

Property Address

137 W. Cottage Place, York, PA 17401

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$105,000.00	
	Down Payment	\$21,000.00	20% Bank's Equity
	Mortgage Loan	\$84,000.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$10,500.00	10% Percent of Total Value
	Closing Costs	\$4,830.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$14,940
	\$1,245.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$747
Potential Annual Effective Gross Income		\$14,193
Less: Annual Operating Expenses		
Property Taxes	\$3,182	
Insurance	425	
Water & Sewer		
Electric		tenant
trash		
Business Priviledge License		
Municipal Rental License	113	
Replacement/Reserves	747	5.0% of annual effective income
Management	896	6.0%
Total Expenses	\$5,363	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,830
Less: Annual Dept Service		-\$4,812
	<i>\$401 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,018
Cash Flow Per Month		\$335
Add: Principal for year (Equity Build-up)		\$1,479
Debt to Credit Ratio		1.834884622
Taxable Income Before Cost Recovery		\$5,497
Less: Cost Recovery	Tax deductible depreciation	-\$3,436
TAXABLE INCOME		\$2,061
CAP Rate	(NOI/Purchase Price)	8.41%
Gross Rent Multiplier	(Purchase Price/Gross Income)	7.03
Cash on Cash Rate of Return	(Cash Before Taxes/Down Pmt.+Closing Costs)	15.6%
Equity Yield Rate	(Assumes 3% Appreciation)	38.23%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs)	13.2%