

Property Address

1309 N. 27th St., Harrisburg, PA 17109

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$125,000.00	
	Down Payment	\$25,000.00	20% Bank's Equity
	Mortgage Loan	\$100,000.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$12,500.00	10% Percent of Total Value
	Closing Costs	\$5,750.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$14,340
	\$1,195.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$717
Potential Annual Effective Gross Income		\$13,623
Less: Annual Operating Expenses		
Property Taxes	\$1,341	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Business Priviledge License	30	
Municipal Rental Tax	50	
Replacement/Reserves	717	5.0% of annual effective income
Management	860	6.0%
Total Expenses	\$3,423	
ESTIMATED ANNUAL NET OPERATING INCOME		\$10,200
Less: Annual Dept Service		-\$5,729
	<i>\$477 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$4,471
Cash Flow Per Month		\$373
Add: Principal for year (Equity Build-up)		\$1,761
Debt to Credit Ratio		1.780350723
Taxable Income Before Cost Recovery		\$6,232
Less: Cost Recovery	Tax deductible depreciation	-\$4,091
TAXABLE INCOME		\$2,141
CAP Rate	(NOI/Purchase Price)	8.16%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.72
Cash on Cash Rate of Return	(Cash Before Taxes/Down	14.5%
Equity Yield Rate	(Assumes 3% Appreciation	37.36%
Net Spendable Rate of Return	(Cash Flow & Tax Savings	12.5%