

1 Year Performance Projection

Co-living Atlanta
Atlanta, GA 30318
10 bedrooms 6 bathrooms 2004 year built 2015 year remodeled duplex, co-living, great income potential. 10/6



Square Feet	4,268
Initial Market Value	\$525,000
Purchase Price	\$525,000
Downpayment	\$131,250
Loan Origination Fees	\$5,906
Depreciable Closing Costs	\$15,750
Other Costs and Fixup	\$0
Approximate Cash Invested	\$152,906
Cost per Square Foot	\$123
Monthly Rent per Square Foot	\$1.81

Projected Income	Monthly	Annual
Projected Rent	\$7,707	\$92,484
Vacancy Losses	-\$925	-\$11,098
Operating Income	\$6,782	\$81,386

Estimated Expenses	Monthly	Annual
Property Taxes	-\$481	-\$5,775
Insurance	-\$262	-\$3,150
Management Fees	-\$1,085	-\$13,022
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$462	-\$5,549
Other (Utilities, Supplies, etc.)	-\$850	-\$10,200
Operating Expenses	-\$3,141	-\$37,696

Net Performance	Monthly	Annual
Net Operating Income	\$3,641	\$43,690
- Mortgage Payments	-\$2,554	-\$30,646
= Cash Flow	\$1,087	\$13,044
+ Principal Reduction	\$350	\$4,196
+ First-Year Appreciation	\$2,625	\$31,500
= Gross Equity Income	\$4,062	\$48,740

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$393,750	\$0
Monthly Payment	\$2,553.86	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.750%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		1.5%
Debt Coverage Ratio		1.43
Annual Gross Rent Multiplier		6
Capitalization Rate		8.3%
Cash on Cash Return		9%
Return on Investment		32%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Assumptions		
Projected Appreciation Rate		6%
Vacancy Rate		12%
Management Fee		16%
Maintenance Percentage		6%

Comments
Currently running at co-living however being self managed. 7/10 units are occupied currently

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.