

Partnership Assumptions  
Colonial Estates

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Limited Partners		Partner to analyze below: Janet L Partner			General Partner: Joe Developer	
Allocation of Cash to All Limited Partners:		10.00%			Allocation of Cash to General Partner: 90.00%	
Preferred Return for All Limited Partners:		5.00%				
#	Name	Cash Contribution	Land Contribution	Member Ratio	% of Cash Distributions	
1	Janet L Partner	45,000	0	10.00%	1.00%	
1	Kris B. Partner	54,000	0	12.00%	1.20%	
1	Lucy C. Partner	55,000	0	12.22%	1.22%	
1	Maureen D. Partner	56,000	0	12.44%	1.24%	
1	Nancy E. Partner	57,000	0	12.67%	1.27%	
1	Olivia F. Partner	58,000	0	12.89%	1.29%	
1	Patricia G. Partner	59,000	0	13.11%	1.31%	
1	Roxanne H. Partner	66,000	0	14.67%	1.47%	
8		450,000	0			
Initial Capital Investment						
		Cash	Land			
Total from All Limited Partners		450,000	0			
from Janet L Partner		45,000	0			
from Joe Developer		50,000	3,800,000			
Total from All Partners (General + Limited)		500,000	3,800,000			

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PARTNERSHIP DISTRIBUTIONS	Date:	01-2021	02-2021	03-2021	04-2021	05-2021	06-2021	07-2021	08-2021
	Month:	1	2	3	4	5	6	7	8
<b>Net Cash EOM Before Distributions</b> (Less Reserved Working Capital)		0	0	0	0	0	0	0	0
% of Available Cash to be Distributed Each Month		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
or dollar amount		0	0	0	0	0	0	0	0
<b>Cash Distributions</b>		<b>Total</b>							
Joe Developer	5,456,110	0	0	0	0	0	0	0	0
from Return of Capital	3,850,000	0	0	0	0	0	0	0	0
from Profit	1,606,110	0	0	0	0	0	0	0	0
All Limited Partners	658,170	0	0	0	0	0	0	0	0
Janet L Partner's total	65,817	0	0	0	0	0	0	0	0
from Preferred Return	2,971	0	0	0	0	0	0	0	0
from Return of Capital	45,000	0	0	0	0	0	0	0	0
from Profit	17,846	0	0	0	0	0	0	0	0
<b>Total Distributions</b>	<b>6,114,280</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Janet L Partner's IRR	32.80%								
Janet L Partner's NPV @ 10.00%	12,922								
Joe Developer's IRR	29.58%								
Joe Developer's NPV @ 10.00%	949,266								

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PARTNERSHIP DISTRIBUTIONS	Date:	09-2021	10-2021	11-2021	12-2021	01-2022	02-2022	03-2022	04-2022	
	Month:	9	10	11	12	13	14	15	16	
<b>Net Cash EOM Before Distributions</b> (Less Reserved Working Capital)		0	0	0	0	179,080	1,075,780	3,445,030	3,138,065	
% of Available Cash to be Distributed Each Month		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	50.00%	
or dollar amount		0	0	0	0	0	0	0	0	
<b>Cash Distributions</b>										
	<b>Total</b>									
Joe Developer	5,456,110	0	0	0	0	0	0	1,517,070	1,403,814	
from Return of Capital	3,850,000	0	0	0	0	0	0	1,517,070	1,403,814	
from Profit	1,606,110	0	0	0	0	0	0	0	0	
All Limited Partners	658,170	0	0	0	0	0	0	205,445	165,218	
Janet L Partner's total	65,817	0	0	0	0	0	0	20,544	16,522	
from Preferred Return	2,971	0	0	0	0	0	0	2,813	114	
from Return of Capital	45,000	0	0	0	0	0	0	17,732	16,408	
from Profit	17,846	0	0	0	0	0	0	0	0	
<b>Total Distributions</b>	<b>6,114,280</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,722,515</b>	<b>1,569,033</b>	
Janet L Partner's IRR	32.80%									
Janet L Partner's NPV @ 10.00%	12,922									
Joe Developer's IRR	29.58%									
Joe Developer's NPV @ 10.00%	949,266									

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PARTNERSHIP DISTRIBUTIONS		Date:	05-2022
		Month:	17
<b>Net Cash EOM Before Distributions</b> (Less Reserved Working Capital)			2,822,733
% of Available Cash to be Distributed Each Month			100.00%
or dollar amount			0
<b>Cash Distributions</b>		<b>Total</b>	
Joe Developer	5,456,110		2,535,225
from Return of Capital	3,850,000		929,116
from Profit	1,606,110		1,606,110
All Limited Partners	658,170		287,507
Janet L Partner's total	65,817		28,751
from Preferred Return	2,971		45
from Return of Capital	45,000		10,860
from Profit	17,846		17,846
<b>Total Distributions</b>	<b>6,114,280</b>		<b>2,822,733</b>
Janet L Partner's IRR		32.80%	
Janet L Partner's NPV @ 10.00%		12,922	
Joe Developer's IRR		29.58%	
Joe Developer's NPV @ 10.00%		949,266	