

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | t=0 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| Cash Flow | | | | | | | | |
| Positive Cash Flow | | | | | | | | |
| Rental Revenue | | \$51,000 | \$51,425 | \$57,503 | \$58,940 | \$60,414 | \$61,924 | \$63,472 |
| Income Tax Benefit | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |
| Negative Cash Flow | | | | | | | | |
| Operating Expenses and Outflows | | (\$9,450) | (\$16,436) | (\$16,847) | (\$17,268) | (\$17,700) | (\$18,143) | (\$18,596) |
| Other Expenses and Outflows | | (\$4,500) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | (\$10,000) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | | (\$4,240) | (\$1,947) | (\$3,799) | (\$4,263) | (\$4,740) | (\$5,232) | (\$5,738) |
| Loan Payments | | (\$23,997) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) |
| 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) |
| 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 |
| 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 |
| 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 |
| 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 |
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | t=0 | 1 2022 | 2 2023 | 3 2024 | 4 2025 | 5 2026 | 6 2027 | 7 2028 |
|--|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| NET Capital Investment | | | | | | | | |
| Annual Capital Investment | | | | | | | | |
| Negative Annual PRE-TAX Net Cash Flow | \$0 | \$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) | \$0 | | | | | | |
| Cash Flow Timing Adjustment | | \$0 | (\$4,209) | \$0 | \$0 | | | |
| 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) |

Initial Capital Investment

| | |
|-----------------------------------|-------------------|
| <u>Capital Outflows</u> | |
| Property Purchase Price | (\$450,000) |
| Initial Renovations | \$0 |
| Start Up Costs | (\$4,500) |
| Working Capital | (\$1,575) |
| <u>Capital Inflows</u> | |
| Lender 1 | \$360,000 |
| Initial Capital Investment | (\$98,257) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--|-----|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | t=0 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| Net Property and Total Free Cash Flow Value | | | | | | | | |
| Gross Property Value: | | \$466,517 | \$482,070 | \$504,294 | \$548,847 | \$562,568 | \$576,633 | \$591,048 |
| REAL Gross Property Value @ 2.5%: | | \$455,138 | \$458,841 | \$468,287 | \$497,228 | \$497,228 | \$497,228 | \$497,228 |
| Gross Property Value: Deductions | | | | | | | | |
| Less Loan Balances | | (\$349,021) | (\$336,577) | (\$323,626) | (\$310,148) | (\$296,120) | (\$281,521) | (\$266,327) |
| Less Property Sale Cost @ 1% | | (\$4,603) | (\$4,821) | (\$4,941) | (\$5,065) | (\$5,191) | (\$5,321) | (\$5,454) |
| | | (\$353,625) | (\$341,398) | (\$328,568) | (\$315,213) | (\$301,311) | (\$286,842) | (\$271,781) |
| Net Equity Property Value | | | | | | | | |
| | | \$112,892 | \$140,672 | \$175,726 | \$233,635 | \$261,257 | \$289,791 | \$319,267 |
| REAL Net Equity Property Value @ 2.5% | | | | | | | | |
| | | \$110,139 | \$133,894 | \$163,179 | \$211,661 | \$230,913 | \$249,885 | \$268,589 |
| Net Equity Property % | | | | | | | | |
| | | 25% | 30% | 36% | 43% | 47% | 51% | 55% |
| Total Free Cash Flow Growth | | | | | | | | |
| Beginning Value | | \$98,257 | \$21,507 | \$24,733 | \$39,629 | \$55,717 | \$73,088 | \$91,787 |
| Deficit via Free Cash Flow Value | | \$0 | (\$1,190) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Growth @ 1.50% | | \$1,474 | \$305 | \$371 | \$594 | \$836 | \$1,096 | \$1,377 |
| Positive Annual PRE-TAX Net Cash Flow | | \$13,053 | \$0 | \$14,477 | \$15,493 | \$16,535 | \$17,603 | \$18,698 |
| Cash Flow Timing Adjustment | | (\$91,276) | \$4,111 | \$48 | \$0 | | | |
| Total Free Cash Flow Value | | | | | | | | |
| | | \$21,507 | \$24,733 | \$39,629 | \$55,717 | \$73,088 | \$91,787 | \$111,862 |
| REAL Total Free Cash Flow Value @ 2.5% | | | | | | | | |
| | | \$20,983 | \$23,541 | \$36,800 | \$50,477 | \$64,599 | \$79,148 | \$94,105 |
| Total NET Value | | | | | | | | |
| | | \$134,399 | \$165,405 | \$215,356 | \$289,352 | \$334,345 | \$381,578 | \$431,129 |
| REAL Total NET Value @ 2.5% | | | | | | | | |
| | | \$131,121 | \$157,435 | \$199,979 | \$262,138 | \$295,512 | \$329,033 | \$362,694 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | t=0 | 1 2022 | 2 2023 | 3 2024 | 4 2025 | 5 2026 | 6 2027 | 7 2028 |
|---------------------------------|-----|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Profit Margins | | | | | | | | |
| Operating Margin | | | | | | | | |
| Rental Revenue | | \$51,000 | \$51,425 | \$57,503 | \$58,940 | \$60,414 | \$61,924 | \$63,472 |
| Operating Expenses and Outflows | | (\$9,450) | (\$16,436) | (\$16,847) | (\$17,268) | (\$17,700) | (\$18,143) | (\$18,596) |
| | | \$41,550 | \$34,989 | \$40,655 | \$41,672 | \$42,714 | \$43,781 | \$44,876 |
| Operating Margin | | 81.5% | 68.0% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
| EBITDA Margin | | | | | | | | |
| Other Cash Inflows | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | | (\$4,500) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | \$37,050 | \$34,989 | \$40,655 | \$41,672 | \$42,714 | \$43,781 | \$44,876 |
| EBITDA Margin | | 72.6% | 68.0% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
| Net Margin | | | | | | | | |
| Interest Expense | | (\$13,018) | (\$13,734) | (\$13,227) | (\$12,700) | (\$12,151) | (\$11,579) | (\$10,984) |
| Depreciation Expense | | (\$14,400) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) |
| NET: Income Tax Expense | | (\$4,240) | (\$1,947) | (\$3,799) | (\$4,263) | (\$4,740) | (\$5,232) | (\$5,738) |
| | | \$5,392 | \$4,544 | \$8,865 | \$9,946 | \$11,060 | \$12,207 | \$13,390 |
| Net Margin | | 13.0% | 13.0% | 21.8% | 23.9% | 25.9% | 27.9% | 29.8% |
| Debt Ratios | | | | | | | | |
| Debt Coverage Ratio | | | | | | | | |
| EBITDA Margin | | \$37,050 | \$34,989 | \$40,655 | \$41,672 | \$42,714 | \$43,781 | \$44,876 |
| Loan Payments | | (\$23,997) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) |
| Debt Coverage Ratio | | 1.5 | 1.3 | 1.6 | 1.6 | 1.6 | 1.7 | 1.7 |
| Loan to Property Value | | | | | | | | |
| Gross Property Value | | \$466,517 | \$482,070 | \$504,294 | \$548,847 | \$562,568 | \$576,633 | \$591,048 |
| Loan Balances | | (\$349,021) | (\$336,577) | (\$323,626) | (\$310,148) | (\$296,120) | (\$281,521) | (\$266,327) |
| Loan to Property Value | | 1.3 | 1.4 | 1.6 | 1.8 | 1.9 | 2.0 | 2.2 |
| Loan to Total Value | | | | | | | | |
| Total Free Cash Flow Value | | \$21,507 | \$24,733 | \$39,629 | \$55,717 | \$73,088 | \$91,787 | \$111,862 |
| Loan to Total Value | | 1.4 | 1.5 | 1.7 | 1.9 | 2.1 | 2.4 | 2.6 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|-----|----------|----------|-----------|-----------|-----------|-----------|-----------|
| | t=0 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| Rates of Return | | | | | | | | |
| Total Gain Loss: | | \$36,143 | \$62,940 | \$112,890 | \$186,886 | \$231,879 | \$279,112 | \$328,664 |
| REAL Total Gain Loss @ 2.5%: | | \$35,261 | \$59,907 | \$104,830 | \$169,310 | \$204,948 | \$240,678 | \$276,493 |
| IRR (Internal Rate of Return) | | 36.8% | 30.7% | 32.2% | 34.3% | 31.6% | 29.6% | 28.2% |
| REAL IRR @ 2.5% | | 33.4% | 27.5% | 29.0% | 31.1% | 28.4% | 26.5% | 25.0% |
| Return on Investment (Annual) | | 36.8% | 27.1% | 28.1% | 29.6% | 26.7% | 24.5% | 22.8% |
| REAL Return on Investment (Ann) @ 2.5% | | 33.4% | 24.0% | 25.0% | 26.5% | 23.6% | 21.5% | 19.8% |
| Cash on Cash Return | | 13.3% | -1.2% | 14.1% | 15.1% | 16.1% | 17.2% | 18.2% |
| REAL Cash on Cash Return @ 2.5% | | 13.0% | -1.1% | 13.1% | 13.7% | 14.3% | 14.8% | 15.4% |
| Cash Multiple | | 1.4 | 1.6 | 2.1 | 2.8 | 3.3 | 3.7 | 4.2 |
| REAL Cash Multiple @ 2.5% | | 1.3 | 1.5 | 2.0 | 2.6 | 2.9 | 3.2 | 3.5 |
| Yield Ex-Leverage | | 9.1% | 7.5% | 8.8% | 9.0% | 9.2% | 9.4% | 9.7% |
| REAL Yield Ex-Leverage @ 2.5% | | 8.9% | 7.2% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |
| Cash Flow Breakeven | | No | No | No | No | No | No | Yes |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|-------------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | t=0 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
| Valuation | | | | | | | | |
| Total Property Development Costs: | | \$454,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | | \$454,500 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 |
| Cap Rate | | 7.7% | 7.5% | 8.8% | 9.0% | 9.2% | 9.4% | 9.7% |
| REAL Cap Rate @ 2.5% | | 7.5% | 7.2% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |
| Price to Earnings | | 13.0 | 13.3 | 11.4 | 11.1 | 10.9 | 10.6 | 10.4 |
| REAL Price to Earnings @ 2.5% | | 13.3 | 13.9 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 |
| Annual Rental Revenue Value | | 11.3% | 11.1% | 11.7% | 12.5% | 12.8% | 13.2% | 13.5% |
| REAL Annual Rental Revenue Value @ 2.5% | | 11.0% | 10.5% | 10.9% | 11.4% | 11.4% | 11.4% | 11.4% |
| Monthly Rental Revenue Value | | 0.9% | 0.9% | 1.0% | 1.0% | 1.1% | 1.1% | 1.1% |
| REAL Monthly Rental Revenue Value @ 2.5% | | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% |
| Discounted Cash Flow @ 21.0% | | | | | | | | |
| Annual NET Capital Investment | (\$98,257) | \$0 | (\$4,209) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Increase to Free Cash Flow Value | | \$21,507 | \$3,226 | \$14,896 | \$16,088 | \$17,371 | \$18,699 | \$20,074 |
| Total NET Value LESS Increase to FCF Value | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | \$21,507 | (\$983) | \$14,896 | \$16,088 | \$17,371 | \$18,699 | \$20,074 |
| Discounted Cash Flow @ 21.0%: | (\$98,257) | \$17,774 | (\$671) | \$8,408 | \$7,505 | \$6,697 | \$5,958 | \$5,286 |
| Discounted Cash Flow (NPV): 10 Year @ 21.0% | | \$26,645 | | | | | | |
| Opportunity Cost @ 5.0% REAL 2.5% | | | | | | | | |
| <i>Total NET Value Opportunity Cost Investment:</i> | | \$105,134 | \$116,998 | \$125,187 | \$133,950 | \$143,327 | \$153,360 | \$164,095 |
| <i>REAL Tot NET Value Opp Cost Invstmnt @ 2.5%:</i> | | \$102,570 | \$111,360 | \$116,249 | \$121,353 | \$126,680 | \$132,242 | \$138,048 |
| \$ Gain Loss | | | | | | | | |
| Multi-Family Unit LESS Opp Cost Inv | | \$29,265 | \$48,408 | \$90,168 | \$155,401 | \$191,018 | \$228,218 | \$267,034 |
| REAL Multi-Family Unit LESS Opp Cost Inv | | \$28,551 | \$46,075 | \$83,730 | \$140,786 | \$168,832 | \$196,792 | \$224,646 |
| Multi-Family Unit / Opp Cost Inv | | 5.3 | 4.3 | 5.0 | 5.9 | 5.7 | 5.5 | 5.3 |
| Total Value | | | | | | | | |
| Multi-Family Unit LESS Opp Cost Inv | | \$29,265 | \$48,408 | \$90,168 | \$155,401 | \$191,018 | \$228,218 | \$267,034 |
| REAL Multi-Family Unit LESS Opp Cost Inv | | \$28,551 | \$46,075 | \$83,730 | \$140,786 | \$168,832 | \$196,792 | \$224,646 |
| Multi-Family Unit / Opp Cost Inv | | 1.3 | 1.4 | 1.7 | 2.2 | 2.3 | 2.5 | 2.6 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

