



Property Address

624 Allendale St, Baltimore MD 21229

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$165,000.00	
	Down Payment	\$33,000.00	20% Bank's Equity
	Mortgage Loan	\$132,000.00	
	Mortgage Terms	4.8%	30 Years. NOTE: due to the Covid-19 pandemic, rates have been fluctuating. Please confirm your rates with your lender
	Owner's Tax Bracket	30.0%	
	Cost Recovery	27.5 Years	
	Land Value	\$16,500.00	10% Percent of Total Value
	Depreciable Closing Cost:	\$7,590.00	5%

Projected First-Year Operating Statement

Potential Annual Gross In Current **\$1,550.00** House **\$18,600**

Less: Estimated Vacancy Factor/Rental Loss **5.0%** **-\$930**

Potential Annual Effective Gross Income \$17,670

Less: Annual Operating Expenses

Property Taxes	\$1,703	
Insurance	600	
Water & Sewer		
Electric trash	0	0 tenant
Replacement/Reserves	930	5.0% of annual effective income
Management	1,116	6.0%

Total Expenses **\$4,349**

ESTIMATED ANNUAL NET OPERATING INCOME \$13,321

Less: Annual Dept Service **-\$8,263**
\$689 Monthly mortgage payment

Cash Flow Before Taxes \$5,058

Cash Flow Per Month \$422

Add: Principal for year (Equity Build-up) **\$2,037**

Debt to Credit Ratio **1.612147064**

Taxable Income Before Cost Recovery **\$7,095**

Less: Cost Recovery **Tax deductible depreciation -\$5,400**

TAXABLE INCOME \$1,695

CAP Rate (NOI/Purchase Price) 8.07%

Gross Rent Multiplier (Purchase Price/Gross Income) 8.87

Cash on Cash Rate of Return (Cash Before Taxes/Down Pmt.+Closing Costs) 12.5%

Equity Yield Rate (Assumes 3% Appreciation) 34.96%

Net Spendable Rate of Return (Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs) 11.2%

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.