

## 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
<b>Approximate Cash Invested</b>	<b>\$131,320</b>
Cost per Square Foot	\$125
Monthly Rent per Square Foot	\$2.34

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	

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

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

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%
<b>Return on Investment with IIDD</b>		<b>51%</b>
+ Tax Benefits: Deductions, Depreciation, 1031 Exchan...		

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

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.