

**Group Name Here**  
**Properties**

File Name	Property Name	Purchase Price	Cash Investment	First Year Cash on Cash	Estimated Value, 2027	----- Before Tax -----			----- After Tax -----			PV, NOI + Reversion
						IRR	MIRR	CpA	IRR	MIRR	CpA	
Brandywine.xls	Brandywine Common	1,627,100	676,746	19.28%	2,494,800	21.16%	13.35%	7,469,355	16.18%	11.72%	5,419,006	2,461,553
Cambridge.xls	Cambridge Square	1,483,900	613,029	16.95%	2,122,600	18.89%	12.71%	6,145,856	14.48%	11.08%	4,492,527	2,100,472