

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	1	2	3	4	5	6	7
t=0	2022	2023	2024	2025	2026	2027	2028

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>								
Unit 1 Revenue	\$27,000	\$27,225	\$30,443	\$31,204	\$31,984	\$32,783	\$33,603	
Unit 2 Revenue	\$24,000	\$24,200	\$27,060	\$27,737	\$28,430	\$29,141	\$29,869	
Total Rental Revenue:	\$51,000	\$51,425	\$57,503	\$58,940	\$60,414	\$61,924	\$63,472	
Total Other Cash Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Inflows</u>								
Loan 1: Lender 1 Fixed Mortgage	\$360,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$360,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>								
Equity Initial Property Costs	\$90,000							
Start Up Costs	\$4,500							
Initial Working Capital	\$1,575							
Loan Payment Reserves	\$2,182							
	\$98,257							
Positive AFTER-TAX Cash Flow	\$458,257	\$51,000	\$51,425	\$57,503	\$58,940	\$60,414	\$61,924	\$63,472
Positive PRE-TAX Cash Flow	\$458,257	\$51,000	\$51,425	\$57,503	\$58,940	\$60,414	\$61,924	\$63,472

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	1	2	3	4	5	6	7
t=0	2022	2023	2024	2025	2026	2027	2028

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	(\$450,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>								
Property Tax	(\$4,800)	(\$4,920)	(\$5,043)	(\$5,169)	(\$5,298)	(\$5,431)	(\$5,567)	(\$5,567)
Insurance (0.5%)	(\$2,250)	(\$2,306)	(\$2,364)	(\$2,423)	(\$2,484)	(\$2,546)	(\$2,609)	(\$2,609)
Overhead	(\$2,400)	(\$2,460)	(\$2,522)	(\$2,585)	(\$2,649)	(\$2,715)	(\$2,783)	(\$2,783)
Maintenance (1.5%)	\$0	(\$6,750)	(\$6,919)	(\$7,092)	(\$7,269)	(\$7,451)	(\$7,637)	(\$7,637)
Total Operating Expenses and Outflows:	(\$9,450)	(\$16,436)	(\$16,847)	(\$17,268)	(\$17,700)	(\$18,143)	(\$18,596)	(\$18,596)
<u>Other Expenses and Outflows</u>								
Closing Cost (1.0%)	(\$4,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	(\$4,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>								
Renovation	\$0	\$0	(\$10,000)	\$0	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	(\$10,000)	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>								
	(\$4,240)	(\$1,947)	(\$3,799)	(\$4,263)	(\$4,740)	(\$5,232)	(\$5,738)	(\$5,738)
<u>Loan Interest Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	(\$13,018)	(\$13,734)	(\$13,227)	(\$12,700)	(\$12,151)	(\$11,579)	(\$10,984)	(\$10,984)
Total Loan Interest Payments:	(\$13,018)	(\$13,734)	(\$13,227)	(\$12,700)	(\$12,151)	(\$11,579)	(\$10,984)	(\$10,984)
<u>Loan Principal Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	(\$10,979)	(\$12,444)	(\$12,951)	(\$13,479)	(\$14,028)	(\$14,599)	(\$15,194)	(\$15,194)
Total Loan Principal Payments:	(\$10,979)	(\$12,444)	(\$12,951)	(\$13,479)	(\$14,028)	(\$14,599)	(\$15,194)	(\$15,194)
Negative AFTER-TAX Cash Flow	(\$450,000)	(\$42,186)	(\$54,562)	(\$46,825)	(\$47,709)	(\$48,618)	(\$49,552)	(\$50,513)
Negative PRE-TAX Cash Flow	(\$450,000)	(\$37,947)	(\$52,615)	(\$43,026)	(\$43,447)	(\$43,878)	(\$44,321)	(\$44,774)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

		1	2	3	4	5	6	7
	t=0	2022	2023	2024	2025	2026	2027	2028
PRE-TAX Net Cash Flow								
<u>Annual PRE-TAX Cash Flow</u>								
Positive PRE-TAX Cash Flow	\$458,257	\$51,000	\$51,425	\$57,503	\$58,940	\$60,414	\$61,924	\$63,472
Negative PRE-TAX Cash Flow	(\$450,000)	(\$37,947)	(\$52,615)	(\$43,026)	(\$43,447)	(\$43,878)	(\$44,321)	(\$44,774)
Total Annual PRE-TAX Cash Flow:	\$8,257	\$13,053	(\$1,190)	\$14,477	\$15,493	\$16,535	\$17,603	\$18,698
<u>Adjustments to Annual PRE-TAX Cash Flow</u>								
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual PRE-TAX Net Cash Flow	\$8,257	\$13,053	(\$1,190)	\$14,477	\$15,493	\$16,535	\$17,603	\$18,698
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$8,257	\$12,735	(\$1,132)	\$13,443	\$14,036	\$14,615	\$15,179	\$15,730
<u>Total PRE-TAX Net Cash Flow</u>								
Total PRE-TAX Net Cash Flow	\$8,257	\$21,310	\$20,120	\$34,597	\$50,090	\$66,626	\$84,229	\$102,926
REAL Total Net Cash Flow @ 2.5%	\$8,257	\$20,790	\$19,151	\$32,127	\$45,380	\$58,887	\$72,630	\$86,588
Operating Cash Flow								
<u>Operating Cash Inflows</u>								
Rental Revenue		\$51,000	\$51,425	\$57,503	\$58,940	\$60,414	\$61,924	\$63,472
Other Cash Inflows		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:		\$51,000	\$51,425	\$57,503	\$58,940	\$60,414	\$61,924	\$63,472
<u>Operating Cash Outflows</u>								
Operating Expenses and Outflows		(\$9,450)	(\$16,436)	(\$16,847)	(\$17,268)	(\$17,700)	(\$18,143)	(\$18,596)
Total Operating Cash Outflows:		(\$9,450)	(\$16,436)	(\$16,847)	(\$17,268)	(\$17,700)	(\$18,143)	(\$18,596)
<u>Adjustments to Operating Cash Flow</u>								
		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Operating Cash Flow		\$41,550	\$34,989	\$40,655	\$41,672	\$42,714	\$43,781	\$44,876
REAL Annual Operating Cash Flow @ 2.5%		\$40,537	\$33,303	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753
<u>Total Operating Cash Flow</u>								
Total Operating Cash Flow		\$41,550	\$76,539	\$117,194	\$158,866	\$201,579	\$245,361	\$290,237
REAL Total Operating Cash Flow @ 2.5%		\$40,537	\$72,851	\$108,826	\$143,925	\$178,167	\$211,574	\$244,166

