

10 Year Performance Projection

Excellent Cash Flow
Decatur, GA 30032
8 bedrooms 5 bathrooms 1974 year built 2025 year remodeled

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$91,512	\$94,257	\$97,085	\$99,998	\$102,998	\$106,087	\$109,270	\$112,548	\$115,925	\$119,402
Vacancy Losses	-\$10,981	-\$11,311	-\$11,650	-\$12,000	-\$12,360	-\$12,730	-\$13,112	-\$13,506	-\$13,911	-\$14,328
Operating Income	\$80,531	\$82,946	\$85,435	\$87,998	\$90,638	\$93,357	\$96,158	\$99,042	\$102,014	\$105,074

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,558	-\$6,755	-\$6,958	-\$7,167	-\$7,382	-\$7,603	-\$7,831	-\$8,066	-\$8,308	-\$8,557
Insurance	-\$2,050	-\$2,111	-\$2,174	-\$2,240	-\$2,307	-\$2,376	-\$2,447	-\$2,521	-\$2,596	-\$2,674
Management Fees	-\$12,885	-\$13,271	-\$13,670	-\$14,080	-\$14,502	-\$14,937	-\$15,385	-\$15,847	-\$16,322	-\$16,812
Leasing/Advertising Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$5,491	-\$5,655	-\$5,825	-\$6,000	-\$6,180	-\$6,365	-\$6,556	-\$6,753	-\$6,955	-\$7,164
Other	-\$11,400	-\$11,742	-\$12,094	-\$12,457	-\$12,831	-\$13,216	-\$13,612	-\$14,021	-\$14,441	-\$14,874
Operating Expenses	-\$38,384	-\$39,535	-\$40,721	-\$41,943	-\$43,201	-\$44,497	-\$45,832	-\$47,207	-\$48,623	-\$50,082

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income	\$42,147	\$43,411	\$44,714	\$46,055	\$47,437	\$48,860	\$50,326	\$51,836	\$53,391	\$54,992
- Mortgage Payments	-\$23,927	-\$23,927	-\$23,927	-\$23,927	-\$23,927	-\$23,927	-\$23,927	-\$23,927	-\$23,927	-\$23,927
= Cash Flow	\$18,220	\$19,484	\$20,786	\$22,128	\$23,509	\$24,933	\$26,398	\$27,908	\$29,463	\$31,065
+ Principal Reduction	\$3,276	\$3,504	\$3,748	\$4,009	\$4,289	\$4,587	\$4,907	\$5,248	\$5,614	\$6,005
+ Appreciation	\$24,594	\$26,070	\$27,634	\$29,292	\$31,049	\$32,912	\$34,887	\$36,980	\$39,199	\$41,551
= Gross Equity Income	\$46,090	\$49,058	\$52,169	\$55,429	\$58,847	\$62,432	\$66,192	\$70,137	\$74,276	\$78,621
Capitalization Rate	9.7%	9.4%	9.2%	8.9%	8.6%	8.4%	8.2%	7.9%	7.7%	7.5%
Cash on Cash Return	15.8%	16.9%	18.0%	19.2%	20.4%	21.6%	22.9%	24.2%	25.6%	26.9%
Return on Equity	35.4%	30.7%	27.3%	24.7%	22.6%	21.0%	19.6%	18.5%	17.5%	16.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$434,494	\$460,564	\$488,197	\$517,489	\$548,539	\$581,451	\$616,338	\$653,318	\$692,517	\$734,068
- Loan Balance	-\$304,149	-\$300,644	-\$296,896	-\$292,886	-\$288,598	-\$284,010	-\$279,104	-\$273,855	-\$268,242	-\$262,237
= Equity	\$130,345	\$159,919	\$191,302	\$224,603	\$259,941	\$297,441	\$337,234	\$379,463	\$424,276	\$471,831
Loan-to-Value Ratio	70.0%	65.3%	60.8%	56.6%	52.6%	48.8%	45.3%	41.9%	38.7%	35.7%
Potential Cash-Out Refi	\$86,896	\$113,863	\$142,482	\$172,854	\$205,087	\$239,296	\$275,601	\$314,131	\$355,024	\$398,425

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$130,345	\$159,919	\$191,302	\$224,603	\$259,941	\$297,441	\$337,234	\$379,463	\$424,276	\$471,831
- Closing Costs	-\$30,415	-\$32,239	-\$34,174	-\$36,224	-\$38,398	-\$40,702	-\$43,144	-\$45,732	-\$48,476	-\$51,385
= Proceeds After Sale	\$99,931	\$127,680	\$157,128	\$188,379	\$221,543	\$256,739	\$294,091	\$333,731	\$375,800	\$420,447
+ Cumulative Cash Flow	\$18,220	\$37,704	\$58,490	\$80,618	\$104,127	\$129,060	\$155,458	\$183,367	\$212,830	\$243,895
- Approximate Cash Invest	-\$115,284	-\$115,284	-\$115,284	-\$115,284	-\$115,284	-\$115,284	-\$115,284	-\$115,284	-\$115,284	-\$115,284
= Net Profit	\$2,866	\$50,099	\$100,334	\$153,712	\$210,386	\$270,515	\$334,265	\$401,813	\$473,345	\$549,057
Internal Rate of Return	2.5%	21.2%	26.2%	27.7%	28.1%	28.0%	27.7%	27.3%	26.8%	26.4%
Return on Investment	2.5%	43.5%	87.0%	133.3%	182.5%	234.6%	289.9%	348.5%	410.6%	476.3%

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