| Cash Flow | | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Positive Cash Flow | | | | | | | | |
| Rental Revenue | \$65,059 | \$66,685 | \$68,352 | \$70,061 | \$71,813 | \$73,608 | \$75,448 | \$77,334 |
| Income Tax Benefit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |
| Negative Cash Flow | | | | | | | | |
| Operating Expenses and Outflows | (\$19,061) | (\$19,538) | (\$20,026) | (\$20,527) | (\$21,040) | (\$21,566) | (\$22,105) | (\$22,658) |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | (\$6,261) | (\$6,799) | (\$7,354) | (\$7,925) | (\$8,515) | (\$9,122) | (\$9,749) | (\$10,394) |
| Loan Payments | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) |
| 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) |
| 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 |
| 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 |
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

NET Capital Investment

Annual 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 | | | | | | | | |

| | | | | | | | | |
|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 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) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|

Initial Capital Investment

Capital Outflows

- Property Purchase Price
- Initial Renovations
- Start Up Costs
- Working Capital

Capital Inflows

- Lender 1

Initial Capital Investment

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Net Property and Total Free Cash Flow Value

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Gross Property Value: | \$605,825 | \$620,970 | \$636,494 | \$652,407 | \$668,717 | \$685,435 | \$702,571 | \$720,135 |
| REAL Gross Property Value @ 2.5%: | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 |
| Gross Property Value: Deductions | | | | | | | | |
| Less Loan Balances | (\$250,514) | (\$234,056) | (\$216,928) | (\$199,103) | (\$180,551) | (\$161,243) | (\$141,149) | (\$120,236) |
| Less Property Sale Cost @ 1% | (\$5,591) | (\$5,730) | (\$5,874) | (\$6,020) | (\$6,171) | (\$6,325) | (\$6,483) | (\$6,645) |
| | (\$256,104) | (\$239,787) | (\$222,802) | (\$205,123) | (\$186,722) | (\$167,568) | (\$147,632) | (\$126,881) |

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Net Equity Property Value | \$349,720 | \$381,184 | \$413,692 | \$447,284 | \$481,995 | \$517,867 | \$554,939 | \$593,254 |
| REAL Net Equity Property Value @ 2.5% | \$287,032 | \$305,224 | \$323,176 | \$340,895 | \$358,390 | \$375,671 | \$392,745 | \$409,621 |

| | | | | | | | | |
|------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Net Equity Property % | 59% | 62% | 66% | 69% | 73% | 76% | 80% | 83% |
|------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|

