

Ten Year Performance Projection

47 coliving
Georgia
7bd | 7ba | Built: 1959 | 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	-\$9,100	-\$9,373	-\$9,654	-\$9,943	-\$10,242	-\$10,549	-\$10,865	-\$11,191	-\$11,527	-\$11,873
Operating Income	\$81,896	\$84,353	\$86,884	\$89,490	\$92,175	\$94,940	\$97,789	\$100,722	\$103,744	\$106,856

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	-\$5,793	-\$6,007	-\$6,229	-\$6,460	-\$6,699	-\$6,947	-\$7,204	-\$7,470	-\$7,747
Insurance	-\$2,394	-\$2,483	-\$2,574	-\$2,670	-\$2,768	-\$2,871	-\$2,977	-\$3,087	-\$3,202	-\$3,320
Management Fees	-\$15,560	-\$16,027	-\$16,508	-\$17,003	-\$17,513	-\$18,039	-\$18,580	-\$19,137	-\$19,711	-\$20,303
Leasing/Advertising Fees	-\$2,500	-\$2,592	-\$2,688	-\$2,788	-\$2,891	-\$2,998	-\$3,109	-\$3,224	-\$3,343	-\$3,467
Association Fees	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0	-\$0
Maintenance	-\$3,640	-\$3,775	-\$3,914	-\$4,059	-\$4,209	-\$4,365	-\$4,526	-\$4,694	-\$4,868	-\$5,048
Other	-\$3,000	-\$3,111	-\$3,226	-\$3,345	-\$3,469	-\$3,598	-\$3,731	-\$3,869	-\$4,012	-\$4,160
Operating Expenses	-\$32,680	-\$33,780	-\$34,918	-\$36,094	-\$37,311	-\$38,569	-\$39,870	-\$41,215	-\$42,606	-\$44,044

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	\$49,216	\$50,573	\$51,966	\$53,396	\$54,864	\$56,371	\$57,919	\$59,507	\$61,138	\$62,812
- Mortgage Payments	-\$24,497	-\$24,497	-\$24,497	-\$24,497	-\$24,497	-\$24,497	-\$24,497	-\$24,497	-\$24,497	-\$24,497
= Cash Flow	\$24,719	\$26,076	\$27,469	\$28,899	\$30,367	\$31,875	\$33,422	\$35,011	\$36,641	\$38,315
+ Principal Reduction	\$2,896	\$3,113	\$3,347	\$3,598	\$3,867	\$4,157	\$4,469	\$4,804	\$5,164	\$5,551
+ Appreciation	\$19,950	\$20,948	\$21,995	\$23,095	\$24,249	\$25,462	\$26,735	\$28,072	\$29,475	\$30,949
= Gross Equity Income	\$47,566	\$50,137	\$52,811	\$55,591	\$58,484	\$61,494	\$64,626	\$67,886	\$71,280	\$74,815
Capitalization Rate	11.7%	11.5%	11.3%	11.0%	10.8%	10.5%	10.3%	10.1%	9.9%	9.7%
Cash on Cash Return	21.7%	22.9%	24.2%	25.4%	26.7%	28.0%	29.4%	30.8%	32.2%	33.7%
Return on Equity	38.8%	34.2%	30.7%	28.0%	25.8%	24.0%	22.5%	21.2%	20.1%	19.1%

Loan Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Market Value	\$418,950	\$439,898	\$461,892	\$484,987	\$509,236	\$534,698	\$561,433	\$589,505	\$618,980	\$649,929
- Loan Balance	-\$296,354	-\$293,240	-\$289,894	-\$286,296	-\$282,429	-\$278,271	-\$273,803	-\$268,999	-\$263,835	-\$258,284
= Equity	\$122,596	\$146,657	\$171,999	\$198,691	\$226,808	\$256,427	\$287,630	\$320,506	\$355,145	\$391,645
Loan-to-Value Ratio	70.7%	66.7%	62.8%	59.0%	55.5%	52.0%	48.8%	45.6%	42.6%	39.7%
Potential Cash-Out Refi	\$80,701	\$102,667	\$125,810	\$150,192	\$175,884	\$202,957	\$231,487	\$261,555	\$293,247	\$326,652

Sale Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Equity	\$122,596	\$146,657	\$171,999	\$198,691	\$226,808	\$256,427	\$287,630	\$320,506	\$355,145	\$391,645
- Closing Costs	-\$29,327	-\$30,793	-\$32,332	-\$33,949	-\$35,647	-\$37,429	-\$39,300	-\$41,265	-\$43,329	-\$45,495
= Proceeds After Sale	\$93,270	\$115,864	\$139,666	\$164,742	\$191,161	\$218,998	\$248,330	\$279,240	\$311,816	\$346,150
+ Cumulative Cash Flow	\$24,719	\$50,795	\$78,264	\$107,163	\$137,530	\$169,405	\$202,827	\$237,838	\$274,479	\$312,794
- Approximate Cash Invest	-\$113,715	-\$113,715	-\$113,715	-\$113,715	-\$113,715	-\$113,715	-\$113,715	-\$113,715	-\$113,715	-\$113,715
= Net Profit	\$4,274	\$52,945	\$104,216	\$158,190	\$214,977	\$274,688	\$337,442	\$403,363	\$472,580	\$545,229
Internal Rate of Return	3.8%	23.1%	28.5%	30.4%	30.9%	31.0%	30.8%	30.5%	30.1%	29.8%
Return on Investment	3.8%	46.6%	91.6%	139.1%	189.0%	241.6%	296.7%	354.7%	415.6%	479.5%

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