



Turnkey Rental Proforma

Address:	10 Zartman Mill Rd.
City, State Zip	Lititz, PA 17543

Bed	3
Bath	1
Sq. Ft.	1197

Key Metrics	
Debt to Credit Ratio	1.55
CAP Rate	7.1%
Gross Rent Multiplier	9.49
Cash on Cash ROI	10.2%
Equity Yield Rate	33.6%
Net Spendable ROI	9.4%

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$1,975	\$23,700
Less: Vacancy Rate	5.0% \$99	\$1,185
Potential Effective Gross Income	\$1,876	\$22,515

Less: Annual Operating Expenses	Yearly
Property Taxes	\$2,495
Insurance	\$425
Water and Sewer	\$0
Electric	\$0
Trash	\$0
Registration	\$45
Business Privilege License	\$50
Rental License Fee	\$0
Replacement/Reserves	5.0% \$1,185
Management	10.0% \$2,370
Total Expenses	\$6,570

Income and Expenses		
Resale Price		\$224,900
Downpayment	20.0%	\$44,980
Loan Amount		\$179,920
Interest Rate		4%
Term (Years)		30
Monthly Payment		\$859
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$22,490
Closing Costs	4.6%	\$10,345

Estimated Net Operating Income	\$15,945
Less: Debt Service	\$10,308
Cash Flow Before Taxes	\$5,637
Cash Flow Per Month	\$470

Add: Principal (Equity Build-up)	\$3,168
Taxable Income Before Cost Recovery	\$8,806
Less: Cost Recovery	\$7,360
Taxable Income	\$1,446

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

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