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

		1	2	3	4	5	6	7
	t=0	2022	2023	2024	2025	2026	2027	2028
Mandatory Operating Cash Flow								
Mandatory Expenses and Outflows		(\$9,450)	(\$16,436)	(\$16,847)	(\$17,268)	(\$17,700)	(\$18,143)	(\$18,596)
Scheduled Loan Payments								
Loan 1: Lender 1 Fixed Mortgage		(\$23,997)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)
Total Scheduled Loan Payments:		(\$23,997)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)
Adjustments to Mandatory Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Mandatory Operating Cash Flow		(\$33,447)	(\$42,615)	(\$43,026)	(\$43,447)	(\$43,878)	(\$44,321)	(\$44,774)
REAL Annual Mandatory Cash Flow @ 2.5%		(\$32,631)	(\$40,561)	(\$39,953)	(\$39,361)	(\$38,782)	(\$38,218)	(\$37,667)
NET Capital Investment								
Total Free Cash Flow Value: Beginning Value		\$98,257	\$21,507	\$24,733	\$39,629	\$55,717	\$73,088	\$91,787
Capital Investment								
Negative Annual PRE-TAX Net Cash Flow		\$0	(\$1,190)	\$0	\$0	\$0	\$0	\$0
Deficit via Free Cash Flow Value		\$0	\$1,190	\$0	\$0	\$0	\$0	\$0
Initial Cash Contributions	(\$98,257)							
Cash Flow Timing Adjustment	(\$98,257)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Timing Adjustment		\$0	(\$4,209)	\$0	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>		\$12,727	\$12,937	\$13,151	\$13,371	\$13,596	\$13,827	\$14,063
Annual NET Capital Investment	(\$98,257)	\$0	(\$4,209)	\$0	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	(\$98,257)	\$0	(\$4,006)	\$0	\$0	\$0	\$0	\$0
Total NET Capital Investment	(\$98,257)	(\$98,257)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$98,257)	(\$98,257)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

8	9	10	11	12	13	14	15
2029	2030	2031	2032	2033	2034	2035	2036

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>								
Unit 1 Revenue	\$34,443	\$35,304	\$36,187	\$37,091	\$38,019	\$38,969	\$39,943	\$40,942
Unit 2 Revenue	\$30,616	\$31,381	\$32,166	\$32,970	\$33,794	\$34,639	\$35,505	\$36,393
Total Rental Revenue:	\$65,059	\$66,685	\$68,352	\$70,061	\$71,813	\$73,608	\$75,448	\$77,334
Total Other Cash Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Inflows</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>								
Equity Initial Property Costs								
Start Up Costs								
Initial Working Capital								
Loan Payment Reserves								
Positive AFTER-TAX Cash Flow	\$65,059	\$66,685	\$68,352	\$70,061	\$71,813	\$73,608	\$75,448	\$77,334
Positive PRE-TAX Cash Flow	\$65,059	\$66,685	\$68,352	\$70,061	\$71,813	\$73,608	\$75,448	\$77,334

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

8	9	10	11	12	13	14	15
2029	2030	2031	2032	2033	2034	2035	2036

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>								
Property Tax	(\$5,706)	(\$5,848)	(\$5,995)	(\$6,144)	(\$6,298)	(\$6,455)	(\$6,617)	(\$6,782)
Insurance (0.5%)	(\$2,675)	(\$2,741)	(\$2,810)	(\$2,880)	(\$2,952)	(\$3,026)	(\$3,102)	(\$3,179)
Overhead	(\$2,853)	(\$2,924)	(\$2,997)	(\$3,072)	(\$3,149)	(\$3,228)	(\$3,308)	(\$3,391)
Maintenance (1.5%)	(\$7,828)	(\$8,024)	(\$8,224)	(\$8,430)	(\$8,641)	(\$8,857)	(\$9,078)	(\$9,305)
Total Operating Expenses and Outflows:	(\$19,061)	(\$19,538)	(\$20,026)	(\$20,527)	(\$21,040)	(\$21,566)	(\$22,105)	(\$22,658)
<u>Other Expenses and Outflows</u>								
Closing Cost (1.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>								
Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>	(\$6,261)	(\$6,799)	(\$7,354)	(\$7,925)	(\$8,515)	(\$9,122)	(\$9,749)	(\$10,394)
<u>Loan Interest Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	(\$10,365)	(\$9,721)	(\$9,051)	(\$8,353)	(\$7,626)	(\$6,871)	(\$6,084)	(\$5,265)
Total Loan Interest Payments:	(\$10,365)	(\$9,721)	(\$9,051)	(\$8,353)	(\$7,626)	(\$6,871)	(\$6,084)	(\$5,265)
<u>Loan Principal Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	(\$15,813)	(\$16,457)	(\$17,128)	(\$17,826)	(\$18,552)	(\$19,308)	(\$20,094)	(\$20,913)
Total Loan Principal Payments:	(\$15,813)	(\$16,457)	(\$17,128)	(\$17,826)	(\$18,552)	(\$19,308)	(\$20,094)	(\$20,913)
Negative AFTER-TAX Cash Flow	(\$51,500)	(\$52,515)	(\$53,558)	(\$54,630)	(\$55,733)	(\$56,867)	(\$58,032)	(\$59,230)
Negative PRE-TAX Cash Flow	(\$45,239)	(\$45,716)	(\$46,204)	(\$46,705)	(\$47,218)	(\$47,744)	(\$48,283)	(\$48,836)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	8	9	10	11	12	13	14	15
	2029	2030	2031	2032	2033	2034	2035	2036