Total Free Cash Flow Growth

| | | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Beginning Value | \$111,862 | \$133,359 | \$156,329 | \$180,822 | \$206,890 | \$234,588 | \$263,971 | \$295,096 |
| Deficit via Free Cash Flow Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Growth @ 1.50% | \$1,678 | \$2,000 | \$2,345 | \$2,712 | \$3,103 | \$3,519 | \$3,960 | \$4,426 |
| Positive Annual PRE-TAX Net Cash Flow | \$19,819 | \$20,969 | \$22,148 | \$23,356 | \$24,595 | \$25,864 | \$27,165 | \$28,499 |
| Cash Flow Timing Adjustment | | | | | | | | |
| Total Free Cash Flow Value | \$133,359 | \$156,329 | \$180,822 | \$206,890 | \$234,588 | \$263,971 | \$295,096 | \$328,021 |
| REAL Total Free Cash Flow Value @ 2.5% | \$109,454 | \$125,177 | \$141,258 | \$157,680 | \$174,430 | \$191,490 | \$208,847 | \$226,487 |

| | | | | | | | | |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total NET Value | \$483,079 | \$537,512 | \$594,514 | \$654,174 | \$716,583 | \$781,838 | \$850,034 | \$921,274 |
| REAL Total NET Value @ 2.5% | \$396,486 | \$430,401 | \$464,434 | \$498,575 | \$532,820 | \$567,161 | \$601,592 | \$636,108 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Profit Margins

Operating Margin

| | | | | | | | | |
|---------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Rental Revenue | \$65,059 | \$66,685 | \$68,352 | \$70,061 | \$71,813 | \$73,608 | \$75,448 | \$77,334 |
| Operating Expenses and Outflows | (\$19,061) | (\$19,538) | (\$20,026) | (\$20,527) | (\$21,040) | (\$21,566) | (\$22,105) | (\$22,658) |
| | \$45,998 | \$47,148 | \$48,326 | \$49,535 | \$50,773 | \$52,042 | \$53,343 | \$54,677 |

Operating Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

EBITDA Margin

| | | | | | | | | |
|-----------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Other Cash Inflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$45,998 | \$47,148 | \$48,326 | \$49,535 | \$50,773 | \$52,042 | \$53,343 | \$54,677 |

EBITDA Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Net Margin

| | | | | | | | | |
|-------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Interest Expense | (\$10,365) | (\$9,721) | (\$9,051) | (\$8,353) | (\$7,626) | (\$6,871) | (\$6,084) | (\$5,265) |
| Depreciation Expense | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) |
| NET: Income Tax Expense | (\$6,261) | (\$6,799) | (\$7,354) | (\$7,925) | (\$8,515) | (\$9,122) | (\$9,749) | (\$10,394) |
| | \$14,608 | \$15,864 | \$17,159 | \$18,493 | \$19,868 | \$21,286 | \$22,747 | \$24,254 |

Net Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 31.8% | 33.6% | 35.5% | 37.3% | 39.1% | 40.9% | 42.6% | 44.4% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Debt Ratios

Debt Coverage Ratio

| | | | | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|------------|------------|
| EBITDA Margin | \$45,998 | \$47,148 | \$48,326 | \$49,535 | \$50,773 | \$52,042 | \$53,343 | \$54,677 |
| Loan Payments | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) |

Debt Coverage Ratio

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | 1.8 | 1.8 | 1.8 | 1.9 | 1.9 | 2.0 | 2.0 | 2.1 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

Loan to Property Value

| | | | | | | | | |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Gross Property Value | \$605,825 | \$620,970 | \$636,494 | \$652,407 | \$668,717 | \$685,435 | \$702,571 | \$720,135 |
| Loan Balances | (\$250,514) | (\$234,056) | (\$216,928) | (\$199,103) | (\$180,551) | (\$161,243) | (\$141,149) | (\$120,236) |

Loan to Property Value

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | 2.4 | 2.7 | 2.9 | 3.3 | 3.7 | 4.3 | 5.0 | 6.0 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

Loan to Total Value

| | | | | | | | | |
|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Free Cash Flow Value | \$133,359 | \$156,329 | \$180,822 | \$206,890 | \$234,588 | \$263,971 | \$295,096 | \$328,021 |
|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|

Loan to Total Value

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | 3.0 | 3.3 | 3.8 | 4.3 | 5.0 | 5.9 | 7.1 | 8.7 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Rates of Return

| | | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Gain Loss: | \$380,614 | \$435,047 | \$492,049 | \$551,708 | \$614,118 | \$679,372 | \$747,569 | \$818,809 |
| REAL Total Gain Loss @ 2.5%: | \$312,387 | \$348,354 | \$384,388 | \$420,482 | \$456,631 | \$492,830 | \$529,075 | \$565,359 |
| IRR (Internal Rate of Return) | 27.0% | 26.0% | 25.2% | 24.5% | 23.9% | 23.4% | 23.0% | 22.6% |
| REAL IRR @ 2.5% | 23.9% | 22.9% | 22.1% | 21.5% | 20.9% | 20.4% | 20.0% | 19.6% |
| Return on Investment (Annual) | 21.4% | 20.2% | 19.2% | 18.4% | 17.6% | 16.9% | 16.3% | 15.8% |
| REAL Return on Investment (Ann) @ 2.5% | 18.4% | 17.3% | 16.3% | 15.5% | 14.7% | 14.1% | 13.5% | 12.9% |
| Cash on Cash Return | 19.3% | 20.5% | 21.6% | 22.8% | 24.0% | 25.2% | 26.5% | 27.8% |
| REAL Cash on Cash Return @ 2.5% | 15.9% | 16.4% | 16.9% | 17.4% | 17.9% | 18.3% | 18.8% | 19.2% |
| Cash Multiple | 4.7 | 5.2 | 5.8 | 6.4 | 7.0 | 7.6 | 8.3 | 9.0 |
| REAL Cash Multiple @ 2.5% | 3.9 | 4.2 | 4.5 | 4.9 | 5.2 | 5.5 | 5.9 | 6.2 |
| Yield Ex-Leverage | 9.9% | 10.2% | 10.4% | 10.7% | 10.9% | 11.2% | 11.5% | 11.8% |
| REAL Yield Ex-Leverage @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |
| Cash Flow Breakeven | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Valuation

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Property Development Costs: | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 |

| | | | | | | | | |
|-----------------------------|------|-------|-------|-------|-------|-------|-------|-------|
| Cap Rate | 9.9% | 10.2% | 10.4% | 10.7% | 10.9% | 11.2% | 11.5% | 11.8% |
| REAL Cap Rate @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |

| | | | | | | | | |
|--------------------------------------|------|------|------|------|------|------|------|------|
| Price to Earnings | 10.1 | 9.9 | 9.6 | 9.4 | 9.1 | 8.9 | 8.7 | 8.5 |
| REAL Price to Earnings @ 2.5% | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 |

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Annual Rental Revenue Value | 13.8% | 14.2% | 14.5% | 14.9% | 15.3% | 15.7% | 16.0% | 16.4% |
| REAL Annual Rental Revenue Value @ 2.5% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% |

| | | | | | | | | |
|---|------|------|------|------|------|------|------|------|
| Monthly Rental Revenue Value | 1.2% | 1.2% | 1.2% | 1.2% | 1.3% | 1.3% | 1.3% | 1.4% |
| REAL Monthly Rental Revenue Value @ 2.5% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% |

Discounted Cash Flow @ 21.0%

| | | | | | | | | |
|--|----------------|----------------|-----------------|--|--|--|--|--|
| Annual NET Capital Investment | \$0 | \$0 | \$0 | | | | | |
| Increase to Free Cash Flow Value | \$21,497 | \$22,970 | \$24,493 | | | | | |
| Total NET Value LESS Increase to FCF Value | \$0 | \$0 | \$413,692 | | | | | |
| | \$21,497 | \$22,970 | \$438,185 | | | | | |
| Discounted Cash Flow @ 21.0%: | \$4,678 | \$4,131 | \$65,133 | | | | | |

