

Property Address

223 Grantley St., York, PA 17401

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$97,000.00	
	Down Payment	\$19,400.00	20% Bank's Equity
	Mortgage Loan	\$77,600.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$9,700.00	10% Percent of Total Value
	Closing Costs	\$4,462.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$11,940
	\$995.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$597
Potential Annual Effective Gross Income		\$11,343
Less: Annual Operating Expenses		
Property Taxes	\$1,390	
Insurance	425	
Water & Sewer		
Electric		tenant
trash		
Registration	25	
Municipal Rental License	113	
Replacement/Reserves	597	5.0% of annual effective income
Management	1,194	10.0%
Total Expenses	\$3,744	
ESTIMATED ANNUAL NET OPERATING INCOME		\$7,600
Less: Annual Dept Service		-\$4,446
	<i>\$370 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,154
Cash Flow Per Month		\$263
Add: Principal for year (Equity Build-up)		1,367
Debt to Credit Ratio		1.709407965
Taxable Income Before Cost Recovery		\$4,520
Less: Cost Recovery Tax deductible depreciation		-\$3,175
TAXABLE INCOME		\$1,346
CAP Rate	(NOI/Purchase Price)	7.83%
Gross Rent Multiplier	(Purchase Price/Gross Income)	8.12
Cash on Cash Rate of Return	(Cash Before Taxes/Down Pmt.+Closing Costs)	13.2%
Equity Yield Rate	(Assumes 3% Appreciation)	36.22%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs)	11.5%