PRE-TAX Net Cash Flow

Annual PRE-TAX Cash Flow

Positive PRE-TAX Cash Flow	\$65,059	\$66,685	\$68,352	\$70,061	\$71,813	\$73,608	\$75,448	\$77,334
Negative PRE-TAX Cash Flow	(\$45,239)	(\$45,716)	(\$46,204)	(\$46,705)	(\$47,218)	(\$47,744)	(\$48,283)	(\$48,836)
Total Annual PRE-TAX Cash Flow:	\$19,819	\$20,969	\$22,148	\$23,356	\$24,595	\$25,864	\$27,165	\$28,499

Adjustments to Annual PRE-TAX Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual PRE-TAX Net Cash Flow	\$19,819	\$20,969	\$22,148	\$23,356	\$24,595	\$25,864	\$27,165	\$28,499
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$16,267	\$16,791	\$17,302	\$17,801	\$18,287	\$18,762	\$19,225	\$19,677

Total PRE-TAX Net Cash Flow	\$122,746	\$143,715	\$165,863	\$189,219	\$213,814	\$239,678	\$266,843	\$295,341
REAL Total Net Cash Flow @ 2.5%	\$100,743	\$115,077	\$129,572	\$144,213	\$158,983	\$173,867	\$188,852	\$203,923

Operating Cash Flow

Operating Cash Inflows

Rental Revenue	\$65,059	\$66,685	\$68,352	\$70,061	\$71,813	\$73,608	\$75,448	\$77,334
Other Cash Inflows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:	\$65,059	\$66,685	\$68,352	\$70,061	\$71,813	\$73,608	\$75,448	\$77,334

Operating Cash Outflows

Operating Expenses and Outflows	(\$19,061)	(\$19,538)	(\$20,026)	(\$20,527)	(\$21,040)	(\$21,566)	(\$22,105)	(\$22,658)
Total Operating Cash Outflows:	(\$19,061)	(\$19,538)	(\$20,026)	(\$20,527)	(\$21,040)	(\$21,566)	(\$22,105)	(\$22,658)

Adjustments to Operating Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual Operating Cash Flow	\$45,998	\$47,148	\$48,326	\$49,535	\$50,773	\$52,042	\$53,343	\$54,677
REAL Annual Operating Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total Operating Cash Flow	\$336,234	\$383,382	\$431,709	\$481,243	\$532,016	\$584,058	\$637,402	\$692,079
REAL Total Operating Cash Flow @ 2.5%	\$275,963	\$306,985	\$337,250	\$366,777	\$395,584	\$423,688	\$451,107	\$477,856

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	8	9	10	11	12	13	14	15
	2029	2030	2031	2032	2033	2034	2035	2036

Mandatory Operating Cash Flow

Mandatory Expenses and Outflows	(\$19,061)	(\$19,538)	(\$20,026)	(\$20,527)	(\$21,040)	(\$21,566)	(\$22,105)	(\$22,658)
Scheduled Loan Payments								
Loan 1: Lender 1 Fixed Mortgage	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)
Total Scheduled Loan Payments:	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)
Adjustments to Mandatory Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Mandatory Operating Cash Flow	(\$45,239)	(\$45,716)	(\$46,204)	(\$46,705)	(\$47,218)	(\$47,744)	(\$48,283)	(\$48,836)
REAL Annual Mandatory Cash Flow @ 2.5%	(\$37,130)	(\$36,606)	(\$36,095)	(\$35,596)	(\$35,109)	(\$34,635)	(\$34,171)	(\$33,720)

NET Capital Investment

Total Free Cash Flow Value: Beginning Value	\$111,862	\$133,359	\$156,329	\$180,822	\$206,890	\$234,588	\$263,971	\$295,096
Capital Investment								
Negative Annual PRE-TAX Net Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deficit via Free Cash Flow Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initial Cash Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Timing Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>	<i>\$14,306</i>	<i>\$14,554</i>	<i>\$14,809</i>	<i>\$15,070</i>	<i>\$15,338</i>	<i>\$15,612</i>	<i>\$15,893</i>	<i>\$16,182</i>

Annual NET Capital Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total NET Capital Investment	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

16	17	18	19	20	21	22	23
2037	2038	2039	2040	2041	2042	2043	2044

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>								
Unit 1 Revenue	\$41,965	\$43,014	\$44,090	\$45,192	\$46,322	\$47,480	\$48,667	\$49,884
Unit 2 Revenue	\$37,303	\$38,235	\$39,191	\$40,171	\$41,175	\$42,204	\$43,259	\$44,341
Total Rental Revenue:	\$79,268	\$81,250	\$83,281	\$85,363	\$87,497	\$89,684	\$91,926	\$94,225
Total Other Cash Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Inflows</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>								
Equity Initial Property Costs								
Start Up Costs								
Initial Working Capital								
Loan Payment Reserves								
Positive AFTER-TAX Cash Flow	\$79,268	\$81,250	\$83,281	\$85,363	\$87,497	\$89,684	\$91,926	\$94,225
Positive PRE-TAX Cash Flow	\$79,268	\$81,250	\$83,281	\$85,363	\$87,497	\$89,684	\$91,926	\$94,225