Discounted Cash Flow (NPV): 10 Year @ 21.0%

Opportunity Cost @ 5.0% | REAL 2.5%

| | | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Total NET Value Opportunity Cost Investment: | \$175,582 | \$187,872 | \$201,024 | \$215,095 | \$230,152 | \$246,263 | \$263,501 | \$281,946 |
| REAL Tot NET Value Opp Cost Invstmnt @ 2.5%: | \$144,108 | \$150,435 | \$157,039 | \$163,934 | \$171,131 | \$178,644 | \$186,487 | \$194,674 |

\$ Gain | Loss

| | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|
| Multi-Family Unit LESS Opp Cost Inv | \$307,498 | \$349,640 | \$393,491 | \$439,079 | \$486,432 | \$535,575 | \$586,533 | \$639,329 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$252,378 | \$279,967 | \$307,394 | \$334,642 | \$361,689 | \$388,517 | \$415,106 | \$441,434 |
| Multi-Family Unit / Opp Cost Inv | 5.2 | 5.1 | 5.0 | 4.9 | 4.8 | 4.7 | 4.6 | 4.6 |

Total Value

| | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|
| Multi-Family Unit LESS Opp Cost Inv | \$307,498 | \$349,640 | \$393,491 | \$439,079 | \$486,432 | \$535,575 | \$586,533 | \$639,329 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$252,378 | \$279,967 | \$307,394 | \$334,642 | \$361,689 | \$388,517 | \$415,106 | \$441,434 |
| Multi-Family Unit / Opp Cost Inv | 2.8 | 2.9 | 3.0 | 3.0 | 3.1 | 3.2 | 3.2 | 3.3 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Cash Flow

Positive Cash Flow

| | | | | | | | | |
|-------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Rental Revenue | \$79,268 | \$81,250 | \$83,281 | \$85,363 | \$87,497 | \$89,684 | \$91,926 | \$94,225 |
| Income Tax Benefit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |

Negative Cash Flow

| | | | | | | | | |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Operating Expenses and Outflows | (\$23,224) | (\$23,805) | (\$24,400) | (\$25,010) | (\$25,635) | (\$26,276) | (\$26,933) | (\$27,606) |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | (\$11,060) | (\$11,746) | (\$12,454) | (\$13,184) | (\$13,936) | (\$14,591) | (\$15,069) | (\$15,556) |
| Loan Payments | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$2,182) | \$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) |

| | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 |

| | | | | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 |

| | | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

NET Capital Investment

Annual 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 | | | | | | | | |

| | | | | | | | | |
|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 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) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|

Initial Capital Investment

Capital Outflows

- Property Purchase Price
- Initial Renovations
- Start Up Costs
- Working Capital

Capital Inflows

- Lender 1

Initial Capital Investment

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Net Property and Total Free Cash Flow Value

| | | | | | | | | |
|--|-------------|------------|------------|------------|-----------|-----------|-----------|-----------|
| Gross Property Value: | \$738,138 | \$756,592 | \$775,507 | \$794,894 | \$814,767 | \$835,136 | \$856,014 | \$877,415 |
| REAL Gross Property Value @ 2.5%: | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 |
| Gross Property Value: Deductions | | | | | | | | |
| Less Loan Balances | (\$98,471) | (\$75,819) | (\$52,244) | (\$27,709) | (\$2,174) | \$0 | \$0 | \$0 |
| Less Property Sale Cost @ 1% | (\$6,812) | (\$6,982) | (\$7,156) | (\$7,335) | (\$7,519) | (\$7,707) | (\$7,899) | (\$8,097) |
| | (\$105,282) | (\$82,801) | (\$59,401) | (\$35,044) | (\$9,693) | (\$7,707) | (\$7,899) | (\$8,097) |

| | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Net Equity Property Value | \$632,856 | \$673,791 | \$716,106 | \$759,850 | \$805,074 | \$827,429 | \$848,115 | \$869,318 |
| REAL Net Equity Property Value @ 2.5% | \$426,308 | \$442,812 | \$459,143 | \$475,307 | \$491,313 | \$492,640 | \$492,640 | \$492,640 |

| | | | | | | | | |
|------------------------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|
| Net Equity Property % | 87% | 90% | 93% | 97% | 100% | 100% | 100% | 100% |
|------------------------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|

Total Free Cash Flow Growth

| | | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Beginning Value | \$328,021 | \$362,806 | \$399,515 | \$438,211 | \$478,958 | \$521,826 | \$590,881 | \$664,738 |
| Deficit via Free Cash Flow Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Growth @ 1.50% | \$4,920 | \$5,442 | \$5,993 | \$6,573 | \$7,184 | \$7,827 | \$8,863 | \$9,971 |
| Positive Annual PRE-TAX Net Cash Flow | \$29,865 | \$31,267 | \$32,703 | \$34,175 | \$35,684 | \$61,227 | \$64,994 | \$66,619 |
| Cash Flow Timing Adjustment | | | | | | | | |
| Total Free Cash Flow Value | \$362,806 | \$399,515 | \$438,211 | \$478,958 | \$521,826 | \$590,881 | \$664,738 | \$741,327 |
| REAL Total Free Cash Flow Value @ 2.5% | \$244,395 | \$262,559 | \$280,966 | \$299,602 | \$318,455 | \$351,802 | \$386,123 | \$420,108 |

| | | | | | | | | |
|------------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Total NET Value | \$995,663 | \$1,073,306 | \$1,154,317 | \$1,238,808 | \$1,326,900 | \$1,418,310 | \$1,512,853 | \$1,610,645 |
| REAL Total NET Value @ 2.5% | \$670,703 | \$705,372 | \$740,108 | \$774,909 | \$809,769 | \$844,442 | \$878,763 | \$912,748 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Profit Margins

Operating Margin

| | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Rental Revenue | \$79,268 | \$81,250 | \$83,281 | \$85,363 | \$87,497 | \$89,684 | \$91,926 | \$94,225 |
| Operating Expenses and Outflows | (\$23,224) | (\$23,805) | (\$24,400) | (\$25,010) | (\$25,635) | (\$26,276) | (\$26,933) | (\$27,606) |
| | \$56,044 | \$57,445 | \$58,881 | \$60,353 | \$61,862 | \$63,408 | \$64,994 | \$66,619 |

Operating Margin

| | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|

EBITDA Margin

| | | | | | | | | |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Other Cash Inflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$56,044 | \$57,445 | \$58,881 | \$60,353 | \$61,862 | \$63,408 | \$64,994 | \$66,619 |

EBITDA Margin

| | | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|

Net Margin

| | | | | | | | | |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Interest Expense | (\$4,413) | (\$3,527) | (\$2,604) | (\$1,643) | (\$644) | (\$7) | \$0 | \$0 |
| Depreciation Expense | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) |
| NET: Income Tax Expense | (\$11,060) | (\$11,746) | (\$12,454) | (\$13,184) | (\$13,936) | (\$14,591) | (\$15,069) | (\$15,556) |
| | \$25,807 | \$27,408 | \$29,060 | \$30,762 | \$32,518 | \$34,046 | \$35,161 | \$36,298 |

Net Margin

| | | | | | | | |
|-------|-------|-------|-------|-------|-------|-------|-------|
| 46.0% | 47.7% | 49.4% | 51.0% | 52.6% | 53.7% | 54.1% | 54.5% |
|-------|-------|-------|-------|-------|-------|-------|-------|

Debt Ratios

Debt Coverage Ratio

| | | | | | | | | |
|---------------|------------|------------|------------|------------|------------|-----------|----------|----------|
| EBITDA Margin | \$56,044 | \$57,445 | \$58,881 | \$60,353 | \$61,862 | \$63,408 | \$64,994 | \$66,619 |
| Loan Payments | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$26,178) | (\$2,182) | \$0 | \$0 |

Debt Coverage Ratio

| | | | | | | | |
|-----|-----|-----|-----|-----|------|-----|-----|
| 2.1 | 2.2 | 2.2 | 2.3 | 2.4 | 29.1 | N/A | N/A |
|-----|-----|-----|-----|-----|------|-----|-----|

