



Turnkey Rental Proforma

Address:	125 N. Linden St.
City, State Zip	Harrisburg, PA 17103

Bed	3
Bath	1
Sq. Ft.	1008

Key Metrics	
Debt to Credit Ratio	1.60
CAP Rate	7.3%
Gross Rent Multiplier	8.72
Cash on Cash RoR	11.2%
Equity Yield Rate	34.5%
Not Spendable RoR	10.1%

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$1,195	\$14,340
Less: Vacancy Rate	5.0%	\$60
Potential Effective Gross Income	\$1,135	\$13,623

Less: Annual Operating Expenses	Yearly
Property Taxes	\$1,720
Insurance	\$425
Water and Sewer	\$0
Electric	\$0
Trash	\$0
Registration	\$25
Business Privilege License	\$50
Rental License Fee	\$75
Replacement/Reserves	5.0%
Management	10.0%
Total Expenses	\$4,446

Income and Expenses		
Resale Price		\$124,995
Downpayment	20.0%	\$24,999
Loan Amount		\$99,996
Interest Rate		4%
Term (Years)		30
Monthly Payment		\$477
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$12,500
Closing Costs	4.6%	\$5,750

Estimated Net Operating Income	\$9,177
Less: Debt Service	\$5,729
Cash Flow Before Taxes	\$3,448
Cash Flow Per Month	\$287

Add: Principal (Equity Build-up)	\$1,761
Taxable Income Before Cost Recovery	\$5,209
Less: Cost Recovery	\$4,091
Taxable Income	\$1,118

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

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