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

16	17	18	19	20	21	22	23
2037	2038	2039	2040	2041	2042	2043	2044

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>								
Property Tax	(\$6,952)	(\$7,126)	(\$7,304)	(\$7,486)	(\$7,674)	(\$7,865)	(\$8,062)	(\$8,264)
Insurance (0.5%)	(\$3,259)	(\$3,340)	(\$3,424)	(\$3,509)	(\$3,597)	(\$3,687)	(\$3,779)	(\$3,874)
Overhead	(\$3,476)	(\$3,563)	(\$3,652)	(\$3,743)	(\$3,837)	(\$3,933)	(\$4,031)	(\$4,132)
Maintenance (1.5%)	(\$9,538)	(\$9,776)	(\$10,020)	(\$10,271)	(\$10,528)	(\$10,791)	(\$11,061)	(\$11,337)
Total Operating Expenses and Outflows:	(\$23,224)	(\$23,805)	(\$24,400)	(\$25,010)	(\$25,635)	(\$26,276)	(\$26,933)	(\$27,606)
<u>Other Expenses and Outflows</u>								
Closing Cost (1.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>								
Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>	(\$11,060)	(\$11,746)	(\$12,454)	(\$13,184)	(\$13,936)	(\$14,591)	(\$15,069)	(\$15,556)
<u>Loan Interest Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	(\$4,413)	(\$3,527)	(\$2,604)	(\$1,643)	(\$644)	(\$7)	\$0	\$0
Total Loan Interest Payments:	(\$4,413)	(\$3,527)	(\$2,604)	(\$1,643)	(\$644)	(\$7)	\$0	\$0
<u>Loan Principal Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	(\$21,765)	(\$22,652)	(\$23,575)	(\$24,535)	(\$25,535)	(\$2,174)	\$0	\$0
Total Loan Principal Payments:	(\$21,765)	(\$22,652)	(\$23,575)	(\$24,535)	(\$25,535)	(\$2,174)	\$0	\$0
Negative AFTER-TAX Cash Flow	(\$60,462)	(\$61,729)	(\$63,032)	(\$64,372)	(\$65,750)	(\$43,049)	(\$42,002)	(\$43,162)
Negative PRE-TAX Cash Flow	(\$49,402)	(\$49,983)	(\$50,578)	(\$51,188)	(\$51,813)	(\$28,457)	(\$26,933)	(\$27,606)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	16	17	18	19	20	21	22	23
	2037	2038	2039	2040	2041	2042	2043	2044

PRE-TAX Net Cash Flow

Annual PRE-TAX Cash Flow

Positive PRE-TAX Cash Flow	\$79,268	\$81,250	\$83,281	\$85,363	\$87,497	\$89,684	\$91,926	\$94,225
Negative PRE-TAX Cash Flow	(\$49,402)	(\$49,983)	(\$50,578)	(\$51,188)	(\$51,813)	(\$28,457)	(\$26,933)	(\$27,606)
Total Annual PRE-TAX Cash Flow:	\$29,865	\$31,267	\$32,703	\$34,175	\$35,684	\$61,227	\$64,994	\$66,619

Adjustments to Annual PRE-TAX Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual PRE-TAX Net Cash Flow	\$29,865	\$31,267	\$32,703	\$34,175	\$35,684	\$61,227	\$64,994	\$66,619
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$20,118	\$20,548	\$20,968	\$21,377	\$21,777	\$36,454	\$37,753	\$37,753

Total PRE-TAX Net Cash Flow	\$325,207	\$356,473	\$389,176	\$423,351	\$459,035	\$520,261	\$585,255	\$651,874
REAL Total Net Cash Flow @ 2.5%	\$219,067	\$234,273	\$249,527	\$264,818	\$280,135	\$309,757	\$339,954	\$369,415

Operating Cash Flow

Operating Cash Inflows

Rental Revenue	\$79,268	\$81,250	\$83,281	\$85,363	\$87,497	\$89,684	\$91,926	\$94,225
Other Cash Inflows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:	\$79,268	\$81,250	\$83,281	\$85,363	\$87,497	\$89,684	\$91,926	\$94,225

Operating Cash Outflows

Operating Expenses and Outflows	(\$23,224)	(\$23,805)	(\$24,400)	(\$25,010)	(\$25,635)	(\$26,276)	(\$26,933)	(\$27,606)
Total Operating Cash Outflows:	(\$23,224)	(\$23,805)	(\$24,400)	(\$25,010)	(\$25,635)	(\$26,276)	(\$26,933)	(\$27,606)

Adjustments to Operating Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual Operating Cash Flow	\$56,044	\$57,445	\$58,881	\$60,353	\$61,862	\$63,408	\$64,994	\$66,619
REAL Annual Operating Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total Operating Cash Flow	\$748,122	\$805,567	\$864,448	\$924,802	\$986,663	\$1,050,072	\$1,115,066	\$1,181,684
REAL Total Operating Cash Flow @ 2.5%	\$503,954	\$529,415	\$554,255	\$578,489	\$602,132	\$625,198	\$647,702	\$669,657

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	16	17	18	19	20	21	22	23
	2037	2038	2039	2040	2041	2042	2043	2044

Mandatory Operating Cash Flow

Mandatory Expenses and Outflows	(\$23,224)	(\$23,805)	(\$24,400)	(\$25,010)	(\$25,635)	(\$26,276)	(\$26,933)	(\$27,606)
Scheduled Loan Payments								
Loan 1: Lender 1 Fixed Mortgage	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$2,182)	\$0	\$0
Total Scheduled Loan Payments:	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$26,178)	(\$2,182)	\$0	\$0
Adjustments to Mandatory Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Mandatory Operating Cash Flow	(\$49,402)	(\$49,983)	(\$50,578)	(\$51,188)	(\$51,813)	(\$28,457)	(\$26,933)	(\$27,606)
REAL Annual Mandatory Cash Flow @ 2.5%	(\$33,279)	(\$32,849)	(\$32,429)	(\$32,020)	(\$31,620)	(\$16,943)	(\$15,644)	(\$15,644)

NET Capital Investment

Total Free Cash Flow Value: Beginning Value	\$328,021	\$362,806	\$399,515	\$438,211	\$478,958	\$521,826	\$590,881	\$664,738
Capital Investment								
Negative Annual PRE-TAX Net Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deficit via Free Cash Flow Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initial Cash Contributions								
Cash Flow Timing Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>	<i>\$16,477</i>	<i>\$16,780</i>	<i>\$17,090</i>	<i>\$17,409</i>	<i>\$15,553</i>	<i>\$13,706</i>	<i>\$14,049</i>	<i>\$14,400</i>

Annual NET Capital Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total NET Capital Investment	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

