

10 Year Performance Projection

Co-living
 Atlanta, GA 30311
 7bd | 7ba | 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	\$90,996	\$93,726	\$96,538	\$99,434	\$102,417	\$105,489	\$108,654	\$111,914	\$115,271	\$118,729
Vacancy Losses	-\$12,739	-\$13,122	-\$13,515	-\$13,921	-\$14,338	-\$14,769	-\$15,212	-\$15,668	-\$16,138	-\$16,622
Operating Income	\$78,257	\$80,604	\$83,022	\$85,513	\$88,078	\$90,721	\$93,442	\$96,246	\$99,133	\$102,107

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,586	-\$5,754	-\$5,926	-\$6,104	-\$6,287	-\$6,476	-\$6,670	-\$6,870	-\$7,076	-\$7,288
Insurance	-\$2,594	-\$2,671	-\$2,751	-\$2,834	-\$2,919	-\$3,007	-\$3,097	-\$3,190	-\$3,285	-\$3,384
Management Fees	-\$12,521	-\$12,897	-\$13,284	-\$13,682	-\$14,093	-\$14,515	-\$14,951	-\$15,399	-\$15,861	-\$16,337
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	-\$4,095	-\$4,218	-\$4,344	-\$4,475	-\$4,609	-\$4,747	-\$4,889	-\$5,036	-\$5,187	-\$5,343
Other	-\$13,200	-\$13,596	-\$14,004	-\$14,424	-\$14,857	-\$15,302	-\$15,761	-\$16,234	-\$16,721	-\$17,223
Operating Expenses	-\$37,995	-\$39,135	-\$40,309	-\$41,519	-\$42,764	-\$44,047	-\$45,368	-\$46,730	-\$48,131	-\$49,575

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	\$40,261	\$41,469	\$42,713	\$43,994	\$45,314	\$46,674	\$48,074	\$49,516	\$51,002	\$52,532
- Mortgage Payments	-\$22,698	-\$22,698	-\$22,698	-\$22,698	-\$22,698	-\$22,698	-\$22,698	-\$22,698	-\$22,698	-\$22,698
= Cash Flow	\$17,564	\$18,772	\$20,016	\$21,297	\$22,617	\$23,976	\$25,376	\$26,819	\$28,304	\$29,834
+ Principal Reduction	\$3,345	\$3,569	\$3,808	\$4,063	\$4,335	\$4,625	\$4,935	\$5,265	\$5,618	\$5,994
+ Appreciation	\$23,940	\$25,376	\$26,899	\$28,513	\$30,224	\$32,037	\$33,959	\$35,997	\$38,157	\$40,446
= Gross Equity Income	\$44,848	\$47,717	\$50,722	\$53,873	\$57,175	\$60,639	\$64,271	\$68,081	\$72,079	\$76,275
Capitalization Rate	9.5%	9.2%	9.0%	8.7%	8.5%	8.2%	8.0%	7.8%	7.6%	7.4%
Cash on Cash Return	15.7%	16.8%	17.9%	19.1%	20.2%	21.5%	22.7%	24.0%	25.3%	26.7%
Return on Equity	35.3%	30.6%	27.2%	24.6%	22.5%	20.9%	19.5%	18.4%	17.4%	16.6%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$422,940	\$448,316	\$475,215	\$503,728	\$533,952	\$565,989	\$599,948	\$635,945	\$674,102	\$714,548
- Loan Balance	-\$295,905	-\$292,337	-\$288,529	-\$284,466	-\$280,131	-\$275,506	-\$270,571	-\$265,306	-\$259,688	-\$253,693
= Equity	\$127,035	\$155,980	\$186,687	\$219,262	\$253,821	\$290,483	\$329,377	\$370,640	\$414,415	\$460,855
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	\$84,741	\$111,148	\$139,165	\$168,890	\$200,426	\$233,884	\$269,383	\$307,045	\$347,004	\$389,400

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$127,035	\$155,980	\$186,687	\$219,262	\$253,821	\$290,483	\$329,377	\$370,640	\$414,415	\$460,855
- Closing Costs	-\$29,606	-\$31,382	-\$33,265	-\$35,261	-\$37,377	-\$39,619	-\$41,996	-\$44,516	-\$47,187	-\$50,018
= Proceeds After Sale	\$97,429	\$124,598	\$153,422	\$184,001	\$216,444	\$250,864	\$287,381	\$326,124	\$367,227	\$410,837
+ Cumulative Cash Flow	\$17,564	\$36,335	\$56,351	\$77,648	\$100,265	\$124,241	\$149,617	\$176,436	\$204,740	\$234,574
- Approximate Cash Invest	-\$111,720	-\$111,720	-\$111,720	-\$111,720	-\$111,720	-\$111,720	-\$111,720	-\$111,720	-\$111,720	-\$111,720
= Net Profit	\$3,273	\$49,213	\$98,052	\$149,929	\$204,989	\$263,385	\$325,278	\$390,839	\$460,247	\$533,691
Internal Rate of Return	2.9%	21.4%	26.3%	27.8%	28.1%	28.0%	27.7%	27.2%	26.8%	26.4%
Return on Investment	2.9%	44.1%	87.8%	134.2%	183.5%	235.8%	291.2%	349.8%	412.0%	477.7%

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