EQUITY POSITION

Total Project Costs Overall (including land) 8,063,904
Financing @ 7.7500%, 20 years 6,794,735
Equity Investment $ 1,269,169
Retire development loan 4,988,123
Cash proceeds of refinance $ 1,806,612

POTENTIAL RESALE based on 9.00% cap rate

Estimated market value 9,059,647
Less costs of sale 634,175
Less outstanding debt 6,794,735
Potential Proceeds $ 1,630,736

STABILIZED PRO FORMA OPERATING STATEMENT

GROSS ANNUAL INCOME

Gross scheduled rent income 1,012,020
Miscellaneous Income 35,040
Total Gross Income $ 1,047,060
Less 3.00% Vacancy & Credit Loss Allowance 31,412
Gross Operating Income $ 1,015,648

OPERATING EXPENSES

$ 200,280

NET OPERATING INCOME (before debt service) $ 815,368

ANNUAL DEBT SERVICE

$ 669,375

CASH FLOW

Cash flow (after debt service) 145,993
Cash flow (vacancy & management excluded) 229,725

Cap Rate based on Debt Coverage Cash on Cash
total cost: 10.11% Ratio: 1.22 Return: 11.50%

THE INFORMATION, PROJECTIONS, AND CALCULATIONS PRESENTED IN THIS DOCUMENT ARE BELIEVED TO BE ACCURATE AND CORRECT BUT ARE NOT GUARANTEED.