

Property Address

402 N. Walnut St., Mount Holly Springs, PA 17065

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$145,000.00	
	Down Payment	\$29,000.00	20% Bank's Equity
	Mortgage Loan	\$116,000.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$14,500.00	10% Percent of Total Value
	Closing Costs	\$6,670.00	5%

Projected First-Year Operating Statement

Potential Annual Gros Current		\$16,800
	\$1,400.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$840
Potential Annual Effective Gross Income		\$15,960
Less: Annual Operating Expenses		
Property Taxes	\$2,397	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Registration	25	
Municipal Rental License	22	
Replacement/Reserves	840	5.0% of annual effective income
Management	1,680	10.0%
Total Expenses	\$5,389	
ESTIMATED ANNUAL NET OPERATING INCOME		\$10,571
Less: Annual Dept Service		-\$6,646
	<i>\$554 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,925
Cash Flow Per Month		\$327
Add: Principal for year (Equity Build-up)		\$2,043
Debt to Credit Ratio		1.590671532
Taxable Income Before Cost Recovery		\$5,968
Less: Cost Recovery	Tax deductible depreciation	-\$4,745
TAXABLE INCOME		\$1,223
CAP Rate	(NOI/Purchase Price)	7.29%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.63
Cash on Cash Rate of Return	(Cash Before Taxes/Down	11.0%
Equity Yield Rate	(Assumes 3% Appreciation	34.32%
Net Spendable Rate of Return	(Cash Flow & Tax Savings	10.0%