Loan to Property Value

| | | | | | | | | |
|----------------------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|
| Gross Property Value | \$738,138 | \$756,592 | \$775,507 | \$794,894 | \$814,767 | \$835,136 | \$856,014 | \$877,415 |
| Loan Balances | (\$98,471) | (\$75,819) | (\$52,244) | (\$27,709) | (\$2,174) | \$0 | \$0 | \$0 |

Loan to Property Value

| | | | | | | | |
|-----|------|------|------|-------|-----|-----|-----|
| 7.5 | 10.0 | 14.8 | 28.7 | 374.7 | N/A | N/A | N/A |
|-----|------|------|------|-------|-----|-----|-----|

Loan to Total Value

| | | | | | | | | |
|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Free Cash Flow Value | \$362,806 | \$399,515 | \$438,211 | \$478,958 | \$521,826 | \$590,881 | \$664,738 | \$741,327 |
|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|

Loan to Total Value

| | | | | | | | |
|------|------|------|------|-------|-----|-----|-----|
| 11.2 | 15.2 | 23.2 | 46.0 | 614.7 | N/A | N/A | N/A |
|------|------|------|------|-------|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Rates of Return

| | | | | | | | | | |
|---|---------------------------------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|
| | Total Gain Loss: | \$893,197 | \$970,841 | \$1,051,851 | \$1,136,343 | \$1,224,435 | \$1,315,844 | \$1,410,387 | \$1,508,179 |
| | REAL Total Gain Loss @ 2.5%: | \$601,680 | \$638,032 | \$674,411 | \$710,814 | \$747,237 | \$783,436 | \$819,244 | \$854,681 |
| IRR (Internal Rate of Return) | | 22.3% | 22.0% | 21.7% | 21.5% | 21.2% | 21.1% | 20.9% | 20.8% |
| REAL IRR @ 2.5% | | 19.3% | 19.0% | 18.7% | 18.5% | 18.3% | 18.1% | 17.9% | 17.8% |
| Return on Investment (Annual) | | 15.3% | 14.8% | 14.4% | 14.0% | 13.7% | 13.3% | 13.0% | 12.7% |
| REAL Return on Investment (Ann) @ 2.5% | | 12.5% | 12.0% | 11.6% | 11.2% | 10.9% | 10.6% | 10.3% | 10.0% |
| Cash on Cash Return | | 29.1% | 30.5% | 31.9% | 33.4% | 34.8% | 59.8% | 63.4% | 65.0% |
| REAL Cash on Cash Return @ 2.5% | | 19.7% | 20.1% | 20.5% | 20.9% | 21.3% | 35.6% | 36.9% | 36.9% |
| Cash Multiple | | 9.7 | 10.5 | 11.3 | 12.1 | 12.9 | 13.8 | 14.8 | 15.7 |
| REAL Cash Multiple @ 2.5% | | 6.6 | 6.9 | 7.2 | 7.6 | 7.9 | 8.3 | 8.6 | 8.9 |
| Yield Ex-Leverage | | 12.1% | 12.4% | 12.7% | 13.0% | 13.3% | 13.7% | 14.0% | 14.3% |
| REAL Yield Ex-Leverage @ 2.5% | | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |
| Cash Flow Breakeven | | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Valuation

| | | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Property Development Costs: | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 |
| Cap Rate | 12.1% | 12.4% | 12.7% | 13.0% | 13.3% | 13.7% | 14.0% | 14.3% |
| REAL Cap Rate @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |
| Price to Earnings | 8.3 | 8.1 | 7.9 | 7.7 | 7.5 | 7.3 | 7.1 | 7.0 |
| REAL Price to Earnings @ 2.5% | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 |
| Annual Rental Revenue Value | 16.9% | 17.3% | 17.7% | 18.2% | 18.6% | 19.1% | 19.5% | 20.0% |
| REAL Annual Rental Revenue Value @ 2.5% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% |
| Monthly Rental Revenue Value | 1.4% | 1.4% | 1.5% | 1.5% | 1.6% | 1.6% | 1.6% | 1.7% |
| REAL Monthly Rental Revenue Value @ 2.5% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% |

Discounted Cash Flow @ 21.0%

Annual NET Capital Investment
 Increase to Free Cash Flow Value
 Total NET Value LESS Increase to FCF Value

Discounted Cash Flow @ 21.0%:

Discounted Cash Flow (NPV): 10 Year @ 21.0%

Opportunity Cost @ 5.0% | REAL 2.5%

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total NET Value Opportunity Cost Investment: | \$301,682 | \$322,800 | \$345,396 | \$369,574 | \$395,444 | \$423,125 | \$452,744 | \$484,436 |
| REAL Tot NET Value Opp Cost Invstmnt @ 2.5%: | \$203,221 | \$212,143 | \$221,456 | \$231,179 | \$241,328 | \$251,923 | \$262,983 | \$274,528 |

\$ Gain | Loss

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$693,980 | \$750,506 | \$808,921 | \$869,235 | \$931,456 | \$995,185 | \$1,060,109 | \$1,126,209 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$467,483 | \$493,229 | \$518,652 | \$543,730 | \$568,441 | \$592,520 | \$615,780 | \$638,220 |
| Multi-Family Unit / Opp Cost Inv | 4.5 | 4.4 | 4.3 | 4.3 | 4.2 | 4.1 | 4.0 | 3.9 |

Total Value

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$693,980 | \$750,506 | \$808,921 | \$869,235 | \$931,456 | \$995,185 | \$1,060,109 | \$1,126,209 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$467,483 | \$493,229 | \$518,652 | \$543,730 | \$568,441 | \$592,520 | \$615,780 | \$638,220 |
| Multi-Family Unit / Opp Cost Inv | 3.3 | 3.3 | 3.3 | 3.4 | 3.4 | 3.4 | 3.3 | 3.3 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Cash Flow

Positive Cash Flow

| | | | | | | | | |
|-------------------------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Rental Revenue | \$96,580 | \$98,995 | \$101,470 | \$104,006 | \$106,606 | \$109,272 | \$112,003 | \$114,803 |
| Income Tax Benefit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |

Negative Cash Flow

| | | | | | | | | |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Operating Expenses and Outflows | (\$28,296) | (\$29,004) | (\$29,729) | (\$30,472) | (\$31,234) | (\$32,015) | (\$32,815) | (\$33,635) |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | (\$16,056) | (\$16,568) | (\$17,093) | (\$17,631) | (\$20,343) | (\$23,123) | (\$23,757) | (\$24,350) |
| Loan 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) |

| | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 |

| | | | | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 |

| | | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

NET Capital Investment

Annual 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 | | | | | | | | |

| | | | | | | | | |
|--------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 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) |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Initial Capital Investment

Capital Outflows

- Property Purchase Price
- Initial Renovations
- Start Up Costs
- Working Capital

Capital Inflows

- Lender 1

Initial Capital Investment

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Net Property and Total Free Cash Flow Value

