



## Turnkey Rental Proforma

<b>Address:</b>	41 N. 18th St.
<b>City, State Zip</b>	Harrisburg, PA 17103

<b>Bed</b>	5
<b>Bath</b>	1.5
<b>Sq. Ft.</b>	1875

Key Metrics	
Debt to Credit Ratio	1.54
<b>CAP Rate</b>	<b>7.0%</b>
Gross Rent Multiplier	9.26
<b>Cash on Cash RoR</b>	<b>10.0%</b>
Equity Yield Rate	33.4%
Not Spendable RoR	9.3%

Income and Expenses		
Resale Price		\$149,995
Downpayment	20.0%	\$29,999
Loan Amount		\$119,996
Interest Rate		4%
Term (Years)		30
Monthly Payment		<b>\$573</b>
Owners Tax Bracket		30%
Cost Recovery (Years)		27.50
Land Value	10.0%	\$15,000
Closing Costs	4.6%	\$6,900

Projected First Year Operating Statement	Monthly	Yearly
Potential Rental Amount	\$1,350	\$16,200
Less: Vacancy Rate	5.0%	<b>\$68</b>
Potential Effective Gross Income	\$1,283	\$15,390

Less: Annual Operating Expenses	Yearly	
Property Taxes	\$1,810	
Insurance	\$425	
Water and Sewer	\$0	
Electric	\$0	
Trash	\$0	
Registration	\$45	
Business Privilege License	\$50	
Rental License Fee	\$75	
Replacement/Reserves	5.0%	\$810
Management	10.0%	\$1,620
<b>Total Expenses</b>	<b>\$4,835</b>	

Estimated Net Operating Income	\$10,555
Less: Debt Service	<b>\$6,875</b>
Cash Flow Before Taxes	\$3,680
<b>Cash Flow Per Month</b>	<b>\$307</b>

Add: Principal (Equity Build-up)	\$2,113
Taxable Income Before Cost Recovery	\$5,794
Less: Cost Recovery	<b>\$4,909</b>
<b>Taxable Income</b>	<b>\$885</b>

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

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