



Turnkey Rental Proforma

Address:	585 W. Princess St.
City, State Zip	York, PA 17401

Bed	4
Bath	2
Sq. Ft.	1405

Key Metrics	
Debt to Credit Ratio	1.52
CAP Rate	7.0%
Gross Rent Multiplier	8.90
Cash on Cash RoR	9.7%
Equity Yield Rate	33.2%
Not Spendable RoR	9.1%

Income and Expenses		
Resale Price		\$117,000
Downpayment	20.0%	\$23,400
Loan Amount		\$93,600
Interest Rate		4%
Term (Years)		30
Monthly Payment		\$447
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$11,700
Closing Costs	4.6%	\$5,382

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$1,095	\$13,140
Less: Vacancy Rate	5.0%	\$55
Potential Effective Gross Income	\$1,040	\$12,483

Less: Annual Operating Expenses	Yearly	
Property Taxes	\$1,793	
Insurance	\$425	
Water and Sewer	\$0	
Electric	\$0	
Trash	\$0	
Registration	\$25	
Business Privilege License	\$0	
Rental License Fee	\$113	
Replacement/Reserves	5.0%	\$657
Management	10.0%	\$1,314
Total Expenses	\$4,327	

Estimated Net Operating Income	\$8,156
Less: Debt Service	\$5,362
Cash Flow Before Taxes	\$2,794
Cash Flow Per Month	\$233

Add: Principal (Equity Build-up)	\$1,648
Taxable Income Before Cost Recovery	\$4,442
Less: Cost Recovery	\$3,829
Taxable Income	\$613

All financial information is deemed reliable but not guaranteed. Projections are estimated as variables may change.

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