

10 Year Performance Projection

Excellent Cash Flow  
Decatur, GA 30032  
9bd | 7ba | Built: 1963 | 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	\$106,080	\$109,262	\$112,540	\$115,916	\$119,394	\$122,976	\$126,665	\$130,465	\$134,379	\$138,410
Vacancy Losses	-\$12,730	-\$13,111	-\$13,505	-\$13,910	-\$14,327	-\$14,757	-\$15,200	-\$15,656	-\$16,125	-\$16,609
Operating Income	\$93,350	\$96,151	\$99,035	\$102,007	\$105,067	\$108,219	\$111,465	\$114,809	\$118,253	\$121,801

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$7,358	-\$7,579	-\$7,807	-\$8,041	-\$8,282	-\$8,530	-\$8,786	-\$9,050	-\$9,321	-\$9,601
Insurance	-\$2,759	-\$2,842	-\$2,927	-\$3,015	-\$3,106	-\$3,199	-\$3,295	-\$3,394	-\$3,496	-\$3,600
Management Fees	-\$14,936	-\$15,384	-\$15,846	-\$16,321	-\$16,811	-\$17,315	-\$17,834	-\$18,369	-\$18,921	-\$19,488
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	-\$6,365	-\$6,556	-\$6,752	-\$6,955	-\$7,164	-\$7,379	-\$7,600	-\$7,828	-\$8,063	-\$8,305
Other	-\$12,600	-\$12,978	-\$13,367	-\$13,768	-\$14,181	-\$14,607	-\$15,045	-\$15,496	-\$15,961	-\$16,440
Operating Expenses	-\$44,019	-\$45,339	-\$46,699	-\$48,100	-\$49,543	-\$51,030	-\$52,561	-\$54,137	-\$55,762	-\$57,434

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	\$49,332	\$50,812	\$52,336	\$53,906	\$55,523	\$57,189	\$58,905	\$60,672	\$62,492	\$64,367
- Mortgage Payments	-\$26,162	-\$26,162	-\$26,162	-\$26,162	-\$26,162	-\$26,162	-\$26,162	-\$26,162	-\$26,162	-\$26,162
= Cash Flow	\$23,170	\$24,650	\$26,174	\$27,744	\$29,361	\$31,027	\$32,743	\$34,510	\$36,330	\$38,205
+ Principal Reduction	\$3,855	\$4,113	\$4,389	\$4,683	\$4,997	\$5,331	\$5,688	\$6,069	\$6,476	\$6,909
+ Appreciation	\$27,594	\$29,250	\$31,005	\$32,865	\$34,837	\$36,927	\$39,143	\$41,491	\$43,981	\$46,619
= Gross Equity Income	\$54,619	\$58,013	\$61,568	\$65,292	\$69,195	\$73,285	\$77,574	\$82,070	\$86,786	\$91,734
Capitalization Rate	10.1%	9.8%	9.6%	9.3%	9.0%	8.8%	8.5%	8.3%	8.0%	7.8%
Cash on Cash Return	18.7%	19.9%	21.1%	22.3%	23.6%	25.0%	26.4%	27.8%	29.3%	30.8%
Return on Equity	37.3%	32.3%	28.6%	25.8%	23.7%	21.9%	20.4%	19.2%	18.2%	17.3%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$487,494	\$516,744	\$547,748	\$580,613	\$615,450	\$652,377	\$691,520	\$733,011	\$776,991	\$823,611
- Loan Balance	-\$341,070	-\$336,956	-\$332,567	-\$327,884	-\$322,888	-\$317,557	-\$311,868	-\$305,799	-\$299,324	-\$292,414
= Equity	\$146,424	\$179,787	\$215,181	\$252,729	\$292,562	\$334,820	\$379,651	\$427,212	\$477,668	\$531,197
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	\$97,675	\$128,113	\$160,406	\$194,668	\$231,017	\$269,583	\$310,499	\$353,910	\$399,969	\$448,836

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$146,424	\$179,787	\$215,181	\$252,729	\$292,562	\$334,820	\$379,651	\$427,212	\$477,668	\$531,197
- Closing Costs	-\$34,125	-\$36,172	-\$38,342	-\$40,643	-\$43,081	-\$45,666	-\$48,406	-\$51,311	-\$54,389	-\$57,653
= Proceeds After Sale	\$112,300	\$143,615	\$176,839	\$212,086	\$249,481	\$289,154	\$331,245	\$375,901	\$423,278	\$473,544
+ Cumulative Cash Flow	\$23,170	\$47,820	\$73,994	\$101,738	\$131,099	\$162,126	\$194,869	\$229,379	\$265,709	\$303,914
- Approximate Cash Invest	-\$124,173	-\$124,173	-\$124,173	-\$124,173	-\$124,173	-\$124,173	-\$124,173	-\$124,173	-\$124,173	-\$124,173
= Net Profit	\$11,297	\$67,262	\$126,659	\$189,651	\$256,407	\$327,107	\$401,941	\$481,107	\$564,814	\$653,285
Internal Rate of Return	9.1%	26.1%	30.3%	31.3%	31.3%	31.0%	30.5%	29.9%	29.4%	28.9%
Return on Investment	9.1%	54.2%	102.0%	152.7%	206.5%	263.4%	323.7%	387.4%	454.9%	526.1%

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