

Property Address

811 W Princess St, York, PA 17401

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$127,000.00	
	Down Payment	\$25,400.00	20% Bank's Equity
	Mortgage Loan	\$101,600.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$12,700.00	10% Percent of Total Value
	Closing Costs	\$5,842.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$19,200
	\$1,600.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$960
Potential Annual Effective Gross Income		\$18,240
Less: Annual Operating Expenses		
Property Taxes	\$2,671	
Insurance	600	
Water & Sewer	2,400	
Electric	0 tenant	
trash	0	
Replacement/Reserves	960	5.0% of annual effective income
Management	1,152	6.0%
Total Expenses	\$7,783	
ESTIMATED ANNUAL NET OPERATING INCOME		\$10,457
Less: Annual Dept Service		-\$6,360
	<i>\$530 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,097
Cash Flow Per Month		\$341
Add: Principal for year (Equity Build-up)		\$1,568
Debt to Credit Ratio		1.644201953
Taxable Income Before Cost Recovery		\$5,665
Less: Cost Recovery	Tax deductible depreciation	-\$4,156
TAXABLE INCOME		\$1,508
CAP Rate	(NOI/Purchase Price)	8.23%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	6.61
Cash on Cash Rate of Return	(Cash Before Taxes/Down	13.1%
Equity Yield Rate	(Assumes 3% Appreciator	35.52%
Net Spendable Rate of Return	(Cash Flow & Tax Savings,	11.7%