

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.

For more information, contact Empowered Investor LLC at www.JasonHartman.com or 1-714-820-4200 ext. 2

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