

Property Address

318 Wallace St., York, PA 17403

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$100,000.00	
	Down Payment	\$20,000.00	20% Bank's Equity
	Mortgage Loan	\$80,000.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$10,000.00	10% Percent of Total Value
	Closing Costs	\$4,600.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$12,000
	\$1,000.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$600
Potential Annual Effective Gross Income		\$11,400
Less: Annual Operating Expenses		
Property Taxes	\$1,016	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Business Privilege License		
Rental License Fee	113	
Replacement/Reserves	600	5.0% of annual effective income
Management	720	6.0%
Total Expenses	\$2,874	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,526
Less: Annual Dept Service		-\$4,583
	<i>\$382 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,943
Cash Flow Per Month		\$329
Add: Principal for year (Equity Build-up)		\$1,409
Debt to Credit Ratio		1.860277642
Taxable Income Before Cost Recovery		\$5,352
Less: Cost Recovery Tax deductible depreciation		-\$3,273
TAXABLE INCOME		\$2,079
CAP Rate	(NOI/Purchase Price)	8.53%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.33
Cash on Cash Rate of Return	(Cash Before Taxes/Down	16.0%
Equity Yield Rate	(Assumes 3% Appreciation	38.64%
Net Spendable Rate of Return	(Cash Flow & Tax Savings	13.5%