

10 Year Performance Projection

Co-living
 East Point, GA 30344
 8bd | 6ba | Built: 1970 | 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	\$89,172	\$91,847	\$94,603	\$97,441	\$100,364	\$103,375	\$106,476	\$109,670	\$112,960	\$116,349
Vacancy Losses	-\$12,484	-\$12,859	-\$13,244	-\$13,642	-\$14,051	-\$14,472	-\$14,907	-\$15,354	-\$15,814	-\$16,289
Operating Income	\$76,688	\$78,989	\$81,358	\$83,799	\$86,313	\$88,902	\$91,569	\$94,316	\$97,146	\$100,060

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,236	-\$5,393	-\$5,555	-\$5,722	-\$5,893	-\$6,070	-\$6,252	-\$6,440	-\$6,633	-\$6,832
Insurance	-\$2,431	-\$2,504	-\$2,579	-\$2,656	-\$2,736	-\$2,818	-\$2,903	-\$2,990	-\$3,080	-\$3,172
Management Fees	-\$12,270	-\$12,638	-\$13,017	-\$13,408	-\$13,810	-\$14,224	-\$14,651	-\$15,091	-\$15,543	-\$16,010
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	-\$4,013	-\$4,133	-\$4,257	-\$4,385	-\$4,516	-\$4,652	-\$4,791	-\$4,935	-\$5,083	-\$5,236
Other	-\$12,600	-\$12,978	-\$13,367	-\$13,768	-\$14,181	-\$14,607	-\$15,045	-\$15,496	-\$15,961	-\$16,440
Operating Expenses	-\$36,550	-\$37,646	-\$38,776	-\$39,939	-\$41,137	-\$42,371	-\$43,642	-\$44,952	-\$46,300	-\$47,689

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	\$40,138	\$41,342	\$42,583	\$43,860	\$45,176	\$46,531	\$47,927	\$49,365	\$50,846	\$52,371
- Mortgage Payments	-\$21,832	-\$21,832	-\$21,832	-\$21,832	-\$21,832	-\$21,832	-\$21,832	-\$21,832	-\$21,832	-\$21,832
= Cash Flow	\$18,306	\$19,510	\$20,751	\$22,028	\$23,344	\$24,699	\$26,095	\$27,533	\$29,014	\$30,539
+ Principal Reduction	\$2,989	\$3,198	\$3,420	\$3,658	\$3,913	\$4,186	\$4,477	\$4,789	\$5,122	\$5,479
+ Appreciation	\$22,440	\$23,786	\$25,214	\$26,726	\$28,330	\$30,030	\$31,832	\$33,741	\$35,766	\$37,912
= Gross Equity Income	\$43,736	\$46,494	\$49,385	\$52,413	\$55,587	\$58,915	\$62,404	\$66,063	\$69,902	\$73,930
Capitalization Rate	10.1%	9.8%	9.6%	9.3%	9.0%	8.8%	8.5%	8.3%	8.0%	7.8%
Cash on Cash Return	17.5%	18.6%	19.8%	21.0%	22.3%	23.6%	24.9%	26.3%	27.7%	29.2%
Return on Equity	36.8%	31.9%	28.3%	25.6%	23.4%	21.7%	20.3%	19.1%	18.1%	17.2%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$396,440	\$420,226	\$445,440	\$472,166	\$500,496	\$530,526	\$562,358	\$596,099	\$631,865	\$669,777
- Loan Balance	-\$277,511	-\$274,313	-\$270,893	-\$267,234	-\$263,321	-\$259,136	-\$254,659	-\$249,870	-\$244,748	-\$239,269
= Equity	\$118,929	\$145,913	\$174,547	\$204,932	\$237,175	\$271,391	\$307,699	\$346,229	\$387,117	\$430,508
Loan-to-Value Ratio	70.0%	65.3%	60.8%	56.6%	52.6%	48.8%	45.3%	41.9%	38.7%	35.7%
Potential Cash-Out Refi	\$79,285	\$103,891	\$130,003	\$157,715	\$187,126	\$218,338	\$251,463	\$286,619	\$323,931	\$363,530

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$118,929	\$145,913	\$174,547	\$204,932	\$237,175	\$271,391	\$307,699	\$346,229	\$387,117	\$430,508
- Closing Costs	-\$27,751	-\$29,416	-\$31,181	-\$33,052	-\$35,035	-\$37,137	-\$39,365	-\$41,727	-\$44,231	-\$46,884
= Proceeds After Sale	\$91,179	\$116,498	\$143,367	\$171,880	\$202,140	\$234,254	\$268,334	\$304,502	\$342,887	\$383,624
+ Cumulative Cash Flow	\$18,306	\$37,817	\$58,567	\$80,596	\$103,939	\$128,639	\$154,734	\$182,267	\$211,281	\$241,820
- Approximate Cash Invest	-\$104,720	-\$104,720	-\$104,720	-\$104,720	-\$104,720	-\$104,720	-\$104,720	-\$104,720	-\$104,720	-\$104,720
= Net Profit	\$4,765	\$49,594	\$97,214	\$147,756	\$201,360	\$258,172	\$318,348	\$382,049	\$449,448	\$520,724
Internal Rate of Return	4.6%	23.0%	27.9%	29.3%	29.6%	29.4%	29.1%	28.6%	28.2%	27.7%
Return on Investment	4.6%	47.4%	92.8%	141.1%	192.3%	246.5%	304.0%	364.8%	429.2%	497.3%

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