

10 Year Performance Projection

Co-living
 Atlanta, GA 30331
 7bd | 6ba | Built: 1963 | Remodeled: 2026

Projected Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Projected Rent	\$93,600	\$96,408	\$99,300	\$102,279	\$105,348	\$108,508	\$111,763	\$115,116	\$118,570	\$122,127
Vacancy Losses	-\$13,104	-\$13,497	-\$13,902	-\$14,319	-\$14,749	-\$15,191	-\$15,647	-\$16,116	-\$16,600	-\$17,098
Operating Income	\$80,496	\$82,911	\$85,398	\$87,960	\$90,599	\$93,317	\$96,116	\$99,000	\$101,970	\$105,029

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,348	-\$5,508	-\$5,674	-\$5,844	-\$6,019	-\$6,200	-\$6,386	-\$6,577	-\$6,775	-\$6,978
Insurance	-\$2,483	-\$2,557	-\$2,634	-\$2,713	-\$2,795	-\$2,878	-\$2,965	-\$3,054	-\$3,145	-\$3,240
Management Fees	-\$12,879	-\$13,266	-\$13,664	-\$14,074	-\$14,496	-\$14,931	-\$15,379	-\$15,840	-\$16,315	-\$16,805
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	-\$4,212	-\$4,338	-\$4,469	-\$4,603	-\$4,741	-\$4,883	-\$5,029	-\$5,180	-\$5,336	-\$5,496
Other	-\$13,200	-\$13,596	-\$14,004	-\$14,424	-\$14,857	-\$15,302	-\$15,761	-\$16,234	-\$16,721	-\$17,223
Operating Expenses	-\$38,122	-\$39,266	-\$40,444	-\$41,657	-\$42,907	-\$44,194	-\$45,520	-\$46,886	-\$48,292	-\$49,741

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	\$42,374	\$43,645	\$44,954	\$46,303	\$47,692	\$49,123	\$50,596	\$52,114	\$53,678	\$55,288
- Mortgage Payments	-\$21,730	-\$21,730	-\$21,730	-\$21,730	-\$21,730	-\$21,730	-\$21,730	-\$21,730	-\$21,730	-\$21,730
= Cash Flow	\$20,643	\$21,914	\$23,224	\$24,572	\$25,961	\$27,392	\$28,866	\$30,384	\$31,947	\$33,558
+ Principal Reduction	\$3,202	\$3,417	\$3,645	\$3,890	\$4,150	\$4,428	\$4,725	\$5,041	\$5,379	\$5,739
+ Appreciation	\$22,920	\$24,295	\$25,753	\$27,298	\$28,936	\$30,672	\$32,512	\$34,463	\$36,531	\$38,723
= Gross Equity Income	\$46,765	\$49,626	\$52,622	\$55,760	\$59,048	\$62,492	\$66,103	\$69,888	\$73,857	\$78,019
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	19.3%	20.5%	21.7%	23.0%	24.3%	25.6%	27.0%	28.4%	29.9%	31.4%
Return on Equity	38.5%	33.2%	29.4%	26.6%	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	\$404,920	\$429,215	\$454,968	\$482,266	\$511,202	\$541,874	\$574,387	\$608,850	\$645,381	\$684,104
- Loan Balance	-\$283,298	-\$279,881	-\$276,236	-\$272,346	-\$268,196	-\$263,768	-\$259,043	-\$254,002	-\$248,623	-\$242,884
= Equity	\$121,622	\$149,334	\$178,733	\$209,920	\$243,006	\$278,107	\$315,344	\$354,848	\$396,758	\$441,219
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	\$81,130	\$106,413	\$133,236	\$161,694	\$191,886	\$223,919	\$257,905	\$293,963	\$332,220	\$372,809

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$121,622	\$149,334	\$178,733	\$209,920	\$243,006	\$278,107	\$315,344	\$354,848	\$396,758	\$441,219
- Closing Costs	-\$28,344	-\$30,045	-\$31,848	-\$33,759	-\$35,784	-\$37,931	-\$40,207	-\$42,619	-\$45,177	-\$47,887
= Proceeds After Sale	\$93,278	\$119,289	\$146,885	\$176,162	\$207,222	\$240,175	\$275,137	\$312,228	\$351,581	\$393,332
+ Cumulative Cash Flow	\$20,643	\$42,558	\$65,781	\$90,354	\$116,315	\$143,707	\$172,573	\$202,957	\$234,904	\$268,462
- Approximate Cash Invest	-\$106,960	-\$106,960	-\$106,960	-\$106,960	-\$106,960	-\$106,960	-\$106,960	-\$106,960	-\$106,960	-\$106,960
= Net Profit	\$6,961	\$54,887	\$105,706	\$159,555	\$216,577	\$276,923	\$340,750	\$408,226	\$479,525	\$554,834
Internal Rate of Return	6.5%	25.0%	29.7%	31.0%	31.2%	31.0%	30.6%	30.1%	29.6%	29.1%
Return on Investment	6.5%	51.3%	98.8%	149.2%	202.5%	258.9%	318.6%	381.7%	448.3%	518.7%

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

Make your own dynamic proformas for FREE at www.PropertyTracker.com and Find investments at www.JasonHartman.com/Properties

Talk with an Investment Counselor from Empowered Investor LLC: www.JasonHartman.com or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at www.JasonHartman.com/AI.

Subject to Terms of Service and Privacy Policy | © 2004-2026