24	25	26	27	28	29	30	31
2045	2046	2047	2048	2049	2050	2051	2052

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>								
Unit 1 Revenue	\$51,131	\$52,409	\$53,719	\$55,062	\$56,439	\$57,850	\$59,296	\$60,778
Unit 2 Revenue	\$45,449	\$46,586	\$47,750	\$48,944	\$50,168	\$51,422	\$52,707	\$54,025
Total Rental Revenue:	\$96,580	\$98,995	\$101,470	\$104,006	\$106,606	\$109,272	\$112,003	\$114,803
Total Other Cash Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Inflows</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>								
Equity Initial Property Costs								
Start Up Costs								
Initial Working Capital								
Loan Payment Reserves								
Positive AFTER-TAX Cash Flow	\$96,580	\$98,995	\$101,470	\$104,006	\$106,606	\$109,272	\$112,003	\$114,803
Positive PRE-TAX Cash Flow	\$96,580	\$98,995	\$101,470	\$104,006	\$106,606	\$109,272	\$112,003	\$114,803

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

24	25	26	27	28	29	30	31
2045	2046	2047	2048	2049	2050	2051	2052

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>								
Property Tax	(\$8,470)	(\$8,682)	(\$8,899)	(\$9,121)	(\$9,349)	(\$9,583)	(\$9,823)	(\$10,068)
Insurance (0.5%)	(\$3,970)	(\$4,070)	(\$4,171)	(\$4,276)	(\$4,383)	(\$4,492)	(\$4,604)	(\$4,720)
Overhead	(\$4,235)	(\$4,341)	(\$4,449)	(\$4,561)	(\$4,675)	(\$4,792)	(\$4,911)	(\$5,034)
Maintenance (1.5%)	(\$11,621)	(\$11,911)	(\$12,209)	(\$12,514)	(\$12,827)	(\$13,148)	(\$13,476)	(\$13,813)
Total Operating Expenses and Outflows:	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)
<u>Other Expenses and Outflows</u>								
Closing Cost (1.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>								
Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>	(\$16,056)	(\$16,568)	(\$17,093)	(\$17,631)	(\$20,343)	(\$23,123)	(\$23,757)	(\$24,350)
<u>Loan Interest Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Interest Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Principal Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Principal Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Negative AFTER-TAX Cash Flow	(\$44,352)	(\$45,572)	(\$46,822)	(\$48,103)	(\$51,576)	(\$55,137)	(\$56,571)	(\$57,986)
Negative PRE-TAX Cash Flow	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	24	25	26	27	28	29	30	31
	2045	2046	2047	2048	2049	2050	2051	2052

PRE-TAX Net Cash Flow

Annual PRE-TAX Cash Flow

Positive PRE-TAX Cash Flow	\$96,580	\$98,995	\$101,470	\$104,006	\$106,606	\$109,272	\$112,003	\$114,803
Negative PRE-TAX Cash Flow	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)
Total Annual PRE-TAX Cash Flow:	\$68,284	\$69,991	\$71,741	\$73,534	\$75,373	\$77,257	\$79,188	\$81,168

Adjustments to Annual PRE-TAX Cash Flow

	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual PRE-TAX Net Cash Flow	\$68,284	\$69,991	\$71,741	\$73,534	\$75,373	\$77,257	\$79,188	\$81,168
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total PRE-TAX Net Cash Flow	\$720,158	\$790,149	\$861,890	\$935,424	\$1,010,797	\$1,088,054	\$1,167,242	\$1,248,410
REAL Total Net Cash Flow @ 2.5%	\$398,157	\$426,199	\$453,556	\$480,246	\$506,286	\$531,690	\$556,474	\$580,654

Operating Cash Flow

Operating Cash Inflows

Rental Revenue	\$96,580	\$98,995	\$101,470	\$104,006	\$106,606	\$109,272	\$112,003	\$114,803
Other Cash Inflows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:	\$96,580	\$98,995	\$101,470	\$104,006	\$106,606	\$109,272	\$112,003	\$114,803

Operating Cash Outflows

Operating Expenses and Outflows	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)
Total Operating Cash Outflows:	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)

Adjustments to Operating Cash Flow

	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual Operating Cash Flow	\$68,284	\$69,991	\$71,741	\$73,534	\$75,373	\$77,257	\$79,188	\$81,168
REAL Annual Operating Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total Operating Cash Flow	\$1,249,968	\$1,319,959	\$1,391,700	\$1,465,234	\$1,540,607	\$1,617,864	\$1,697,053	\$1,778,221
REAL Total Operating Cash Flow @ 2.5%	\$691,077	\$711,974	\$732,361	\$752,251	\$771,656	\$790,588	\$809,057	\$827,077

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	24	25	26	27	28	29	30	31
	2045	2046	2047	2048	2049	2050	2051	2052

Mandatory Operating Cash Flow

Mandatory Expenses and Outflows	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)
Scheduled Loan Payments								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Scheduled Loan Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustments to Mandatory Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Mandatory Operating Cash Flow	(\$28,296)	(\$29,004)	(\$29,729)	(\$30,472)	(\$31,234)	(\$32,015)	(\$32,815)	(\$33,635)
REAL Annual Mandatory Cash Flow @ 2.5%	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)

NET Capital Investment

Total Free Cash Flow Value: Beginning Value	\$741,327	\$820,731	\$903,033	\$988,319	\$1,076,679	\$1,168,202	\$1,262,982	\$1,361,115
Capital Investment								
Negative Annual PRE-TAX Net Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deficit via Free Cash Flow Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initial Cash Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Timing Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>	<i>\$14,760</i>	<i>\$15,129</i>	<i>\$15,507</i>	<i>\$15,895</i>	<i>\$16,292</i>	<i>\$16,699</i>	<i>\$17,117</i>	<i>\$17,545</i>

Annual NET Capital Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total NET Capital Investment	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

