

Property Address

3436 N. 6th St., Harrisburg, PA 17110

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$149,995.00	
	Down Payment	\$29,999.00	20% Bank's Equity
	Mortgage Loan	\$119,996.00	
	Mortgage Terms	4.75%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$14,999.50	10% Percent of Total Value
	Closing Costs	\$6,899.77	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$17,940
	\$1,495.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$897
Potential Annual Effective Gross Income		\$17,043
Less: Annual Operating Expenses		
Property Taxes	\$2,097	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Business Priviledge License	1st year only	
Municipal Rental License	113	
Replacement/Reserves	897	5.0% of annual effective income
Management	1,076	6.0%
Total Expenses	\$4,608	
ESTIMATED ANNUAL NET OPERATING INCOME		\$12,435
Less: Annual Dept Service		-\$7,511
	<i>\$626 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,924
Cash Flow Per Month		\$410
Add: Principal for year (Equity Build-up)		\$1,852
Debt to Credit Ratio		1.655481274
Taxable Income Before Cost Recovery		\$6,775
Less: Cost Recovery	Tax deductible depreciation	-\$4,909
TAXABLE INCOME		\$1,866
CAP Rate	(NOI/Purchase Price)	8.29%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.36
Cash on Cash Rate of Return	(Cash Before Taxes/Down	13.3%
Equity Yield Rate	(Assumes 3% Appreciation	35.72%
Net Spendable Rate of Return	(Cash Flow & Tax Savings	11.8%