



Property Address

64 S Morley Street, Baltimore MD 21229

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		\$18,000
	\$1,500.00 House	
Less: Estimated Vacancy Factor/Rental Loss	5.0%	-\$900
Potential Annual Effective Gross Income		\$17,100
Less: Annual Operating Expenses		
Property Taxes	\$1,200 est taxes (current \$370)	
Insurance	600	
Water & Sewer		
Electric trash	0 tenant	
Replacement/Reserves	900 5.0% of annual effective income	
Management	1,080 6.0%	
Total Expenses	\$3,780	
ESTIMATED ANNUAL NET OPERATING INCOME		\$13,320
Less: Annual Dept Service		-\$8,013
	\$668 Monthly mortgage payment	
Cash Flow Before Taxes		\$5,307
Cash Flow Per Month		\$442
Add: Principal for year (Equity Build-up)		\$1,975
Debt to Credit Ratio		1.662401855
Taxable Income Before Cost Recovery		\$7,283
Less: Cost Recovery	Tax deductible depreciation	-\$5,236
TAXABLE INCOME		\$2,046
CAP Rate	(NOI/Purchase Price)	8.33%
Gross Rent Multiplier	(Purchase Price/Gross Income)	8.89
Cash on Cash Rate of Return	(Cash Before Taxes/Down Pmt.+Closing Costs)	13.5%
Equity Yield Rate	(Assumes 3% Appreciation)	35.84%
Net Spendable Rate of Return	(Cash Flow & Tax Savings/Dn. Pmt.+Closing Costs)	11.9%

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.