

Property Address

38 N. Scott St., York, PA 17404

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$148,500.00	
	Down Payment	\$29,700.00	20% Bank's Equity
	Mortgage Loan	\$118,800.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$14,850.00	10% Percent of Total Value
	Closing Costs	\$6,831.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$17,940
	\$1,495.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$897
Potential Annual Effective Gross Income		\$17,043
Less: Annual Operating Expenses		
Property Taxes	\$2,440	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	897	5.0% of annual effective income
Management	1,076	6.0%
Total Expenses	\$4,838	
ESTIMATED ANNUAL NET OPERATING INCOME		\$12,205
Less: Annual Dept Service		-\$7,437
	<i>\$620 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,768
Cash Flow Per Month		\$397
Add: Principal for year (Equity Build-up)		\$1,833
Debt to Credit Ratio		1.641152238
Taxable Income Before Cost Recovery		\$6,601
Less: Cost Recovery	Tax deductible depreciation	-\$4,860
TAXABLE INCOME		\$1,741
CAP Rate	(NOI/Purchase Price)	8.22%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	8.28
Cash on Cash Rate of Return	(Cash Before Taxes/Down	13.1%
Equity Yield Rate	(Assumes 3% Appreciator	35.47%
Net Spendable Rate of Return	(Cash Flow & Tax Savings,	11.6%