

## 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
<b>Approximate Cash Invested</b>	<b>\$110,673</b>
Cost per Square Foot	\$162
Monthly Rent per Square Foot	\$3.02

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	

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

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

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%
<b>Return on Investment with IIDD</b>		<b>50%</b>
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

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

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.