



Property Address

3702 Overview Ave, Baltimore MD 21215

Turnkey Rental Pro Forma

Income and Expenses

Input:	Resale Price	\$160,000.00	
	Down Payment	\$32,000.00	20% Bank's Equity
	Mortgage Loan	\$128,000.00	
	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	\$16,000.00	10% Percent of Total Value
	Depreciable Closing Cost:	\$7,360.00	5%

Projected First-Year Operating Statement

Potential Annual Gross In Current **\$1,450.00** House \$17,400

Less: Estimated Vacancy Factor/Rental Loss **5.0%** -\$870

Potential Annual Effective Gross Income **\$16,530**

Less: Annual Operating Expenses

Property Taxes	\$1,000	est new tax bill, current is \$590
Insurance	600	
Water & Sewer		
Electric trash	0	0 tenant
Replacement/Reserves	870	5.0% of annual effective income
Management	1,044	6.0%

Total Expenses **\$3,514**

ESTIMATED ANNUAL NET OPERATING INCOME **\$13,016**

Less: Annual Dept Service **\$668** Monthly mortgage payment -\$8,013

Cash Flow Before Taxes **\$5,003**

Cash Flow Per Month **\$417**

Add: Principal for year (Equity Build-up) \$1,975

Debt to Credit Ratio 1.624461152

Taxable Income Before Cost Recovery \$6,979

Less: Cost Recovery **Tax deductible depreciation** **-\$5,236**

TAXABLE INCOME **\$1,742**

CAP Rate (NOI/Purchase Price) **8.14%**

Gross Rent Multiplier (Purchase Price/Gross Income) 9.20

Cash on Cash Rate of Return (Cash Before Taxes/Down Pmt.+Closing Costs) **12.7%**

Equity Yield Rate (Assumes 3% Appreciation) 35.17%

Net Spendable Rate of Return (Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs) 11.4%

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.