

1 Year Performance Projection

Co-living 34
Atlanta, GA 30331
8bd | 8ba | Built: 1964 | Remodeled: 2025
Co-living - being remodeled as we speak



Square Feet	3,754
Initial Market Value	\$469,000
Purchase Price	\$469,000
Downpayment	\$117,250
Loan Origination Fees	\$0
Depreciable Closing Costs	\$14,070
Other Costs and Fixup	\$0
Approximate Cash Invested	\$131,320
Cost per Square Foot	\$125
Monthly Rent per Square Foot	\$2.34

Projected Income	Monthly	Annual
Projected Rent	\$8,800	\$105,600
Vacancy Losses	-\$1,056	-\$12,672
Operating Income	\$7,744	\$92,928

Estimated Expenses	Monthly	Annual
Property Taxes	-\$430	-\$5,159
Insurance	-\$234	-\$2,814
Management Fees	-\$1,239	-\$14,868
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$528	-\$6,336
Other (Utilities, Supplies, etc.)	-\$1,100	-\$13,200
Operating Expenses	-\$3,531	-\$42,377

Net Performance	Monthly	Annual
Net Operating Income	\$4,213	\$50,551
- Mortgage Payments	-\$2,223	-\$26,680
= Cash Flow	\$1,989	\$23,871
+ Principal Reduction	\$328	\$3,932
+ Inflation Induced Debt Destruction® (IIDD) - Beta	\$879	\$10,552
+ First-Year Appreciation	\$2,345	\$28,140
= Gross Equity Income	\$5,541	\$66,495

Mortgage Info	First	Second
Loan-to-Value Ratio	75%	0%
Loan Amount	\$351,750	\$0
Monthly Payment	\$2,223.30	\$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		10.8%
Cash on Cash Return		18%
Return on Investment		43%
Return on Investment with IIDD		51%
+ 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
8 en suites.

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