

Rental Analysis Results

960 Greenwood, Atlanta, GA 30306

Beautiful New Construction - This is a one level ranch home with 4 bedrooms and 2 baths with over 1800 sq. ft. This home features an open floor plan, living room with lots of natural light and a spacious eat-in kitchen with granite counter tops and stainless steal appliances. Large owners bedroom, a full on-suite with a garden tub and walk-in shower, complete with granite counter tops and two walk-in closets.



Price \$1,550,000

| | | | | |
|----------------|----------------|-------------------|------------------|----------------|
| Closing Costs | \$5,000.00 | Total Income | Monthly Expenses | (NOI) |
| Project Costs | \$1,555,000.00 | \$9,000 | \$2,779 | \$6,221 |
| Down Payment | \$310,000.00 | Monthly Cash Flow | Down Payment | Cash on Cash |
| Loan Amount | \$1,240,000.00 | \$-62.31 | \$310,000 | -0.24% |
| Amortized Over | 30 | | | |
| Interest Rate | 4.50% | | | |
| Monthly P/I | \$6,282.90 | | | |
| Cash Required | \$315,000.00 | | | |

Property Taxes: \$1,356.00

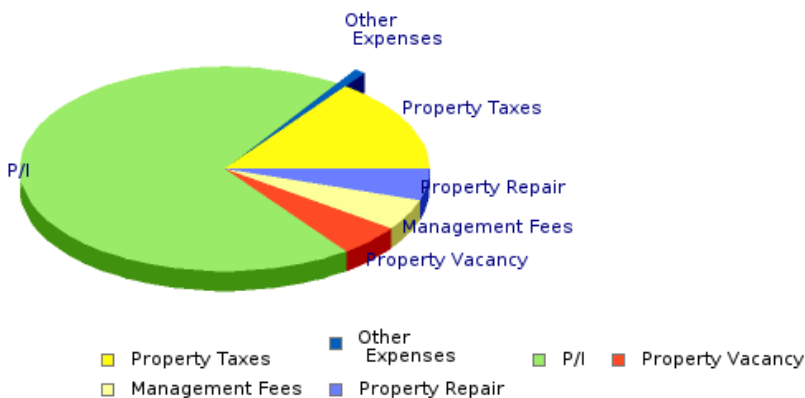
P/I: \$6,282.90

Vacancy: \$450.00

Other Expense: \$73.42

Management Fees: \$450.00

Property Repairs: \$450.00



| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
|-------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Total Annual Income | \$108,000.00 | \$109,080.00 | \$112,385.23 | \$118,118.01 | \$124,143.22 | \$130,475.77 | \$144,126.42 |
| Total Annual Expenses | \$108,747.77 | \$109,081.30 | \$110,102.04 | \$111,872.46 | \$113,733.19 | \$115,688.83 | \$119,904.48 |
| Operating Expenses | \$33,353.00 | \$33,686.53 | \$34,707.27 | \$36,477.68 | \$38,338.41 | \$40,294.06 | \$44,509.71 |
| Mortgage Payment | \$75,394.77 | \$75,394.77 | \$75,394.77 | \$75,394.77 | \$75,394.77 | \$75,394.77 | \$75,394.77 |
| Total Annual Cashflow | -\$747.77 | -\$1.30 | \$2,283.19 | \$6,245.55 | \$10,410.03 | \$14,786.93 | \$24,221.94 |
| Cash on Cash ROI | -0.24% | 0.00% | 0.72% | 1.98% | 3.30% | 4.69% | 7.69% |
| Property Value | \$1,550,000.00 | \$1,565,500.00 | \$1,612,936.22 | \$1,695,212.17 | \$1,781,685.03 | \$1,872,568.87 | \$2,068,481.01 |
| Equity | \$330,004.01 | \$350,927.00 | \$419,641.83 | \$556,891.01 | \$728,698.96 | \$943,767.43 | \$1,550,000.00 |
| Loan Balance | \$1,219,995.99 | \$1,199,073.00 | \$1,130,358.17 | \$993,108.99 | \$821,301.04 | \$606,232.57 | \$0.00 |
| Total Profit if Sold * | -\$78,743.76 | -\$43,252.08 | \$74,602.72 | \$312,415.49 | \$609,146.24 | \$974,739.28 | \$1,964,116.72 |
| Annualized Total Return | -25.00% | -7.12% | 4.34% | 7.13% | 7.44% | 7.30% | 6.82% |