32	33	34	35	36	37	38	39
2053	2054	2055	2056	2057	2058	2059	2060

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>								
Unit 1 Revenue	\$62,298	\$63,855	\$65,452	\$67,088	\$68,765	\$70,484	\$72,246	\$74,052
Unit 2 Revenue	\$55,376	\$56,760	\$58,179	\$59,634	\$61,125	\$62,653	\$64,219	\$65,824
Total Rental Revenue:	\$117,674	\$120,615	\$123,631	\$126,722	\$129,890	\$133,137	\$136,465	\$139,877
Total Other Cash Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Inflows</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>								
Equity Initial Property Costs								
Start Up Costs								
Initial Working Capital								
Loan Payment Reserves								
Positive AFTER-TAX Cash Flow	\$117,674	\$120,615	\$123,631	\$126,722	\$129,890	\$133,137	\$136,465	\$139,877
Positive PRE-TAX Cash Flow	\$117,674	\$120,615	\$123,631	\$126,722	\$129,890	\$133,137	\$136,465	\$139,877

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

32	33	34	35	36	37	38	39
2053	2054	2055	2056	2057	2058	2059	2060

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>								
Property Tax	(\$10,320)	(\$10,578)	(\$10,842)	(\$11,114)	(\$11,391)	(\$11,676)	(\$11,968)	(\$12,267)
Insurance (0.5%)	(\$4,838)	(\$4,958)	(\$5,082)	(\$5,209)	(\$5,340)	(\$5,473)	(\$5,610)	(\$5,750)
Overhead	(\$5,160)	(\$5,289)	(\$5,421)	(\$5,557)	(\$5,696)	(\$5,838)	(\$5,984)	(\$6,134)
Maintenance (1.5%)	(\$14,159)	(\$14,513)	(\$14,875)	(\$15,247)	(\$15,628)	(\$16,019)	(\$16,420)	(\$16,830)
Total Operating Expenses and Outflows:	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)
<u>Other Expenses and Outflows</u>								
Closing Cost (1.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>								
Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>	(\$24,959)	(\$25,583)	(\$26,223)	(\$26,878)	(\$27,550)	(\$28,239)	(\$28,945)	(\$29,669)
<u>Loan Interest Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Interest Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Principal Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Principal Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Negative AFTER-TAX Cash Flow	(\$59,435)	(\$60,921)	(\$62,444)	(\$64,005)	(\$65,606)	(\$67,246)	(\$68,927)	(\$70,650)
Negative PRE-TAX Cash Flow	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	32	33	34	35	36	37	38	39
	2053	2054	2055	2056	2057	2058	2059	2060

PRE-TAX Net Cash Flow

Annual PRE-TAX Cash Flow

Positive PRE-TAX Cash Flow	\$117,674	\$120,615	\$123,631	\$126,722	\$129,890	\$133,137	\$136,465	\$139,877
Negative PRE-TAX Cash Flow	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)
Total Annual PRE-TAX Cash Flow:	\$83,197	\$85,277	\$87,409	\$89,594	\$91,834	\$94,130	\$96,483	\$98,896

Adjustments to Annual PRE-TAX Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual PRE-TAX Net Cash Flow	\$83,197	\$85,277	\$87,409	\$89,594	\$91,834	\$94,130	\$96,483	\$98,896
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total PRE-TAX Net Cash Flow	\$1,331,608	\$1,416,885	\$1,504,294	\$1,593,889	\$1,685,723	\$1,779,853	\$1,876,337	\$1,975,232
REAL Total Net Cash Flow @ 2.5%	\$604,244	\$627,259	\$649,713	\$671,619	\$692,990	\$713,841	\$734,182	\$754,028

Operating Cash Flow

Operating Cash Inflows

Rental Revenue	\$117,674	\$120,615	\$123,631	\$126,722	\$129,890	\$133,137	\$136,465	\$139,877
Other Cash Inflows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:	\$117,674	\$120,615	\$123,631	\$126,722	\$129,890	\$133,137	\$136,465	\$139,877

Operating Cash Outflows

Operating Expenses and Outflows	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)
Total Operating Cash Outflows:	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)

Adjustments to Operating Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual Operating Cash Flow	\$83,197	\$85,277	\$87,409	\$89,594	\$91,834	\$94,130	\$96,483	\$98,896
REAL Annual Operating Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total Operating Cash Flow	\$1,861,418	\$1,946,696	\$2,034,105	\$2,123,699	\$2,215,534	\$2,309,664	\$2,406,147	\$2,505,043
REAL Total Operating Cash Flow @ 2.5%	\$844,657	\$861,808	\$878,541	\$894,865	\$910,792	\$926,330	\$941,489	\$956,279

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	32	33	34	35	36	37	38	39
	2053	2054	2055	2056	2057	2058	2059	2060

Mandatory Operating Cash Flow

Mandatory Expenses and Outflows	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)
Scheduled Loan Payments								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Scheduled Loan Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustments to Mandatory Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Mandatory Operating Cash Flow	(\$34,476)	(\$35,338)	(\$36,221)	(\$37,127)	(\$38,055)	(\$39,007)	(\$39,982)	(\$40,981)
REAL Annual Mandatory Cash Flow @ 2.5%	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)

NET Capital Investment

Total Free Cash Flow Value: Beginning Value	\$1,462,700	\$1,567,838	\$1,676,632	\$1,789,191	\$1,905,624	\$2,026,042	\$2,150,563	\$2,279,305
Capital Investment								
Negative Annual PRE-TAX Net Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deficit via Free Cash Flow Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initial Cash Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Timing Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>	<i>\$17,983</i>	<i>\$18,433</i>	<i>\$18,894</i>	<i>\$19,366</i>	<i>\$19,850</i>	<i>\$20,347</i>	<i>\$20,855</i>	<i>\$21,377</i>

Annual NET Capital Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total NET Capital Investment	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

