

Property Address
2033 Kensington St., Harrisburg, PA 17104

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$100,000.00	
	Down Payment	\$20,000.00	20% Bank's Equity
	Mortgage Loan	\$80,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$10,000.00	10% Percent of Total Value
	Closing Costs	\$4,600.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Ir 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	\$1,376	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash		
Replacement/Reserves	657 5.0%	<i>of annual effective income</i>
Management	788 6.0%	
Total Expenses	\$3,246	
ESTIMATED ANNUAL NET OPERATING INCOME		\$9,237
Less: Annual Dept Service		-\$5,008
	<i>\$417 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,229
Cash Flow Per Month		\$352
Add: Principal for year (Equity Build-up)		\$1,234
Debt to Credit Ratio		1.844437355
Less: Cost Recovery	Tax deductible depreciation	-\$3,273
CAP Rate	(NOI/Purchase Price)	9.24%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	7.61
Cash on Cash Rate of Return	(Cash Before Taxes/Down	17.2%
Equity Yield Rate	(Assumes 3% Appreciator	39.03%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn.	14.5%