

**Property Address**

267 Lincoln St., Carlisle

Turnkey Rental Pro Forma

**Income and Expenses**

<b>Input:</b>	<b>Resale Price</b>	<b>\$129,995.00</b>	
	Down Payment	\$25,999.00	20% Bank's Equity
	Mortgage Loan	\$103,996.00	
	<b>Mortgage Terms</b>	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$12,999.50	10% Percent of Total Value
	Closing Costs	\$5,979.77	5%

**Projected First-Year Operating Statement**

Potential Annual Gros Current		\$15,540
	<b>\$1,295.00</b> House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$777
<b>Potential Annual Effective Gross Income</b>		<b>\$14,763</b>
Less: Annual Operating Expenses		
Property Taxes	<b>\$1,962</b>	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Replacement/Reserves	777	5.0% of annual effective income
Management	932	6.0%
Total Expenses	\$4,096	
<b>ESTIMATED ANNUAL NET OPERATING INCOME</b>		<b>\$10,667</b>
Less: Annual Dept Service		-\$6,510
	<i>\$542 Monthly mortgage payment</i>	
<b>Cash Flow Before Taxes</b>		<b>\$4,157</b>
<b>Cash Flow Per Month</b>		<b>\$346</b>
<b>Add: Principal for year (Equity Build-up)</b>		\$1,605
<b>Debt to Credit Ratio</b>		1.638517687
<b>Taxable Income Before Cost Recovery</b>		\$5,761
Less: Cost Recovery	Tax deductible depreciation	-\$4,254
<b>TAXABLE INCOME</b>		<b>\$1,507</b>
<b>CAP Rate</b>	(NOI/Purchase Price)	<b>8.21%</b>
<b>Gross Rent Multiplier</b>	(Purchase Price/Gross Inc)	8.37
<b>Cash on Cash Rate of Return</b>	(Cash Before Taxes/Down	<b>13.0%</b>
<b>Equity Yield Rate</b>	(Assumes 3% Appreciator	35.42%
<b>Net Spendable Rate of Return</b>	(Cash Flow & Tax Savings,	11.6%