

10 Year Performance Projection

Co-living
Decatur, GA 30034
8bd | 8ba | Built: 1971 | 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	-\$10,608	-\$10,926	-\$11,254	-\$11,592	-\$11,939	-\$12,298	-\$12,667	-\$13,047	-\$13,438	-\$13,841
Operating Income	\$95,472	\$98,336	\$101,286	\$104,325	\$107,455	\$110,678	\$113,999	\$117,419	\$120,941	\$124,569

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,804	-\$7,009	-\$7,219	-\$7,435	-\$7,659	-\$7,888	-\$8,125	-\$8,369	-\$8,620	-\$8,878
Insurance	-\$2,985	-\$3,075	-\$3,167	-\$3,262	-\$3,360	-\$3,461	-\$3,564	-\$3,671	-\$3,782	-\$3,895
Management Fees	-\$15,276	-\$15,734	-\$16,206	-\$16,692	-\$17,193	-\$17,709	-\$18,240	-\$18,787	-\$19,351	-\$19,931
Leasing/Advertising Fees	-\$2,500	-\$2,575	-\$2,652	-\$2,732	-\$2,814	-\$2,898	-\$2,985	-\$3,075	-\$3,167	-\$3,262
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$4,243	-\$4,370	-\$4,502	-\$4,637	-\$4,776	-\$4,919	-\$5,067	-\$5,219	-\$5,375	-\$5,536
Other	-\$15,000	-\$15,450	-\$15,914	-\$16,391	-\$16,883	-\$17,389	-\$17,911	-\$18,448	-\$19,002	-\$19,572
Operating Expenses	-\$46,808	-\$48,213	-\$49,659	-\$51,149	-\$52,683	-\$54,264	-\$55,892	-\$57,568	-\$59,296	-\$61,074

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	\$48,664	\$50,123	\$51,627	\$53,176	\$54,771	\$56,414	\$58,107	\$59,850	\$61,646	\$63,495
- Mortgage Payments	-\$24,973	-\$24,973	-\$24,973	-\$24,973	-\$24,973	-\$24,973	-\$24,973	-\$24,973	-\$24,973	-\$24,973
= Cash Flow	\$23,691	\$25,151	\$26,654	\$28,203	\$29,798	\$31,441	\$33,134	\$34,877	\$36,673	\$38,522
+ Principal Reduction	\$3,680	\$3,927	\$4,189	\$4,470	\$4,769	\$5,089	\$5,430	\$5,793	\$6,181	\$6,595
+ Appreciation	\$26,340	\$27,920	\$29,596	\$31,371	\$33,254	\$35,249	\$37,364	\$39,606	\$41,982	\$44,501
= Gross Equity Income	\$53,711	\$56,997	\$60,439	\$64,044	\$67,821	\$71,779	\$75,927	\$80,276	\$84,836	\$89,618
Capitalization Rate	10.5%	10.2%	9.9%	9.6%	9.3%	9.1%	8.8%	8.6%	8.3%	8.1%
Cash on Cash Return	20.0%	21.2%	22.5%	23.8%	25.1%	26.5%	28.0%	29.4%	30.9%	32.5%
Return on Equity	38.4%	33.2%	29.4%	26.5%	24.3%	22.5%	21.0%	19.7%	18.6%	17.7%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$465,340	\$493,260	\$522,856	\$554,227	\$587,481	\$622,730	\$660,094	\$699,699	\$741,681	\$786,182
- Loan Balance	-\$325,570	-\$321,643	-\$317,454	-\$312,984	-\$308,214	-\$303,126	-\$297,696	-\$291,903	-\$285,721	-\$279,126
= Equity	\$139,770	\$171,617	\$205,402	\$241,244	\$279,267	\$319,604	\$362,398	\$407,797	\$455,960	\$507,056
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	\$93,236	\$122,291	\$153,117	\$185,821	\$220,519	\$257,331	\$296,388	\$337,827	\$381,792	\$428,438

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$139,770	\$171,617	\$205,402	\$241,244	\$279,267	\$319,604	\$362,398	\$407,797	\$455,960	\$507,056
- Closing Costs	-\$32,574	-\$34,528	-\$36,600	-\$38,796	-\$41,124	-\$43,591	-\$46,207	-\$48,979	-\$51,918	-\$55,033
= Proceeds After Sale	\$107,196	\$137,089	\$168,802	\$202,448	\$238,143	\$276,013	\$316,191	\$358,818	\$404,042	\$452,023
+ Cumulative Cash Flow	\$23,691	\$48,841	\$75,495	\$103,698	\$133,497	\$164,938	\$198,072	\$232,949	\$269,622	\$308,144
- Approximate Cash Invest	-\$118,530	-\$118,530	-\$118,530	-\$118,530	-\$118,530	-\$118,530	-\$118,530	-\$118,530	-\$118,530	-\$118,530
= Net Profit	\$12,357	\$67,400	\$125,768	\$187,616	\$253,110	\$322,421	\$395,733	\$473,237	\$555,134	\$641,637
Internal Rate of Return	10.4%	27.4%	31.5%	32.5%	32.5%	32.1%	31.6%	31.0%	30.5%	29.9%
Return on Investment	10.4%	56.9%	106.1%	158.3%	213.5%	272.0%	333.9%	399.3%	468.3%	541.3%

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

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