



**Property Address**  
5113 Liden Heights

Turnkey Rental Pro Forma

**Income and Expenses**

<b>Input:</b>	<b>Resale Price</b>	<b>\$150,000.00</b>	
	Down Payment	\$30,000.00	20% Bank's Equity
	Mortgage Loan	\$120,000.00	
	<b>Mortgage Terms</b>	4.8%	30 Years
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5	Years
	Land Value	\$15,000.00	10% Percent of Total Value
	Depreciable Closing Cos	\$6,900.00	5%

**Projected First-Year Operating Statement**

Potential Annual Gross Ir Current		\$16,320
	<b>\$1,360.00</b> House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$816
<b>Potential Annual Effective Gross Income</b>		<b>\$15,504</b>
Less: Annual Operating Expenses		
Property Taxes	<b>\$70</b>	
Insurance	495	
Water & Sewer		
Electric	0	tenant
trash	0	
Replacement/Reserves	816	5.0% of annual effective income
Management	979	6.0%
Total Expenses	\$2,360	
<b>ESTIMATED ANNUAL NET OPERATING INCOME</b>		<b>\$13,144</b>
Less: Annual Dept Service		-\$7,512
	<b>\$626</b> Monthly mortgage payment	
<b>Cash Flow Before Taxes</b>		<b>\$5,632</b>
<b>Cash Flow Per Month</b>		<b>\$469</b>
<b>Add: Principal for year (Equity Build-up)</b>		<b>\$1,852</b>
<b>Debt to Credit Ratio</b>		1.749771972
<b>Taxable Income Before Cost Recovery</b>		<b>\$7,484</b>
Less: Cost Recovery	<b>Tax deductible depreciation</b>	<b>-\$4,909</b>
<b>TAXABLE INCOME</b>		<b>\$2,575</b>
<b>CAP Rate</b>	(NOI/Purchase Price)	<b>8.76%</b>
<b>Gross Rent Multiplier</b>	(Purchase Price/Gross Income)	9.19
<b>Cash on Cash Rate of Return</b>	(Cash Before Taxes/Down Pmt.+Closing Costs)	<b>15.3%</b>
<b>Equity Yield Rate</b>	(Assumes 3% Appreciation)	37.37%
<b>Net Spendable Rate of Return</b>	(Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs)	13.2%

**NOTE: CR of Maryland I, LLC believes the information to be provided is reliable, however, any projections contained here are estimates only and to be considered Marketing Material. Individual results will vary based on a variety of factors. Historical returns are not a guarantee of future performance.**