

Property Address

760 Wallace St., York, PA 17403

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$95,000.00	
	Down Payment	\$19,000.00	20% tax write off
	Mortgage Loan	\$76,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Depreciation	27.5 Years	
	Land Value	\$9,500.00	10% Percent of Total Value
	Closing Costs	\$4,370.00	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	\$2,507	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	657	5.0% of annual effective income
Management	788	6.0%
Total Expenses	\$4,377	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,106
Less: Annual Dept Service		-\$4,757
	<i>\$396 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,348
Cash Flow Per Month		\$279
Add: Principal for year (Equity Build-up)		\$1,173
Debt to Credit Ratio		1.703779292
Taxable Income Before Cost Recovery		\$4,521
Less: Cost Recovery	Tax deductible depreciation	-\$3,109
TAXABLE INCOME		\$1,412
CAP Rate	(NOI/Purchase Price)	8.53%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	7.23
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.3%
Equity Yield Rate	(Assumes 3% Appreciator	36.57%
Net Spendable Rate of Return	(Cash Flow & Tax Savings,	12.5%