

Property Summary

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

General Information	
Square Feet	4,268
Purchase Price	\$525,000
Initial Market Value	\$525,000
Downpayment	\$131,250
Closing Costs	\$21,656
Approximate Cash Invested	\$152,906

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



Financial Indicators	
Capitalization Rate	8.3%
Cash on Cash Return	9%
Return on Investment	32%

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

Comments
Currently running at co-living however being self man...
*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.