

10 Year Performance Projection

Excellent Cash Flow  
Decatur, GA 30032  
8bd | 5ba | Built: 1974 | Remodeled: 2025

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	-\$2,459	-\$2,533	-\$2,609	-\$2,687	-\$2,768	-\$2,851	-\$2,937	-\$3,025	-\$3,115	-\$3,209
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	-\$38,793	-\$39,957	-\$41,156	-\$42,391	-\$43,662	-\$44,972	-\$46,321	-\$47,711	-\$49,142	-\$50,617

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	\$41,737	\$42,989	\$44,279	\$45,607	\$46,976	\$48,385	\$49,836	\$51,331	\$52,871	\$54,458
- Mortgage Payments	-\$23,318	-\$23,318	-\$23,318	-\$23,318	-\$23,318	-\$23,318	-\$23,318	-\$23,318	-\$23,318	-\$23,318
= Cash Flow	\$18,419	\$19,672	\$20,961	\$22,290	\$23,658	\$25,067	\$26,519	\$28,014	\$29,554	\$31,140
+ Principal Reduction	\$3,436	\$3,666	\$3,912	\$4,174	\$4,453	\$4,752	\$5,070	\$5,409	\$5,772	\$6,158
+ Appreciation	\$24,594	\$26,070	\$27,634	\$29,292	\$31,049	\$32,912	\$34,887	\$36,980	\$39,199	\$41,551
= Gross Equity Income	\$46,450	\$49,408	\$52,507	\$55,755	\$59,161	\$62,731	\$66,476	\$70,403	\$74,525	\$78,849
Capitalization Rate	9.6%	9.3%	9.1%	8.8%	8.6%	8.3%	8.1%	7.9%	7.6%	7.4%
Cash on Cash Return	16.6%	17.8%	18.9%	20.1%	21.4%	22.6%	24.0%	25.3%	26.7%	28.1%
Return on Equity	35.6%	30.8%	27.4%	24.8%	22.7%	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	-\$303,989	-\$300,322	-\$296,410	-\$292,237	-\$287,783	-\$283,032	-\$277,962	-\$272,552	-\$266,780	-\$260,622
= Equity	\$130,505	\$160,241	\$191,787	\$225,253	\$260,755	\$298,419	\$338,376	\$380,766	\$425,737	\$473,446
Loan-to-Value Ratio	70.0%	65.2%	60.7%	56.5%	52.5%	48.7%	45.1%	41.7%	38.5%	35.5%
Potential Cash-Out Refi	\$87,056	\$114,185	\$142,967	\$173,504	\$205,902	\$240,274	\$276,743	\$315,434	\$356,485	\$400,039

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$130,505	\$160,241	\$191,787	\$225,253	\$260,755	\$298,419	\$338,376	\$380,766	\$425,737	\$473,446
- 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	\$100,091	\$128,002	\$157,613	\$189,028	\$222,358	\$257,718	\$295,233	\$335,034	\$377,261	\$422,061
+ Cumulative Cash Flow	\$18,419	\$38,091	\$59,052	\$81,342	\$105,000	\$130,067	\$156,586	\$184,599	\$214,153	\$245,293
- Approximate Cash Invest	-\$110,673	-\$110,673	-\$110,673	-\$110,673	-\$110,673	-\$110,673	-\$110,673	-\$110,673	-\$110,673	-\$110,673
= Net Profit	\$7,837	\$55,420	\$105,992	\$159,697	\$216,685	\$277,112	\$341,145	\$408,960	\$480,741	\$556,681
Internal Rate of Return	7.1%	24.1%	28.4%	29.5%	29.6%	29.3%	28.9%	28.4%	27.9%	27.4%
Return on Investment	7.1%	50.1%	95.8%	144.3%	195.8%	250.4%	308.2%	369.5%	434.4%	503.0%

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