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|
| Gross Property Value: | \$899,350 | \$921,834 | \$944,880 | \$968,502 | \$992,714 | \$1,017,532 | \$1,042,970 | \$1,069,044 |
| REAL Gross Property Value @ 2.5%: | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 |
| Gross Property Value: Deductions | | | | | | | | |
| Less Loan Balances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Less Property Sale Cost @ 1% | (\$8,299) | (\$8,507) | (\$8,719) | (\$8,937) | (\$9,161) | (\$9,390) | (\$9,625) | (\$9,865) |
| | (\$8,299) | (\$8,507) | (\$8,719) | (\$8,937) | (\$9,161) | (\$9,390) | (\$9,625) | (\$9,865) |

| | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|--------------------|--------------------|--------------------|
| Net Equity Property Value | \$891,051 | \$913,327 | \$936,160 | \$959,564 | \$983,553 | \$1,008,142 | \$1,033,346 | \$1,059,179 |
| REAL Net Equity Property Value @ 2.5% | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 |

| | | | | | | | | |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Net Equity Property % | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Total Free Cash Flow Growth

| | | | | | | | | |
|---|------------------|------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Beginning Value | \$741,327 | \$820,731 | \$903,033 | \$988,319 | \$1,076,679 | \$1,168,202 | \$1,262,982 | \$1,361,115 |
| Deficit via Free Cash Flow Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Growth @ 1.50% | \$11,120 | \$12,311 | \$13,545 | \$14,825 | \$16,150 | \$17,523 | \$18,945 | \$20,417 |
| Positive Annual PRE-TAX Net Cash Flow | \$68,284 | \$69,991 | \$71,741 | \$73,534 | \$75,373 | \$77,257 | \$79,188 | \$81,168 |
| Cash Flow Timing Adjustment | | | | | | | | |
| Total Free Cash Flow Value | \$820,731 | \$903,033 | \$988,319 | \$1,076,679 | \$1,168,202 | \$1,262,982 | \$1,361,115 | \$1,462,700 |
| REAL Total Free Cash Flow Value @ 2.5% | \$453,762 | \$487,088 | \$520,088 | \$552,766 | \$585,126 | \$617,170 | \$648,902 | \$680,323 |

| | | | | | | | | |
|------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Total NET Value | \$1,711,782 | \$1,816,360 | \$1,924,480 | \$2,036,243 | \$2,151,755 | \$2,271,124 | \$2,394,460 | \$2,521,879 |
| REAL Total NET Value @ 2.5% | \$946,402 | \$979,728 | \$1,012,728 | \$1,045,407 | \$1,077,766 | \$1,109,810 | \$1,141,542 | \$1,172,963 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Profit Margins

Operating Margin

| | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Rental Revenue | \$96,580 | \$98,995 | \$101,470 | \$104,006 | \$106,606 | \$109,272 | \$112,003 | \$114,803 |
| Operating Expenses and Outflows | (\$28,296) | (\$29,004) | (\$29,729) | (\$30,472) | (\$31,234) | (\$32,015) | (\$32,815) | (\$33,635) |
| | \$68,284 | \$69,991 | \$71,741 | \$73,534 | \$75,373 | \$77,257 | \$79,188 | \$81,168 |

Operating Margin

| | | | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

EBITDA Margin

| | | | | | | | | |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Other Cash Inflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$68,284 | \$69,991 | \$71,741 | \$73,534 | \$75,373 | \$77,257 | \$79,188 | \$81,168 |

EBITDA Margin

| | | | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Net Margin

| | | | | | | | | |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Interest Expense | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Depreciation Expense | (\$14,764) | (\$14,764) | (\$14,764) | (\$14,764) | (\$7,564) | (\$182) | \$0 | \$0 |
| NET: Income Tax Expense | (\$16,056) | (\$16,568) | (\$17,093) | (\$17,631) | (\$20,343) | (\$23,123) | (\$23,757) | (\$24,350) |
| | \$37,464 | \$38,659 | \$39,884 | \$41,140 | \$47,466 | \$53,953 | \$55,432 | \$56,818 |

Net Margin

| | | | | | | | |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 54.9% | 55.2% | 55.6% | 55.9% | 63.0% | 69.8% | 70.0% | 70.0% |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

Debt Ratios

Debt Coverage Ratio

| | | | | | | | | |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| EBITDA Margin | \$68,284 | \$69,991 | \$71,741 | \$73,534 | \$75,373 | \$77,257 | \$79,188 | \$81,168 |
| Loan Payments | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Debt Coverage Ratio

| | | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|

Loan to Property Value

| | | | | | | | | |
|----------------------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|
| Gross Property Value | \$899,350 | \$921,834 | \$944,880 | \$968,502 | \$992,714 | \$1,017,532 | \$1,042,970 | \$1,069,044 |
| Loan Balances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Loan to Property Value

| | | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|

Loan to Total Value

| | | | | | | | | |
|----------------------------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|
| Total Free Cash Flow Value | \$820,731 | \$903,033 | \$988,319 | \$1,076,679 | \$1,168,202 | \$1,262,982 | \$1,361,115 | \$1,462,700 |
|----------------------------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|

Loan to Total Value

| | | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Rates of Return

| | | | | | | | | |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Gain Loss: | \$1,609,316 | \$1,713,895 | \$1,822,014 | \$1,933,777 | \$2,049,289 | \$2,168,658 | \$2,291,995 | \$2,419,414 |
| REAL Total Gain Loss @ 2.5%: | \$889,751 | \$924,459 | \$958,807 | \$992,801 | \$1,026,443 | \$1,059,739 | \$1,092,692 | \$1,125,305 |

| | | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| IRR (Internal Rate of Return) | 20.6% | 20.6% | 20.5% | 20.4% | 20.3% | 20.3% | 20.3% | 20.2% |
| REAL IRR @ 2.5% | 17.7% | 17.6% | 17.5% | 17.5% | 17.4% | 17.4% | 17.3% | 17.3% |

| | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|
| Return on Investment (Annual) | 12.4% | 12.2% | 11.9% | 11.7% | 11.5% | 11.3% | 11.1% | 10.9% |
| REAL Return on Investment (Ann) @ 2.5% | 9.7% | 9.5% | 9.2% | 9.0% | 8.8% | 8.6% | 8.4% | 8.2% |

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Cash on Cash Return | 66.6% | 68.3% | 70.0% | 71.8% | 73.6% | 75.4% | 77.3% | 79.2% |
| REAL Cash on Cash Return @ 2.5% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% |

| | | | | | | | | |
|----------------------------------|------|------|------|------|------|------|------|------|
| Cash Multiple | 16.7 | 17.7 | 18.8 | 19.9 | 21.0 | 22.2 | 23.4 | 24.6 |
| REAL Cash Multiple @ 2.5% | 9.3 | 9.6 | 9.9 | 10.2 | 10.5 | 10.9 | 11.2 | 11.5 |

| | | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Yield Ex-Leverage | 14.7% | 15.1% | 15.4% | 15.8% | 16.2% | 16.6% | 17.0% | 17.5% |
| REAL Yield Ex-Leverage @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |

| | | | | | | | | |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Cash Flow Breakeven | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Valuation

| | | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Property Development Costs: | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 |
| Cap Rate | 14.7% | 15.1% | 15.4% | 15.8% | 16.2% | 16.6% | 17.0% | 17.5% |
| REAL Cap Rate @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |
| Price to Earnings | 6.8 | 6.6 | 6.5 | 6.3 | 6.2 | 6.0 | 5.9 | 5.7 |
| REAL Price to Earnings @ 2.5% | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 |
| Annual Rental Revenue Value | 20.5% | 21.1% | 21.6% | 22.1% | 22.7% | 23.2% | 23.8% | 24.4% |
| REAL Annual Rental Revenue Value @ 2.5% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% |
| Monthly Rental Revenue Value | 1.7% | 1.8% | 1.8% | 1.8% | 1.9% | 1.9% | 2.0% | 2.0% |
| REAL Monthly Rental Revenue Value @ 2.5% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% |

Discounted Cash Flow @ 21.0%

Annual NET Capital Investment
 Increase to Free Cash Flow Value
 Total NET Value LESS Increase to FCF Value

Discounted Cash Flow @ 21.0%:

Discounted Cash Flow (NPV): 10 Year @ 21.0%

Opportunity Cost @ 5.0% | REAL 2.5%

| | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total NET Value Opportunity Cost Investment: | \$518,346 | \$554,630 | \$593,454 | \$634,996 | \$679,446 | \$727,007 | \$777,898 | \$832,351 |
| REAL Tot NET Value Opp Cost Invstmnt @ 2.5%: | \$286,581 | \$299,162 | \$312,296 | \$326,007 | \$340,319 | \$355,260 | \$370,857 | \$387,139 |

\$ Gain | Loss

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$1,193,436 | \$1,261,730 | \$1,331,025 | \$1,401,247 | \$1,472,309 | \$1,544,116 | \$1,616,563 | \$1,689,528 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$659,821 | \$680,565 | \$700,432 | \$719,400 | \$737,447 | \$754,550 | \$770,684 | \$785,825 |
| Multi-Family Unit / Opp Cost Inv | 3.9 | 3.8 | 3.7 | 3.6 | 3.6 | 3.5 | 3.4 | 3.3 |