40	41	42	43	44	45	46	47
2061	2062	2063	2064	2065	2066	2067	2068

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>								
Unit 1 Revenue	\$75,904	\$77,801	\$79,746	\$81,740	\$83,784	\$85,878	\$88,025	\$90,226
Unit 2 Revenue	\$67,470	\$69,157	\$70,886	\$72,658	\$74,474	\$76,336	\$78,245	\$80,201
Total Rental Revenue:	\$143,374	\$146,958	\$150,632	\$154,398	\$158,258	\$162,214	\$166,270	\$170,426
Total Other Cash Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Inflows</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>								
Equity Initial Property Costs								
Start Up Costs								
Initial Working Capital								
Loan Payment Reserves								
Positive AFTER-TAX Cash Flow	\$143,374	\$146,958	\$150,632	\$154,398	\$158,258	\$162,214	\$166,270	\$170,426
Positive PRE-TAX Cash Flow	\$143,374	\$146,958	\$150,632	\$154,398	\$158,258	\$162,214	\$166,270	\$170,426

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

40	41	42	43	44	45	46	47
2061	2062	2063	2064	2065	2066	2067	2068

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>								
Property Tax	(\$12,574)	(\$12,888)	(\$13,211)	(\$13,541)	(\$13,879)	(\$14,226)	(\$14,582)	(\$14,946)
Insurance (0.5%)	(\$5,894)	(\$6,041)	(\$6,192)	(\$6,347)	(\$6,506)	(\$6,669)	(\$6,835)	(\$7,006)
Overhead	(\$6,287)	(\$6,444)	(\$6,605)	(\$6,770)	(\$6,940)	(\$7,113)	(\$7,291)	(\$7,473)
Maintenance (1.5%)	(\$17,251)	(\$17,682)	(\$18,124)	(\$18,577)	(\$19,042)	(\$19,518)	(\$20,006)	(\$20,506)
Total Operating Expenses and Outflows:	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)
<u>Other Expenses and Outflows</u>								
Closing Cost (1.0%)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>								
Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>	(\$30,410)	(\$31,171)	(\$31,950)	(\$32,749)	(\$33,567)	(\$34,407)	(\$35,267)	(\$36,148)
<u>Loan Interest Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Interest Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Loan Principal Payments</u>								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Loan Principal Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Negative AFTER-TAX Cash Flow	(\$72,416)	(\$74,227)	(\$76,082)	(\$77,984)	(\$79,934)	(\$81,932)	(\$83,981)	(\$86,080)
Negative PRE-TAX Cash Flow	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	40	41	42	43	44	45	46	47
	2061	2062	2063	2064	2065	2066	2067	2068

PRE-TAX Net Cash Flow

Annual PRE-TAX Cash Flow

Positive PRE-TAX Cash Flow	\$143,374	\$146,958	\$150,632	\$154,398	\$158,258	\$162,214	\$166,270	\$170,426
Negative PRE-TAX Cash Flow	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)
Total Annual PRE-TAX Cash Flow:	\$101,368	\$103,902	\$106,500	\$109,162	\$111,891	\$114,689	\$117,556	\$120,495

Adjustments to Annual PRE-TAX Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual PRE-TAX Net Cash Flow	\$101,368	\$103,902	\$106,500	\$109,162	\$111,891	\$114,689	\$117,556	\$120,495
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total PRE-TAX Net Cash Flow	\$2,076,600	\$2,180,503	\$2,287,002	\$2,396,164	\$2,508,056	\$2,622,744	\$2,740,300	\$2,860,795
REAL Total Net Cash Flow @ 2.5%	\$773,390	\$792,279	\$810,708	\$828,687	\$846,227	\$863,340	\$880,036	\$896,324

Operating Cash Flow

Operating Cash Inflows

Rental Revenue	\$143,374	\$146,958	\$150,632	\$154,398	\$158,258	\$162,214	\$166,270	\$170,426
Other Cash Inflows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:	\$143,374	\$146,958	\$150,632	\$154,398	\$158,258	\$162,214	\$166,270	\$170,426

Operating Cash Outflows

Operating Expenses and Outflows	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)
Total Operating Cash Outflows:	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)

Adjustments to Operating Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Annual Operating Cash Flow	\$101,368	\$103,902	\$106,500	\$109,162	\$111,891	\$114,689	\$117,556	\$120,495
REAL Annual Operating Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753	\$37,753

Total Operating Cash Flow	\$2,606,411	\$2,710,313	\$2,816,813	\$2,925,975	\$3,037,866	\$3,152,555	\$3,270,110	\$3,390,605
REAL Total Operating Cash Flow @ 2.5%	\$970,707	\$984,784	\$998,517	\$1,011,916	\$1,024,987	\$1,037,740	\$1,050,182	\$1,062,320

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

	40	41	42	43	44	45	46	47
	2061	2062	2063	2064	2065	2066	2067	2068

Mandatory Operating Cash Flow

Mandatory Expenses and Outflows	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)
Scheduled Loan Payments								
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Scheduled Loan Payments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjustments to Mandatory Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Mandatory Operating Cash Flow	(\$42,006)	(\$43,056)	(\$44,132)	(\$45,236)	(\$46,367)	(\$47,526)	(\$48,714)	(\$49,932)
REAL Annual Mandatory Cash Flow @ 2.5%	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)	(\$15,644)

NET Capital Investment

Total Free Cash Flow Value: Beginning Value	\$2,412,390	\$2,549,944	\$2,692,095	\$2,838,976	\$2,990,723	\$3,147,475	\$3,309,376	\$3,476,572
Capital Investment								
Negative Annual PRE-TAX Net Cash Flow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deficit via Free Cash Flow Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Initial Cash Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow Timing Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>	<i>\$21,911</i>	<i>\$22,459</i>	<i>\$23,020</i>	<i>\$23,596</i>	<i>\$24,186</i>	<i>\$24,790</i>	<i>\$25,410</i>	<i>\$26,045</i>

Annual NET Capital Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total NET Capital Investment	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

