

Property Address
407 N. High St., Duncannon, PA 17020



Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$120,000.00	
	Down Payment	\$24,000.00	20% Bank's Equity
	Mortgage Loan	\$96,000.00	
	Mortgage Terms	4.00%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$12,000.00	10% Percent of Total Value
	Closing Costs	\$6,000.00	5%

Projected First-Year Operating Statement

Potential Annual Gros: Current		\$13,200
	\$1,100.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$660
Potential Annual Effective Gross Income		\$12,540
Less: Annual Operating Expenses		
Property Taxes	\$1,081	
Insurance	425	
Water & Sewer		
Electric	0 tenant	
trash	0	
Registration	25	
Municipal Rental License		
Replacement/Reserves	660	5.0% of annual effective income
Management	1,320	10.0%
Total Expenses	\$3,511	
ESTIMATED ANNUAL NET OPERATING INCOME		\$9,029
Less: Annual Dept Service		-\$5,500
	<i>\$458 Monthly mortgage payment</i>	
Cash Flow Before Taxes		\$3,529
Cash Flow Per Month		\$294
Add: Principal for year (Equity Build-up)		\$1,691
Debt to Credit Ratio		1.641688837
Taxable Income Before Cost Recovery		\$5,220
Less: Cost Recovery	Tax deductible depreciation	-\$3,927
TAXABLE INCOME		\$1,292
CAP Rate	(NOI/Purchase Price)	7.52%
Gross Rent Multiplier	(Purchase Price/Gross Inc	9.09
Cash on Cash Rate of Return	(Cash Before Taxes/Down	11.8%
Equity Yield Rate	(Assumes 3% Appreciation	35.13%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/	10.5%

**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.