



## Turnkey Rental Proforma

Address:	320 Reinecke Place
City, State Zip	York, PA 17403

Bed	5
Bath	1
Sq. Ft.	2104

Key Metrics	
Debt to Credit Ratio	1.59
<b>CAP Rate</b>	<b>7.3%</b>
Gross Rent Multiplier	8.37
<b>Cash on Cash RoR</b>	<b>11.0%</b>
Equity Yield Rate	34.3%
Not Spendable RoR	10.0%

Income and Expenses		
Resale Price		\$129,995
Downpayment	20.0%	\$25,999
Loan Amount		\$103,996
Interest Rate		4%
Term (Years)		30
Monthly Payment		<b>\$496</b>
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$13,000
Closing Costs	4.6%	\$5,980

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$1,295	\$15,540
Less: Vacancy Rate	5.0% <b>\$65</b>	<b>\$777</b>
Potential Effective Gross Income	\$1,230	\$14,763

Less: Annual Operating Expenses	Yearly
Property Taxes	\$2,367
Insurance	\$425
Water and Sewer	\$0
Electric	\$0
Trash	\$0
Registration	\$45
Business Privilege License	\$0
Rental License Fee	\$113
Replacement/Reserves	5.0% \$777
Management	10.0% \$1,554
<b>Total Expenses</b>	<b>\$5,281</b>

<b>Estimated Net Operating Income</b>	<b>\$9,482</b>
Less: Debt Service	<b>\$5,958</b>
Cash Flow Before Taxes	\$3,524
<b>Cash Flow Per Month</b>	<b>\$294</b>

Add: Principal (Equity Build-up)	\$1,831
Taxable Income Before Cost Recovery	\$5,355
Less: Cost Recovery	<b>\$4,254</b>
<b>Taxable Income</b>	<b>\$1,101</b>

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

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