

Property Address

26 N. Sherman St., York, PA 17403

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$108,000.00	
	Down Payment	\$21,600.00	20% Bank's Equity
	Mortgage Loan	\$86,400.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$10,800.00	10% Percent of Total Value
	Closing Costs	\$4,968.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$13,500
	\$1,125.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$675
Potential Annual Effective Gross Income		\$12,825
Less: Annual Operating Expenses		
Property Taxes	\$1,983	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Business Privilege License		
Rental License Fee	113	
Replacement/Reserves	675	5.0% of annual effective income
Management	810	6.0%
Total Expenses	\$4,006	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,819
Less: Annual Dept Service		-\$4,950
	<i>\$412 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,869
Cash Flow Per Month		\$322
Add: Principal for year (Equity Build-up)		\$1,522
Debt to Credit Ratio		1.781673109
Taxable Income Before Cost Recovery		\$5,391
Less: Cost Recovery Tax deductible depreciation		-\$3,535
TAXABLE INCOME		\$1,856
CAP Rate	(NOI/Purchase Price)	8.17%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.00
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.6%
Equity Yield Rate	(Assumes 3% Appreciation	37.38%
Net Spendable Rate of Return	(Cash Flow & Tax Savings	12.5%