



Turnkey Rental Proforma

Address:	343 Smyser St.
City, State Zip	York, PA 17401

Bed	4
Bath	1.5
Sq. Ft.	1788

Key Metrics	
Debt to Credit Ratio	1.63
CAP Rate	7.4%
Gross Rent Multiplier	8.02
Cash on Cash RoR	11.6%
Equity Yield Rate	34.9%
Not Spendable RoR	10.4%

Income and Expenses		
Resale Price		\$115,000
Downpayment	20.0%	\$23,000
Loan Amount		\$92,000
Interest Rate		4%
Term (Years)		30
Monthly Payment		\$439
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$11,500
Closing Costs	4.6%	\$5,290

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	\$2,343	
Insurance	\$425	
Water and Sewer	\$0	
Electric	\$0	
Trash	\$0	
Registration	\$25	
Business Privilege License	\$0	
Rental License Fee	\$113	
Replacement/Reserves	5.0%	\$717
Management	10.0%	\$1,434
Total Expenses	\$5,057	

Estimated Net Operating Income	\$8,566
Less: Debt Service	\$5,271
Cash Flow Before Taxes	\$3,295
Cash Flow Per Month	\$275

Add: Principal (Equity Build-up)	\$1,620
Taxable Income Before Cost Recovery	\$4,915
Less: Cost Recovery	\$3,764
Taxable Income	\$1,152

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

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