

Property Address

34 N. Sherman St., York, PA 17403

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$99,000.00	
	Down Payment	\$19,800.00	20% Bank's Equity
	Mortgage Loan	\$79,200.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$9,900.00	10% Percent of Total Value
	Closing Costs	\$4,554.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$13,140
	\$1,095.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$657
Potential Annual Effective Gross Income		\$12,483
Less: Annual Operating Expenses		
Property Taxes	\$1,721	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	657	5.0% of annual effective income
Management	788	6.0%
Total Expenses	\$3,591	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,892
Less: Annual Dept Service		-\$4,958
	<i>\$413 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,934
Cash Flow Per Month		\$328
Add: Principal for year (Equity Build-up)		\$1,222
Debt to Credit Ratio		1.793479824
Taxable Income Before Cost Recovery		\$5,156
Less: Cost Recovery	Tax deductible depreciation	-\$3,240
TAXABLE INCOME		\$1,916
CAP Rate	(NOI/Purchase Price)	8.98%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	7.53
Cash on Cash Rate of Return	(Cash Before Taxes/Down	16.2%
Equity Yield Rate	(Assumes 3% Appreciator	38.14%
Net Spendable Rate of Return	(Cash Flow & Tax Savings,	13.8%