48	49	50	51
2069	2070	2071	2072

Positive Cash Flow: Multi-Family Unit

<u>Property Sale: Multi-Family Unit</u>	\$0	\$0	\$0	\$0
<u>Rental Revenue</u>				
Unit 1 Revenue	\$92,481	\$94,793	\$97,163	\$8,299
Unit 2 Revenue	\$82,206	\$84,261	\$86,367	\$7,377
Total Rental Revenue:	\$174,687	\$179,054	\$183,531	\$15,677
Total Other Cash Inflows:	\$0	\$0	\$0	\$0
<u>Income Tax Benefit</u>	\$0	\$0	\$0	\$2,899
<u>Loan Inflows</u>				
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0
Total Loan Inflows:	\$0	\$0	\$0	\$0
<u>Initial Cash Contributions</u>				
Equity Initial Property Costs				
Start Up Costs				
Initial Working Capital				
Loan Payment Reserves				
Positive AFTER-TAX Cash Flow	\$174,687	\$179,054	\$183,531	\$18,576
Positive PRE-TAX Cash Flow	\$174,687	\$179,054	\$183,531	\$15,677

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

48	49	50	51
2069	2070	2071	2072

Negative Cash Flow: Multi-Family Unit

<u>Property Purchase: Multi-Family Unit</u>	\$0	\$0	\$0	\$0
<u>Operating Expenses and Outflows</u>				
Property Tax	(\$15,320)	(\$15,703)	(\$16,096)	(\$1,375)
Insurance (0.5%)	(\$7,181)	(\$7,361)	(\$7,545)	(\$644)
Overhead	(\$7,660)	(\$7,852)	(\$8,048)	(\$687)
Maintenance (1.5%)	(\$21,018)	(\$21,544)	(\$22,083)	(\$22,635)
Total Operating Expenses and Outflows:	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)
<u>Other Expenses and Outflows</u>				
Closing Cost (1.0%)	\$0	\$0	\$0	\$0
Total Other Expenses and Outflows:	\$0	\$0	\$0	\$0
<u>Renovations and Capital Improvements</u>				
Renovation	\$0	\$0	\$0	\$0
Total Renovations and Capital Improvements:	\$0	\$0	\$0	\$0
<u>Income Tax Expense</u>	(\$37,052)	(\$37,978)	(\$38,928)	\$0
<u>Loan Interest Payments</u>				
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0
Total Loan Interest Payments:	\$0	\$0	\$0	\$0
<u>Loan Principal Payments</u>				
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0
Total Loan Principal Payments:	\$0	\$0	\$0	\$0
Negative AFTER-TAX Cash Flow	(\$88,232)	(\$90,438)	(\$92,699)	(\$25,341)
Negative PRE-TAX Cash Flow	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

48	49	50	51
2069	2070	2071	2072

PRE-TAX Net Cash Flow

Annual PRE-TAX Cash Flow

Positive PRE-TAX Cash Flow	\$174,687	\$179,054	\$183,531	\$15,677
Negative PRE-TAX Cash Flow	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)
Total Annual PRE-TAX Cash Flow:	\$123,507	\$126,595	\$129,760	(\$9,665)

Adjustments to Annual PRE-TAX Cash Flow	\$0	\$0	\$0	\$0
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Annual PRE-TAX Net Cash Flow	\$123,507	\$126,595	\$129,760	(\$9,665)
REAL Ann PRE-TAX Net Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	(\$2,743)

Total PRE-TAX Net Cash Flow	\$2,984,302	\$3,110,896	\$3,240,656	\$3,230,991
REAL Total Net Cash Flow @ 2.5%	\$912,215	\$927,718	\$942,844	\$917,104

Operating Cash Flow

Operating Cash Inflows

Rental Revenue	\$174,687	\$179,054	\$183,531	\$15,677
Other Cash Inflows	\$0	\$0	\$0	\$0
Total Operating Cash Inflows:	\$174,687	\$179,054	\$183,531	\$15,677

Operating Cash Outflows

Operating Expenses and Outflows	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)
Total Operating Cash Outflows:	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)

Adjustments to Operating Cash Flow	\$0	\$0	\$0	\$0
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Annual Operating Cash Flow	\$123,507	\$126,595	\$129,760	(\$9,665)
REAL Annual Operating Cash Flow @ 2.5%	\$37,753	\$37,753	\$37,753	(\$2,743)

Total Operating Cash Flow	\$3,514,112	\$3,640,707	\$3,770,466	\$3,760,802
REAL Total Operating Cash Flow @ 2.5%	\$1,074,163	\$1,085,716	\$1,096,988	\$1,067,489

CASH FLOW: MULTI-FAMILY UNIT | BASELINE SCENARIO

48	49	50	51
2069	2070	2071	2072

Mandatory Operating Cash Flow

Mandatory Expenses and Outflows	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)
Scheduled Loan Payments				
Loan 1: Lender 1 Fixed Mortgage	\$0	\$0	\$0	\$0
Total Scheduled Loan Payments:	\$0	\$0	\$0	\$0
Adjustments to Mandatory Cash Flow	\$0	\$0	\$0	\$0

Annual Mandatory Operating Cash Flow	(\$51,180)	(\$52,460)	(\$53,771)	(\$25,341)
REAL Annual Mandatory Cash Flow @ 2.5%	(\$15,644)	(\$15,644)	(\$15,644)	(\$7,193)

NET Capital Investment

Total Free Cash Flow Value: Beginning Value	\$3,649,216	\$3,827,461	\$4,011,467	\$4,201,399
Capital Investment				
Negative Annual PRE-TAX Net Cash Flow	\$0	\$0	\$0	(\$9,665)
Deficit via Free Cash Flow Value	\$0	\$0	\$0	\$9,665
Initial Cash Contributions				
Cash Flow Timing Adjustment	\$0	\$0	\$0	\$0
<i>Minimum Free Cash Flow Value</i>	\$26,697	\$27,364	\$25,341	\$0

Annual NET Capital Investment	\$0	\$0	\$0	\$0
REAL Annual NET Capital Investment @ 2.5%	\$0	\$0	\$0	\$0

Total NET Capital Investment	(\$102,466)	(\$102,466)	(\$102,466)	(\$102,466)
REAL Total NET Capital Investment @ 2.5%	(\$102,263)	(\$102,263)	(\$102,263)	(\$102,263)