

Property Address

76 N. Penn St., Windsor, PA 17366

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$179,800.00	
	Down Payment	\$35,960.00	20% Bank's Equity
	Mortgage Loan	\$143,840.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$17,980.00	10% Percent of Total Value
	Closing Costs	\$8,270.80	5%

Projected First-Year Operating Statement

Potential Annual Gros. Current		\$21,600
	\$1,800.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$1,080
Potential Annual Effective Gross Income		\$20,520
Less: Annual Operating Expenses		
Property Taxes	\$3,127	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	1,080	5.0% of annual effective income
Management	1,296	6.0%
Total Expenses	\$5,928	
ESTIMATED ANNUAL NET OPERATING INCOME		\$14,592
Less: Annual Dept Service		-\$9,004
	<i>\$750 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$5,588
Cash Flow Per Month		\$466
Add: Principal for year (Equity Build-up)		\$2,220
Debt to Credit Ratio		1.620603999
Taxable Income Before Cost Recovery		\$7,808
Less: Cost Recovery	Tax deductible depreciation	-\$5,884
TAXABLE INCOME		\$1,923
CAP Rate	(NOI/Purchase Price)	8.12%
Gross Rent Multiplier	(Purchase Price/Gross Income)	8.32
Cash on Cash Rate of Return	(Cash Before Taxes/Down Payment)	12.6%
Equity Yield Rate	(Assumes 3% Appreciation)	35.11%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Equity Invested)	11.3%