

10 Year Performance Projection

3 padsplit
Decatur, GA 30034
8bd | 3ba | Built: 1962 | 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	\$68,412	\$70,464	\$72,578	\$74,756	\$76,998	\$79,308	\$81,688	\$84,138	\$86,662	\$89,262
Vacancy Losses	-\$6,841	-\$7,046	-\$7,258	-\$7,476	-\$7,700	-\$7,931	-\$8,169	-\$8,414	-\$8,666	-\$8,926
Operating Income	\$61,571	\$63,418	\$65,320	\$67,280	\$69,298	\$71,377	\$73,519	\$75,724	\$77,996	\$80,336

Estimated Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Taxes	-\$5,022	-\$5,173	-\$5,328	-\$5,488	-\$5,652	-\$5,822	-\$5,997	-\$6,176	-\$6,362	-\$6,553
Insurance	-\$2,203	-\$2,269	-\$2,337	-\$2,407	-\$2,480	-\$2,554	-\$2,631	-\$2,710	-\$2,791	-\$2,875
Management Fees	-\$9,851	-\$10,147	-\$10,451	-\$10,765	-\$11,088	-\$11,420	-\$11,763	-\$12,116	-\$12,479	-\$12,854
Leasing/Advertising Fees	-\$2,500	-\$2,575	-\$2,652	-\$2,732	-\$2,814	-\$2,898	-\$2,985	-\$3,075	-\$3,167	-\$3,262
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$2,736	-\$2,819	-\$2,903	-\$2,990	-\$3,080	-\$3,172	-\$3,268	-\$3,366	-\$3,466	-\$3,570
Other	-\$9,600	-\$9,888	-\$10,185	-\$10,490	-\$10,805	-\$11,129	-\$11,463	-\$11,807	-\$12,161	-\$12,526
Operating Expenses	-\$31,913	-\$32,870	-\$33,857	-\$34,872	-\$35,918	-\$36,996	-\$38,106	-\$39,249	-\$40,426	-\$41,639

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	\$29,658	\$30,548	\$31,464	\$32,408	\$33,380	\$34,382	\$35,413	\$36,475	\$37,570	\$38,697
- Mortgage Payments	-\$18,913	-\$18,913	-\$18,913	-\$18,913	-\$18,913	-\$18,913	-\$18,913	-\$18,913	-\$18,913	-\$18,913
= Cash Flow	\$10,745	\$11,634	\$12,551	\$13,495	\$14,467	\$15,468	\$16,500	\$17,562	\$18,657	\$19,784
+ Principal Reduction	\$2,590	\$2,770	\$2,963	\$3,169	\$3,390	\$3,626	\$3,878	\$4,148	\$4,437	\$4,746
+ Appreciation	\$19,440	\$20,606	\$21,843	\$23,153	\$24,543	\$26,015	\$27,576	\$29,231	\$30,984	\$32,843
= Gross Equity Income	\$32,774	\$35,011	\$37,357	\$39,817	\$42,399	\$45,109	\$47,954	\$50,941	\$54,078	\$57,373
Capitalization Rate	8.6%	8.4%	8.2%	7.9%	7.7%	7.5%	7.3%	7.1%	6.9%	6.7%
Cash on Cash Return	11.6%	12.6%	13.6%	14.6%	15.7%	16.8%	17.9%	19.0%	20.2%	21.4%
Return on Equity	31.8%	27.7%	24.7%	22.4%	20.6%	19.2%	18.0%	17.0%	16.1%	15.4%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$343,440	\$364,046	\$385,889	\$409,043	\$433,585	\$459,600	\$487,176	\$516,407	\$547,391	\$580,235
- Loan Balance	-\$240,410	-\$237,640	-\$234,677	-\$231,508	-\$228,118	-\$224,492	-\$220,614	-\$216,465	-\$212,028	-\$207,282
= Equity	\$103,030	\$126,406	\$151,212	\$177,534	\$205,467	\$235,108	\$266,562	\$299,941	\$335,363	\$372,953
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	\$68,686	\$90,002	\$112,623	\$136,630	\$162,108	\$189,148	\$217,845	\$248,301	\$280,624	\$314,929

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$103,030	\$126,406	\$151,212	\$177,534	\$205,467	\$235,108	\$266,562	\$299,941	\$335,363	\$372,953
- Closing Costs	-\$24,041	-\$25,483	-\$27,012	-\$28,633	-\$30,351	-\$32,172	-\$34,102	-\$36,148	-\$38,317	-\$40,616
= Proceeds After Sale	\$78,989	\$100,923	\$124,200	\$148,901	\$175,116	\$202,936	\$232,460	\$263,793	\$297,046	\$332,336
+ Cumulative Cash Flow	\$10,745	\$22,379	\$34,930	\$48,425	\$62,892	\$78,360	\$94,860	\$112,422	\$131,079	\$150,863
- Approximate Cash Invest	-\$92,340	-\$92,340	-\$92,340	-\$92,340	-\$92,340	-\$92,340	-\$92,340	-\$92,340	-\$92,340	-\$92,340
= Net Profit	-\$2,606	\$30,962	\$66,790	\$104,986	\$145,668	\$188,956	\$234,980	\$283,875	\$335,785	\$390,859
Internal Rate of Return	-2.8%	16.4%	21.8%	23.7%	24.3%	24.3%	24.1%	23.9%	23.5%	23.2%
Return on Investment	-2.8%	33.5%	72.3%	113.7%	157.8%	204.6%	254.5%	307.4%	363.6%	423.3%

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

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