

1 Year Performance Projection

Co-living Atlanta 26
Ellenwood, GA 30294
11 bedrooms 3 bathrooms 1974 year built 2025 year remodeled
co-living - remodeling will begin shortly

Square Feet	2,524
Initial Market Value	\$409,900
Purchase Price	\$409,900
Downpayment	\$102,475
Loan Origination Fees	\$4,611
Depreciable Closing Costs	\$8,198
Other Costs and Fixup	\$0
Approximate Cash Invested	\$115,284
Cost per Square Foot	\$162
Monthly Rent per Square Foot	\$3.05

Projected Income	Monthly	Annual
Projected Rent	\$7,696	\$92,352
Vacancy Losses	-\$924	-\$11,082
Operating Income	\$6,772	\$81,270

Estimated Expenses	Monthly	Annual
Property Taxes	-\$547	-\$6,558
Insurance	-\$171	-\$2,050
Management Fees	-\$1,084	-\$13,003
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$462	-\$5,541
Other (Utilities, Supplies, etc.)	-\$1,000	-\$12,000
Operating Expenses	-\$3,263	-\$39,152

Net Performance	Monthly	Annual
Net Operating Income	\$3,510	\$42,118
- Mortgage Payments	-\$1,994	-\$23,927
= Cash Flow	\$1,516	\$18,190
+ Principal Reduction	\$273	\$3,276
+ First-Year Appreciation	\$2,050	\$24,594
= Gross Equity Income	\$3,838	\$46,061



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$307,425	\$0
Monthly Payment	\$1,993.95	\$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™)		1.9%
Debt Coverage Ratio		1.76
Annual Gross Rent Multiplier		4
Capitalization Rate		10.3%
Cash on Cash Return		16%
Return on Investment		40%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

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

Comments
Will be sold turnkey, beginning renovation. Will be ready in January to lease. Closing not to take place until furnished/lease ready (early January)

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