

## 1 Year Performance Projection

Excellent Cash Flow  
 Decatur, GA 30032  
 9bd | 7ba | Built: 1963 | Remodeled: 2025  
 Turnkey Co-Living 22



Square Feet	2,524
Initial Market Value	\$459,900
Purchase Price	\$459,900
Downpayment	\$114,975
Loan Origination Fees	\$0
Depreciable Closing Costs	\$9,198
Other Costs and Fixup	\$0
<b>Approximate Cash Invested</b>	<b>\$124,173</b>
Cost per Square Foot	\$182
Monthly Rent per Square Foot	\$3.50

Projected Income	Monthly	Annual
Projected Rent	\$8,840	\$106,080
Vacancy Losses	-\$1,061	-\$12,730
<b>Operating Income</b>	<b>\$7,779</b>	<b>\$93,350</b>

Estimated Expenses	Monthly	Annual
Property Taxes	-\$613	-\$7,358
Insurance	-\$230	-\$2,759
Management Fees	-\$1,245	-\$14,936
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$530	-\$6,365
Other (Utilities, Supplies, etc.)	-\$1,050	-\$12,600
<b>Operating Expenses</b>	<b>-\$3,668</b>	<b>-\$44,019</b>

Net Performance	Monthly	Annual
<b>Net Operating Income</b>	<b>\$4,111</b>	<b>\$49,332</b>
- Mortgage Payments	-\$2,180	-\$26,162
<b>= Cash Flow</b>	<b>\$1,931</b>	<b>\$23,170</b>
+ Principal Reduction	\$321	\$3,855
+ Inflation Induced Debt	\$862	\$10,348
Destruction® (IIDD) - Beta		
+ First-Year Appreciation	\$2,300	\$27,594
<b>= Gross Equity Income</b>	<b>\$5,414</b>	<b>\$64,967</b>

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$344,925	\$0
Monthly Payment	\$2,180.16	\$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		1.89
Annual Gross Rent Multiplier		4
Capitalization Rate		10.7%
Cash on Cash Return		19%
Return on Investment		44%
<b>Return on Investment with IIDD</b>		<b>52%</b>
+ 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.