

Property Address

607 Benton St., Harrisburg, PA 17104

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$125,000.00	
	Down Payment	\$25,000.00	20% Bank's Equity
	Mortgage Loan	\$100,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$12,500.00	10% Percent of Total Value
	Closing Costs	\$5,750.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$16,200
	\$1,350.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$810
Potential Annual Effective Gross Income		\$15,390
Less: Annual Operating Expenses		
Property Taxes	\$2,928	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	810	5.0% of annual effective income
Management	972	6.0%
Total Expenses	\$5,135	
ESTIMATED ANNUAL NET OPERATING INCOME		\$10,255
Less: Annual Dept Service		-\$6,260
	<i>\$522 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,995
Cash Flow Per Month		\$333
Add: Principal for year (Equity Build-up)		\$1,543
Debt to Credit Ratio		1.638239618
Taxable Income Before Cost Recovery		\$5,538
Less: Cost Recovery	Tax deductible depreciation	-\$4,091
TAXABLE INCOME		\$1,447
CAP Rate	(NOI/Purchase Price)	8.20%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	7.72
Cash on Cash Rate of Return	(Cash Before Taxes/Down	13.0%
Equity Yield Rate	(Assumes 3% Appreciator	35.42%
Net Spendable Rate of Return	(Cash Flow & Tax Savings,	11.6%