

Property Address**553 W. Clarke Ave., York, PA 17401**

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$96,000.00	
	Down Payment	\$19,200.00	20% Bank's Equity
	Mortgage Loan	\$76,800.00	
	Mortgage Terms	5.0%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$9,600.00	10% Percent of Total Value
	Closing Costs	\$4,416.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Ir Current		\$12,000
	\$1,000.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$600
Potential Annual Effective Gross Income		\$11,400
Less: Annual Operating Expenses		
Property Taxes	\$1,280	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash		
Replacement/Reserves	600 5.0%	<i>of annual effective income</i>
Management	720 6.0%	
Total Expenses	\$3,025	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,375
Less: Annual Dept Service		-\$4,947
	<i>\$412 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,428
Cash Flow Per Month		\$286
Add: Principal for year (Equity Build-up)		\$1,133
Debt to Credit Ratio		1.69282611
Less: Cost Recovery	Tax deductible depreciation	-\$3,142
CAP Rate	(NOI/Purchase Price)	8.72%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	8.00
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.5%
Equity Yield Rate	(Assumes 3% Appreciator	36.54%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn.	12.7%