Total Value

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$1,193,436 | \$1,261,730 | \$1,331,025 | \$1,401,247 | \$1,472,309 | \$1,544,116 | \$1,616,563 | \$1,689,528 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$659,821 | \$680,565 | \$700,432 | \$719,400 | \$737,447 | \$754,550 | \$770,684 | \$785,825 |
| Multi-Family Unit / Opp Cost Inv | 3.3 | 3.3 | 3.2 | 3.2 | 3.2 | 3.1 | 3.1 | 3.0 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Cash Flow

Positive Cash Flow

| | | | | | | | | |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Rental Revenue | \$117,674 | \$120,615 | \$123,631 | \$126,722 | \$129,890 | \$133,137 | \$136,465 | \$139,877 |
| Income Tax Benefit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |

Negative Cash Flow

| | | | | | | | | |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Operating Expenses and Outflows | (\$34,476) | (\$35,338) | (\$36,221) | (\$37,127) | (\$38,055) | (\$39,007) | (\$39,982) | (\$40,981) |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | (\$24,959) | (\$25,583) | (\$26,223) | (\$26,878) | (\$27,550) | (\$28,239) | (\$28,945) | (\$29,669) |
| Loan 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) |

| | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 |

| | | | | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 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 |

| | | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

NET Capital Investment

Annual 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 | | | | | | | | |

| | | | | | | | | |
|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 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) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|

Initial Capital Investment

Capital Outflows

- Property Purchase Price
- Initial Renovations
- Start Up Costs
- Working Capital

Capital Inflows

- Lender 1

Initial Capital Investment

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Net Property and Total Free Cash Flow Value

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Gross Property Value: | \$1,095,771 | \$1,123,165 | \$1,151,244 | \$1,180,025 | \$1,209,526 | \$1,239,764 | \$1,270,758 | \$1,302,527 |
| REAL Gross Property Value @ 2.5%: | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 |
| Gross Property Value: Deductions | | | | | | | | |
| Less Loan Balances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Less Property Sale Cost @ 1% | (\$10,112) | (\$10,365) | (\$10,624) | (\$10,889) | (\$11,161) | (\$11,441) | (\$11,727) | (\$12,020) |
| | (\$10,112) | (\$10,365) | (\$10,624) | (\$10,889) | (\$11,161) | (\$11,441) | (\$11,727) | (\$12,020) |

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Net Equity Property Value | \$1,085,659 | \$1,112,800 | \$1,140,620 | \$1,169,136 | \$1,198,364 | \$1,228,323 | \$1,259,031 | \$1,290,507 |
| REAL Net Equity Property Value @ 2.5% | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 |

| | | | | | | | | |
|------------------------------|------|------|------|------|------|------|------|------|
| Net Equity Property % | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
|------------------------------|------|------|------|------|------|------|------|------|

Total Free Cash Flow Growth

| | | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 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 |
| Deficit via Free Cash Flow Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Growth @ 1.50% | \$21,940 | \$23,518 | \$25,149 | \$26,838 | \$28,584 | \$30,391 | \$32,258 | \$34,190 |
| Positive Annual PRE-TAX Net Cash Flow | \$83,197 | \$85,277 | \$87,409 | \$89,594 | \$91,834 | \$94,130 | \$96,483 | \$98,896 |
| Cash Flow Timing Adjustment | | | | | | | | |
| Total Free Cash Flow Value | \$1,567,838 | \$1,676,632 | \$1,789,191 | \$1,905,624 | \$2,026,042 | \$2,150,563 | \$2,279,305 | \$2,412,390 |
| REAL Total Free Cash Flow Value @ 2.5% | \$711,439 | \$742,250 | \$772,761 | \$802,975 | \$832,893 | \$862,520 | \$891,858 | \$920,909 |

| | | | | | | | | |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total NET Value | \$2,653,496 | \$2,789,433 | \$2,929,812 | \$3,074,759 | \$3,224,407 | \$3,378,886 | \$3,538,336 | \$3,702,897 |
| REAL Total NET Value @ 2.5% | \$1,204,079 | \$1,234,890 | \$1,265,401 | \$1,295,615 | \$1,325,533 | \$1,355,160 | \$1,384,498 | \$1,413,549 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Profit Margins

Operating Margin

| | | | | | | | | |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Rental Revenue | \$117,674 | \$120,615 | \$123,631 | \$126,722 | \$129,890 | \$133,137 | \$136,465 | \$139,877 |
| Operating Expenses and Outflows | (\$34,476) | (\$35,338) | (\$36,221) | (\$37,127) | (\$38,055) | (\$39,007) | (\$39,982) | (\$40,981) |
| | \$83,197 | \$85,277 | \$87,409 | \$89,594 | \$91,834 | \$94,130 | \$96,483 | \$98,896 |

Operating Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

EBITDA Margin

| | | | | | | | | |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Other Cash Inflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$83,197 | \$85,277 | \$87,409 | \$89,594 | \$91,834 | \$94,130 | \$96,483 | \$98,896 |

EBITDA Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Net Margin

| | | | | | | | | |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Interest Expense | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Depreciation Expense | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| NET: Income Tax Expense | (\$24,959) | (\$25,583) | (\$26,223) | (\$26,878) | (\$27,550) | (\$28,239) | (\$28,945) | (\$29,669) |
| | \$58,238 | \$59,694 | \$61,186 | \$62,716 | \$64,284 | \$65,891 | \$67,538 | \$69,227 |

Net Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Debt Ratios

Debt Coverage Ratio

| | | | | | | | | |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| EBITDA Margin | \$83,197 | \$85,277 | \$87,409 | \$89,594 | \$91,834 | \$94,130 | \$96,483 | \$98,896 |
| Loan Payments | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Debt Coverage Ratio

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

Loan to Property Value

| | | | | | | | | |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Gross Property Value | \$1,095,771 | \$1,123,165 | \$1,151,244 | \$1,180,025 | \$1,209,526 | \$1,239,764 | \$1,270,758 | \$1,302,527 |
| Loan Balances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Loan to Property Value

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

Loan to Total Value

| | | | | | | | | |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Free Cash Flow Value | \$1,567,838 | \$1,676,632 | \$1,789,191 | \$1,905,624 | \$2,026,042 | \$2,150,563 | \$2,279,305 | \$2,412,390 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Loan to Total Value

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Rates of Return

| | | | | | | | | |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Gain Loss: | \$2,551,031 | \$2,686,967 | \$2,827,346 | \$2,972,294 | \$3,121,941 | \$3,276,421 | \$3,435,871 | \$3,600,432 |
| REAL Total Gain Loss @ 2.5%: | \$1,157,583 | \$1,189,528 | \$1,221,146 | \$1,252,439 | \$1,283,410 | \$1,314,064 | \$1,344,405 | \$1,374,434 |

| | | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| IRR (Internal Rate of Return) | 20.2% | 20.2% | 20.1% | 20.1% | 20.1% | 20.1% | 20.1% | 20.1% |
| REAL IRR @ 2.5% | 17.3% | 17.2% | 17.2% | 17.2% | 17.2% | 17.2% | 17.2% | 17.1% |

| | | | | | | | | |
|---|-------|-------|-------|-------|-------|------|------|------|
| Return on Investment (Annual) | 10.7% | 10.5% | 10.4% | 10.2% | 10.1% | 9.9% | 9.8% | 9.6% |
| REAL Return on Investment (Ann) @ 2.5% | 8.0% | 7.8% | 7.7% | 7.5% | 7.4% | 7.2% | 7.1% | 7.0% |

