

Property Address**573 Highland St., Harrisburg, PA 17113**

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$115,000.00	
	Down Payment	\$23,000.00	20% Bank's Equity
	Mortgage Loan	\$92,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$11,500.00	10% Percent of Total Value
	Closing Costs	\$5,290.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Ir Current		\$13,800
	\$1,150.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$690
Potential Annual Effective Gross Income		\$13,110
Less: Annual Operating Expenses		
Property Taxes	\$1,317	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash		
Replacement/Reserves	690 5.0%	<i>of annual effective income</i>
Management	828 6.0%	
Total Expenses	\$3,260	
ESTIMATED ANNUAL NET OPERATING INCOME		\$9,850
Less: Annual Dept Service		-\$5,759
	<i>\$480 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,091
Cash Flow Per Month		\$341
Add: Principal for year (Equity Build-up)		\$1,420
Debt to Credit Ratio		1.710370364
Less: Cost Recovery	Tax deductible depreciation	-\$3,764
CAP Rate	(NOI/Purchase Price)	8.57%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	8.33
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.5%
Equity Yield Rate	(Assumes 3% Appreciator	36.68%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn.	12.6%