

Partnership Data

Time-Limited Academic Demo

Partnership Structure

Type of Partnership _____

Limited Partnership LLC

Initial Capital Investment

	Cash	Land
Total from All Limited Partners	450,000	0
from Patricia G. Partner	59,000	0
from Developer	1,687,767	980,000
Total from All Partners (General + Limited)	2,137,767	980,000

Discount Rate for NPV Calculations 10.00%

General Partner:		Developer	
Allocation of Cash to General Partner, Developer:		90.00%	
		Patricia G. Partner	
Allocation of Cash to All Limited Partners:		10.00%	
Preferred Return for All Limited Partners:		5.00%	
#	Name	Cash Contribution	Land Contribution
1	Janet L. Partner	45,000	0
1	Kris B. Partner	54,000	0
1	Lucy C. Partner	55,000	0
1	Maureen D. Partner	56,000	0
1	Nancy E. Partner	57,000	0
1	Olivia F. Partner	58,000	0
1	Patricia G. Partner	59,000	0
1	Roxanne H. Partner	66,000	0
8		450,000	0

Partnership Distributions

Net Cash from Operations Available for Distribution _____

% of Available Cash to be Distributed Each Month
or dollar amount

	01-2014	02-2014	03-2014	04-2014	05-2014	06-2014	07-2014	08-2014	09-2014	10-2014	11-2014
	1	2	3	4	5	6	7	8	9	10	11
	0	0	0	0	0	0	0	0	0	0	0
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	0	0	0	0	0	0	0	0	0	0	0
Cash Distributions	Total										
Developer	2,947,615	0	0	0	0	0	0	0	0	0	0
from Return of Capital	2,667,767	0	0	0	0	0	0	0	0	0	0
from Profit	279,849	0	0	0	0	0	0	0	0	0	0
All Limited Partners	531,719	0	0	0	0	0	0	0	0	0	0
Patricia G. Partner's total	69,714	0	0	0	0	0	0	0	0	0	0
from Preferred Return	6,638	0	0	0	0	0	0	0	0	0	0
from Return of Capital	59,000	0	0	0	0	0	0	0	0	0	0
from Profit	4,077	0	0	0	0	0	0	0	0	0	0
Distributions from Operations	0	0	0	0	0	0	0	0	0	0	0
Distributions from Resale in Month 28	3,479,335	0	0	0	0	0	0	0	0	0	0
Total Distributions	3,479,335	0	0	0	0	0	0	0	0	0	0

Financial Measures

Patricia G. Partner's IRR	7.70%
Patricia G. Partner's NPV @ 10.00%	(2,720)
Developer's IRR	4.53%
Developer's NPV @ 10.00%	(286,793)

Partnership Data

Partnership Structure

Type of Partnership

Limited Partnership

LLC

Initial Capital Investment

	Cash	Land
Total from All Limited Partners	450,000	0
from Patricia G. Partner	59,000	0
from Developer	1,687,767	980,000
Total from All Partners (General + Limited)	2,137,767	980,000

Discount Rate for NPV Calculations

Partnership Distributions

Net Cash from Operations Available for Distribution
% of Available Cash to be Distributed Each Month
or dollar amount

	12-2014	01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015
	12	13	14	15	16	17	18	19	20	21	22
	0	0	0	0	0	0	0	0	0	0	0
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	0	0	0	0	0	0	0	0	0	0	0

Cash Distributions

Total

		12-2014	01-2015	02-2015	03-2015	04-2015	05-2015	06-2015	07-2015	08-2015	09-2015	10-2015
		12	13	14	15	16	17	18	19	20	21	22
Developer	2,947,615	0	0	0	0	0	0	0	0	0	0	0
from Return of Capital	2,667,767	0	0	0	0	0	0	0	0	0	0	0
from Profit	279,849	0	0	0	0	0	0	0	0	0	0	0
All Limited Partners	531,719	0	0	0	0	0	0	0	0	0	0	0
Patricia G. Partner's total	69,714	0	0	0	0	0	0	0	0	0	0	0
from Preferred Return	6,638	0	0	0	0	0	0	0	0	0	0	0
from Return of Capital	59,000	0	0	0	0	0	0	0	0	0	0	0
from Profit	4,077	0	0	0	0	0	0	0	0	0	0	0
Distributions from Operations	0	0	0	0	0	0	0	0	0	0	0	0
Distributions from Resale in Month 28	3,479,335	0	0	0	0	0	0	0	0	0	0	0
Total Distributions	3,479,335	0	0	0	0	0	0	0	0	0	0	0

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Discount Rate for NPV Calculations

Partnership Distributions

Net Cash from Operations Available for Distribution
% of Available Cash to be Distributed Each Month
or dollar amount

	11-2015	12-2015	01-2016	02-2016	03-2016	04-2016
	23	24	25	26	27	28
	0	0	0	0	18,717	41,986
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	0	0	0	0	0	0

Cash Distributions

Total

		11-2015	12-2015	01-2016	02-2016	03-2016	04-2016
		23	24	25	26	27	28
Developer	2,947,615	0	0	0	0	0	2,947,615
from Return of Capital	2,667,767	0	0	0	0	0	2,667,767
from Profit	279,849	0	0	0	0	0	279,849
All Limited Partners	531,719	0	0	0	0	0	531,719
Patricia G. Partner's total	69,714	0	0	0	0	0	69,714
from Preferred Return	6,638	0	0	0	0	0	6,638
from Return of Capital	59,000	0	0	0	0	0	59,000
from Profit	4,077	0	0	0	0	0	4,077
Distributions from Operations	0	0	0	0	0	0	0
Distributions from Resale in Month 28	3,479,335	0	0	0	0	0	3,479,335
Total Distributions	3,479,335	0	0	0	0	0	3,479,335

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