

Property Address**3430 Walnut St., Harrisburg, PA 17109**

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$140,000.00	
	Down Payment	\$28,000.00	20% Bank's Equity
	Mortgage Loan	\$112,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$14,000.00	10% Percent of Total Value
	Closing Costs	\$6,440.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Ir Current		\$16,740
	\$1,395.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$837
Potential Annual Effective Gross Income		\$15,903
Less: Annual Operating Expenses		
Property Taxes	\$1,399	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash		
Replacement/Reserves	837 5.0%	<i>of annual effective income</i>
Management	1,004 6.0%	
Total Expenses	\$3,665	
ESTIMATED ANNUAL NET OPERATING INCOME		\$12,238
Less: Annual Dept Service		-\$7,011
	<i>\$584 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$5,227
Cash Flow Per Month		\$436
Add: Principal for year (Equity Build-up)		\$1,728
Debt to Credit Ratio		1.745500553
Less: Cost Recovery	Tax deductible depreciation	-\$4,582
CAP Rate	(NOI/Purchase Price)	8.74%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	8.36
Cash on Cash Rate of Return	(Cash Before Taxes/Down	15.2%
Equity Yield Rate	(Assumes 3% Appreciator	37.30%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn.	13.1%