

Property Address

3713 N. 3rd St., Harrisburg, PA 17110

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$165,000.00	
	Down Payment	\$33,000.00	20% Bank's Equity
	Mortgage Loan	\$132,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$16,500.00	10% Percent of Total Value
	Closing Costs	\$7,590.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$19,140
	\$1,595.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$957
Potential Annual Effective Gross Income		\$18,183
Less: Annual Operating Expenses		
Property Taxes	\$2,088	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	957	5.0% of annual effective income
Management	1,148	6.0%
Total Expenses	\$4,618	
ESTIMATED ANNUAL NET OPERATING INCOME		\$13,565
Less: Annual Dept Service		-\$8,263
	<i>\$689 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$5,302
Cash Flow Per Month		\$442
Add: Principal for year (Equity Build-up)		\$2,037
Debt to Credit Ratio		1.641628261
Taxable Income Before Cost Recovery		\$7,339
Less: Cost Recovery	Tax deductible depreciation	-\$5,400
TAXABLE INCOME		\$1,939
CAP Rate	(NOI/Purchase Price)	8.22%
Gross Rent Multiplier	(Purchase Price/Gross Inc)	8.62
Cash on Cash Rate of Return	(Cash Before Taxes/Down	13.1%
Equity Yield Rate	(Assumes 3% Appreciator	35.48%
Net Spendable Rate of Return	(Cash Flow & Tax Savings,	11.6%