



Property Address

12 N Culver St, Baltimore, MD 21229

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$154,000.00	
	Down Payment	\$30,800.00	20% Bank's Equity
	Mortgage Loan	\$123,200.00	
	Mortgage Terms	5.0%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$15,400.00	10% Percent of Total Value
	Depreciable Closing Costs	\$7,084.00	5%

Projected First-Year Operating Statement

Potential Annual Gross Income Current \$17,460
\$1,455.00 House

Less: Estimated Vacancy Factor/Rental Loss **5.0%** -\$873

Potential Annual Effective Gross Income \$16,587

Less: Annual Operating Expenses

Property Taxes	\$1,847	
Insurance	495	
Water & Sewer		
Electric	0	tenant
trash	0	
Replacement/Reserves	873	5.0% of annual effective income
Management	1,048	6.0%

Total Expenses \$4,263

ESTIMATED ANNUAL NET OPERATING INCOME \$12,324

Less: Annual Dept Service -\$7,936
\$661 Monthly mortgage payment

Cash Flow Before Taxes \$4,388

Cash Flow Per Month \$366

Add: Principal for year (Equity Build-up) \$1,818

Debt to Credit Ratio 1.55290122

Taxable Income Before Cost Recovery \$6,206

Less: Cost Recovery **Tax deductible depreciation** **-\$5,040**

TAXABLE INCOME \$1,166

CAP Rate (NOI/Purchase Price) 8.00%

Gross Rent Multiplier (Purchase Price/Gross Income) 8.82

Cash on Cash Rate of Return (Cash Before Taxes/Down Pmt.+Closing Costs) 11.6%

Equity Yield Rate (Assumes 3% Appreciation) 34.01%

Net Spendable Rate of Return (Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs) 10.7%