

## 10 Year Performance Projection

Co-living 289

Atlanta, GA 30311

9bd | 9ba | 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	\$117,000	\$120,510	\$124,125	\$127,849	\$131,685	\$135,635	\$139,704	\$143,895	\$148,212	\$152,658
Vacancy Losses	-\$16,380	-\$16,871	-\$17,378	-\$17,899	-\$18,436	-\$18,989	-\$19,559	-\$20,145	-\$20,750	-\$21,372
<b>Operating Income</b>	<b>\$100,620</b>	<b>\$103,639</b>	<b>\$106,748</b>	<b>\$109,950</b>	<b>\$113,249</b>	<b>\$116,646</b>	<b>\$120,146</b>	<b>\$123,750</b>	<b>\$127,462</b>	<b>\$131,286</b>

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$6,706	-\$6,907	-\$7,114	-\$7,328	-\$7,548	-\$7,774	-\$8,007	-\$8,248	-\$8,495	-\$8,750
Insurance	-\$3,114	-\$3,207	-\$3,303	-\$3,402	-\$3,504	-\$3,609	-\$3,718	-\$3,829	-\$3,944	-\$4,062
Management Fees	-\$16,099	-\$16,582	-\$17,080	-\$17,592	-\$18,120	-\$18,663	-\$19,223	-\$19,800	-\$20,394	-\$21,006
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	-\$5,265	-\$5,423	-\$5,586	-\$5,753	-\$5,926	-\$6,104	-\$6,287	-\$6,475	-\$6,670	-\$6,870
Other	-\$15,000	-\$15,450	-\$15,914	-\$16,391	-\$16,883	-\$17,389	-\$17,911	-\$18,448	-\$19,002	-\$19,572
<b>Operating Expenses</b>	<b>-\$46,184</b>	<b>-\$47,569</b>	<b>-\$48,996</b>	<b>-\$50,466</b>	<b>-\$51,980</b>	<b>-\$53,540</b>	<b>-\$55,146</b>	<b>-\$56,800</b>	<b>-\$58,504</b>	<b>-\$60,259</b>

Income Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Net Operating Income</b>	<b>\$54,436</b>	<b>\$56,069</b>	<b>\$57,751</b>	<b>\$59,484</b>	<b>\$61,269</b>	<b>\$63,107</b>	<b>\$65,000</b>	<b>\$66,950</b>	<b>\$68,958</b>	<b>\$71,027</b>
- Mortgage Payments	-\$27,248	-\$27,248	-\$27,248	-\$27,248	-\$27,248	-\$27,248	-\$27,248	-\$27,248	-\$27,248	-\$27,248
<b>= Cash Flow</b>	<b>\$27,188</b>	<b>\$28,821</b>	<b>\$30,503</b>	<b>\$32,236</b>	<b>\$34,020</b>	<b>\$35,858</b>	<b>\$37,751</b>	<b>\$39,701</b>	<b>\$41,710</b>	<b>\$43,779</b>
+ Principal Reduction	\$4,015	\$4,284	\$4,571	\$4,877	\$5,204	\$5,553	\$5,924	\$6,321	\$6,744	\$7,196
+ Appreciation	\$28,740	\$30,464	\$32,292	\$34,230	\$36,284	\$38,461	\$40,768	\$43,214	\$45,807	\$48,556
<b>= Gross Equity Income</b>	<b>\$59,943</b>	<b>\$63,570</b>	<b>\$67,367</b>	<b>\$71,343</b>	<b>\$75,508</b>	<b>\$79,871</b>	<b>\$84,444</b>	<b>\$89,237</b>	<b>\$94,262</b>	<b>\$99,530</b>
Capitalization Rate	10.7%	10.4%	10.1%	9.8%	9.6%	9.3%	9.0%	8.8%	8.5%	8.3%
Cash on Cash Return	20.3%	21.5%	22.7%	24.0%	25.4%	26.7%	28.1%	29.6%	31.1%	32.6%
Return on Equity	39.3%	33.9%	30.1%	27.1%	24.8%	22.9%	21.4%	20.1%	18.9%	18.0%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$507,740	\$538,204	\$570,497	\$604,726	\$641,010	\$679,471	\$720,239	\$763,453	\$809,260	\$857,816
- Loan Balance	-\$355,235	-\$350,950	-\$346,379	-\$341,502	-\$336,298	-\$330,745	-\$324,821	-\$318,500	-\$311,755	-\$304,559
<b>= Equity</b>	<b>\$152,505</b>	<b>\$187,254</b>	<b>\$224,118</b>	<b>\$263,225</b>	<b>\$304,712</b>	<b>\$348,725</b>	<b>\$395,418</b>	<b>\$444,954</b>	<b>\$497,505</b>	<b>\$553,257</b>
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	\$101,731	\$133,434	\$167,068	\$202,752	\$240,611	\$280,778	\$323,394	\$368,608	\$416,579	\$467,476

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$152,505	\$187,254	\$224,118	\$263,225	\$304,712	\$348,725	\$395,418	\$444,954	\$497,505	\$553,257
- Closing Costs	-\$35,542	-\$37,674	-\$39,935	-\$42,331	-\$44,871	-\$47,563	-\$50,417	-\$53,442	-\$56,648	-\$60,047
<b>= Proceeds After Sale</b>	<b>\$116,964</b>	<b>\$149,580</b>	<b>\$184,183</b>	<b>\$220,894</b>	<b>\$259,842</b>	<b>\$301,163</b>	<b>\$345,001</b>	<b>\$391,512</b>	<b>\$440,857</b>	<b>\$493,210</b>
+ Cumulative Cash Flow	\$27,188	\$56,009	\$86,512	\$118,748	\$152,768	\$188,626	\$226,377	\$266,079	\$307,789	\$351,567
- Approximate Cash Invest	-\$134,120	-\$134,120	-\$134,120	-\$134,120	-\$134,120	-\$134,120	-\$134,120	-\$134,120	-\$134,120	-\$134,120
<b>= Net Profit</b>	<b>\$10,031</b>	<b>\$71,469</b>	<b>\$136,575</b>	<b>\$205,521</b>	<b>\$278,489</b>	<b>\$355,668</b>	<b>\$437,259</b>	<b>\$523,471</b>	<b>\$614,526</b>	<b>\$710,657</b>
Internal Rate of Return	7.5%	25.9%	30.6%	31.9%	32.1%	31.8%	31.4%	30.9%	30.4%	29.9%
Return on Investment	7.5%	53.3%	101.8%	153.2%	207.6%	265.2%	326.0%	390.3%	458.2%	529.9%

\*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](http://www.PropertyTracker.com) and Find investments at [www.JasonHartman.com/Properties](http://www.JasonHartman.com/Properties)

Talk with an Investment Counselor from Empowered Investor LLC: [www.JasonHartman.com](http://www.JasonHartman.com) or 1-714-820-4200 ext. 2

Talk or text with Jason's AI Clone at [www.JasonHartman.com/AI](http://www.JasonHartman.com/AI).

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