

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
Approximate Cash Invested	\$124,173
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
Operating Income	\$7,779	\$93,350

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
Operating Expenses	-\$3,668	-\$44,019

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



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%
Return on Investment with IIDD	52%
+ 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.