



Turnkey Rental Proforma

Address:	1311 Penn St.
City, State Zip	Harrisburg, PA 17102

Bed	3
Bath	1.5
Sq. Ft.	1016

Key Metrics	
Debt to Credit Ratio	1.51
CAP Rate	6.9%
Gross Rent Multiplier	9.00
Cash on Cash RoR	9.5%
Equity Yield Rate	33.0%
Not Spendable RoR	8.9%

Income and Expenses		
Resale Price		\$139,900
Downpayment	20.0%	\$27,980
Loan Amount		\$111,920
Interest Rate		4%
Term (Years)		30
Monthly Payment		\$534
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$13,990
Closing Costs	4.6%	\$6,435

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$1,295	\$15,540
Less: Vacancy Rate	5.0%	\$65
Potential Effective Gross Income	\$1,230	\$14,763

Less: Annual Operating Expenses	Yearly	
Property Taxes	\$2,188	
Insurance	\$425	
Water and Sewer	\$0	
Electric	\$0	
Trash	\$0	
Registration	\$25	
Business Privilege License	\$50	
Rental License Fee	\$75	
Replacement/Reserves	5.0%	\$777
Management	10.0%	\$1,554
Total Expenses	\$5,094	

Estimated Net Operating Income	\$9,669
Less: Debt Service	\$6,412
Cash Flow Before Taxes	\$3,257
Cash Flow Per Month	\$271

Add: Principal (Equity Build-up)	\$1,971
Taxable Income Before Cost Recovery	\$5,228
Less: Cost Recovery	\$4,579
Taxable Income	\$650

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

Integrity First Property Group
 2500 Kingstone Road, York PA 17402
www.paturkeys.com