

Property Address
41 West St., York, PA 17401



Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$115,000.00	
	Down Payment	\$23,000.00	20% Bank's Equity
	Mortgage Loan	\$92,000.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$11,500.00	10% Percent of Total Value
	Closing Costs	\$5,290.00	5%

Projected First-Year Operating Statement

Potential Annual Gros: Current		\$13,800
	\$1,150.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$690
Potential Annual Effective Gross Income		\$13,110
Less: Annual Operating Expenses		
Property Taxes	\$1,490	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Registration	25	
Municipal Rental License	113	
Replacement/Reserves	690	5.0% of annual effective income
Management	1,380	10.0%
Total Expenses	\$4,123	
ESTIMATED ANNUAL NET OPERATING INCOME		\$8,987
Less: Annual Dept Service		-\$5,271
	<i>\$439 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,716
Cash Flow Per Month		\$310
Add: Principal for year (Equity Build-up)		\$1,620
Debt to Credit Ratio		1.705097978
Taxable Income Before Cost Recovery		\$5,336
Less: Cost Recovery	Tax deductible depreciation	-\$3,764
TAXABLE INCOME		\$1,573
CAP Rate	(NOI/Purchase Price)	7.81%
Gross Rent Multiplier	(Purchase Price/Gross Inc	8.33
Cash on Cash Rate of Return	(Cash Before Taxes/Down	13.1%
Equity Yield Rate	(Assumes 3% Appreciation	36.15%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/	11.5%

**All financial information is deemed reliable but not guaranteed. Performance & Projections are estimated and subject to change. The provider shall be held harmless if returns are not met. All Investments have risks and Investors are urged to perform their own due diligence.