

1 Year Performance Projection

Excellent Cash Flow  
Decatur, GA 30032  
8 bedrooms 5 bathrooms 1974 year built 2025 year remodeled  
Turnkey Co-Living 22

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	\$3.02

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	-\$171	-\$2,050
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	-\$3,199	-\$38,384

Net Performance	Monthly	Annual
Net Operating Income	\$3,512	\$42,147
- Mortgage Payments	-\$1,994	-\$23,927
= Cash Flow	\$1,518	\$18,220
+ Principal Reduction	\$273	\$3,276
+ First-Year Appreciation	\$2,050	\$24,594
= Gross Equity Income	\$3,841	\$46,090



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
-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.