of Return (Cash Flow & Tax Savings/Dn. Price) **12.9%**