

Property Address

211 E. Philadelphia St., York, PA 17403

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$95,000.00	
	Down Payment	\$19,000.00	20% Bank's Equity
	Mortgage Loan	\$76,000.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	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		\$10,800
	\$900.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$540
Potential Annual Effective Gross Income		\$10,260
Less: Annual Operating Expenses		
Property Taxes	\$1,038	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Business Privilage License		
Municipal Rental License	112.50	
Replacement/Reserves	540	5.0% of annual effective income
Management	648	6.0%
Total Expenses	\$2,764	
ESTIMATED ANNUAL NET OPERATING INCOME		\$7,497
Less: Annual Dept Service		-\$4,757
	\$396 Monthly mortgage payment	
Cash Flow Before Taxes		\$2,739
Cash Flow Per Month		\$228
Add: Principal for year (Equity Build-up)		\$1,173
Debt to Credit Ratio		1.575747812
Taxable Income Before Cost Recovery		\$3,912
Less: Cost Recovery	Tax deductible depreciation	-\$3,109
TAXABLE INCOME		\$803
CAP Rate	(NOI/Purchase Price)	7.89%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.80
Cash on Cash Rate of Return	(Cash Before Taxes/Down	11.7%
Equity Yield Rate	(Assumes 3% Appreciation	34.32%
Net Spendable Rate of Return	(Cash Flow & Tax Savings	10.7%