

1 Year Performance Projection

Excellent Cash Flow
Decatur, GA 30032
8bd | 5ba | Built: 1974 | Remodeled: 2025
Turnkey Co-Living 22



Square Feet	2,524
Initial Market Value	\$409,900
Purchase Price	\$409,900
Downpayment	\$102,475
Loan Origination Fees	\$0
Depreciable Closing Costs	\$8,198
Other Costs and Fixup	\$0
Approximate Cash Invested	\$110,673
Cost per Square Foot	\$162
Monthly Rent per Square Foot	\$3.02

Projected Income	Monthly	Annual
Projected Rent	\$7,626	\$91,512
Vacancy Losses	-\$915	-\$10,981
Operating Income	\$6,711	\$80,531

Estimated Expenses	Monthly	Annual
Property Taxes	-\$547	-\$6,558
Insurance	-\$205	-\$2,459
Management Fees	-\$1,074	-\$12,885
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$458	-\$5,491
Other (Utilities, Supplies, etc.)	-\$950	-\$11,400
Operating Expenses	-\$3,233	-\$38,793

Net Performance	Monthly	Annual
Net Operating Income	\$3,478	\$41,737
- Mortgage Payments	-\$1,943	-\$23,318
= Cash Flow	\$1,535	\$18,419
+ Principal Reduction	\$286	\$3,436
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$769	\$9,223
+ First-Year Appreciation	\$2,050	\$24,594
= Gross Equity Income	\$4,639	\$55,672

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$307,425	\$0
Monthly Payment	\$1,943.14	\$0.00
Loan Type	Amortizing Fixed	
Term	30 Years	
Interest Rate	6.500%	0.000%
Monthly PMI	\$0	

Financial Indicators		
Rent-to-Value Ratio™ (RV Ratio™)		1.9%
Debt Coverage Ratio		1.79
Annual Gross Rent Multiplier		4
Capitalization Rate		10.2%
Cash on Cash Return		17%
Return on Investment		42%
Return on Investment with IIDD		50%
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

Assumptions		
Projected Appreciation Rate		6%
Projected Inflation Rate		3%
Vacancy Rate		12%
Management Fee		16%
Maintenance Percentage		6%

Comments
-Estimated January Closing -Turnkey and Furnished at close

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