

Ten 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	16.6%	17.7%	18.8%	20.0%	21.2%	22.4%	23.7%	25.0%	26.3%	27.7%
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	-\$110,330	-\$110,330	-\$110,330	-\$110,330	-\$110,330	-\$110,330	-\$110,330	-\$110,330	-\$110,330	-\$110,330
= Net Profit	-\$845	\$43,984	\$91,604	\$142,146	\$195,750	\$252,562	\$312,738	\$376,439	\$443,838	\$515,114
Internal Rate of Return	-0.8%	19.6%	25.4%	27.3%	27.9%	27.9%	27.7%	27.4%	27.0%	26.6%
Return on Investment	-0.8%	39.9%	83.0%	128.8%	177.4%	228.9%	283.5%	341.2%	402.3%	466.9%

*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 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