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| Cash on Cash Return | 81.2% | 83.2% | 85.3% | 87.4% | 89.6% | 91.9% | 94.2% | 96.5% |
| REAL Cash on Cash Return @ 2.5% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% |

| | | | | | | | | |
|----------------------------------|------|------|------|------|------|------|------|------|
| Cash Multiple | 25.9 | 27.2 | 28.6 | 30.0 | 31.5 | 33.0 | 34.5 | 36.1 |
| REAL Cash Multiple @ 2.5% | 11.8 | 12.1 | 12.4 | 12.7 | 13.0 | 13.3 | 13.5 | 13.8 |

| | | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Yield Ex-Leverage | 17.9% | 18.4% | 18.8% | 19.3% | 19.8% | 20.3% | 20.8% | 21.3% |
| REAL Yield Ex-Leverage @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |

| | | | | | | | | |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Cash Flow Breakeven | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Valuation

| | | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Property Development Costs: | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 |

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Cap Rate | 17.9% | 18.4% | 18.8% | 19.3% | 19.8% | 20.3% | 20.8% | 21.3% |
| REAL Cap Rate @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |

| | | | | | | | | |
|-------------------------------|------|------|------|------|------|------|------|------|
| Price to Earnings | 5.6 | 5.4 | 5.3 | 5.2 | 5.1 | 4.9 | 4.8 | 4.7 |
| REAL Price to Earnings @ 2.5% | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 |

| | | | | | | | | |
|---|-------|-------|-------|-------|-------|-------|-------|-------|
| Annual Rental Revenue Value | 25.0% | 25.7% | 26.3% | 26.9% | 27.6% | 28.3% | 29.0% | 29.7% |
| REAL Annual Rental Revenue Value @ 2.5% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% |

| | | | | | | | | |
|--|------|------|------|------|------|------|------|------|
| Monthly Rental Revenue Value | 2.1% | 2.1% | 2.2% | 2.2% | 2.3% | 2.4% | 2.4% | 2.5% |
| REAL Monthly Rental Revenue Value @ 2.5% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% |

Discounted Cash Flow @ 21.0%

Annual NET Capital Investment
 Increase to Free Cash Flow Value
 Total NET Value LESS Increase to FCF Value

Discounted Cash Flow @ 21.0%:

Discounted Cash Flow (NPV): 10 Year @ 21.0%

Opportunity Cost @ 5.0% | REAL 2.5%

| | | | | | | | | |
|--|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total NET Value Opportunity Cost Investment: | \$890,615 | \$952,958 | \$1,019,665 | \$1,091,042 | \$1,167,415 | \$1,249,134 | \$1,336,573 | \$1,430,133 |
| REAL Tot NET Value Opp Cost Invstmnt @ 2.5%: | \$404,135 | \$421,877 | \$440,399 | \$459,733 | \$479,917 | \$500,986 | \$522,981 | \$545,941 |

\$ Gain | Loss

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$1,762,881 | \$1,836,475 | \$1,910,146 | \$1,983,718 | \$2,056,992 | \$2,129,753 | \$2,201,763 | \$2,272,764 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$799,944 | \$813,013 | \$825,002 | \$835,881 | \$845,616 | \$854,174 | \$861,517 | \$867,608 |
| Multi-Family Unit / Opp Cost Inv | 3.2 | 3.2 | 3.1 | 3.0 | 2.9 | 2.9 | 2.8 | 2.7 |

Total Value

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$1,762,881 | \$1,836,475 | \$1,910,146 | \$1,983,718 | \$2,056,992 | \$2,129,753 | \$2,201,763 | \$2,272,764 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$799,944 | \$813,013 | \$825,002 | \$835,881 | \$845,616 | \$854,174 | \$861,517 | \$867,608 |
| Multi-Family Unit / Opp Cost Inv | 3.0 | 2.9 | 2.9 | 2.8 | 2.8 | 2.7 | 2.6 | 2.6 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Cash Flow

Positive Cash Flow

| | | | | | | | | |
|-------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Rental Revenue | \$143,374 | \$146,958 | \$150,632 | \$154,398 | \$158,258 | \$162,214 | \$166,270 | \$170,426 |
| Income Tax Benefit | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 |

Negative Cash Flow

| | | | | | | | | |
|--------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Operating Expenses and Outflows | (\$42,006) | (\$43,056) | (\$44,132) | (\$45,236) | (\$46,367) | (\$47,526) | (\$48,714) | (\$49,932) |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | (\$30,410) | (\$31,171) | (\$31,950) | (\$32,749) | (\$33,567) | (\$34,407) | (\$35,267) | (\$36,148) |
| Loan 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) |

| | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 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 |

| | | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 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 |

| | | | | | | | | |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

NET Capital Investment

Annual 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 | | | | | | | | |

| | | | | | | | | |
|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 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) |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|

Initial Capital Investment

Capital Outflows

- Property Purchase Price
- Initial Renovations
- Start Up Costs
- Working Capital

Capital Inflows

- Lender 1

Initial Capital Investment

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Net Property and Total Free Cash Flow Value

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Gross Property Value: | \$1,335,090 | \$1,368,467 | \$1,402,679 | \$1,437,746 | \$1,473,690 | \$1,510,532 | \$1,548,295 | \$1,587,003 |
| REAL Gross Property Value @ 2.5%: | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 | \$497,228 |
| Gross Property Value: Deductions | | | | | | | | |
| Less Loan Balances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Less Property Sale Cost @ 1% | (\$12,320) | (\$12,628) | (\$12,944) | (\$13,267) | (\$13,599) | (\$13,939) | (\$14,288) | (\$14,645) |
| | (\$12,320) | (\$12,628) | (\$12,944) | (\$13,267) | (\$13,599) | (\$13,939) | (\$14,288) | (\$14,645) |

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Net Equity Property Value | \$1,322,770 | \$1,355,839 | \$1,389,735 | \$1,424,478 | \$1,460,090 | \$1,496,593 | \$1,534,008 | \$1,572,358 |
| REAL Net Equity Property Value @ 2.5% | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 | \$492,640 |

| | | | | | | | | |
|------------------------------|------|------|------|------|------|------|------|------|
| Net Equity Property % | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
|------------------------------|------|------|------|------|------|------|------|------|

Total Free Cash Flow Growth

| | | | | | | | | |
|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 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 |
| Deficit via Free Cash Flow Value | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Growth @ 1.50% | \$36,186 | \$38,249 | \$40,381 | \$42,585 | \$44,861 | \$47,212 | \$49,641 | \$52,149 |
| Positive Annual PRE-TAX Net Cash Flow | \$101,368 | \$103,902 | \$106,500 | \$109,162 | \$111,891 | \$114,689 | \$117,556 | \$120,495 |
| Cash Flow Timing Adjustment | | | | | | | | |
| Total Free Cash Flow Value | \$2,549,944 | \$2,692,095 | \$2,838,976 | \$2,990,723 | \$3,147,475 | \$3,309,376 | \$3,476,572 | \$3,649,216 |
| REAL Total Free Cash Flow Value @ 2.5% | \$949,677 | \$978,165 | \$1,006,374 | \$1,034,308 | \$1,061,970 | \$1,089,362 | \$1,116,486 | \$1,143,346 |

| | | | | | | | | |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total NET Value | \$3,872,714 | \$4,047,934 | \$4,228,712 | \$4,415,202 | \$4,607,566 | \$4,805,969 | \$5,010,580 | \$5,221,573 |
| REAL Total NET Value @ 2.5% | \$1,442,317 | \$1,470,805 | \$1,499,014 | \$1,526,948 | \$1,554,610 | \$1,582,002 | \$1,609,127 | \$1,635,986 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Profit Margins

Operating Margin

| | | | | | | | | |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Rental Revenue | \$143,374 | \$146,958 | \$150,632 | \$154,398 | \$158,258 | \$162,214 | \$166,270 | \$170,426 |
| Operating Expenses and Outflows | (\$42,006) | (\$43,056) | (\$44,132) | (\$45,236) | (\$46,367) | (\$47,526) | (\$48,714) | (\$49,932) |
| | \$101,368 | \$103,902 | \$106,500 | \$109,162 | \$111,891 | \$114,689 | \$117,556 | \$120,495 |

Operating Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

EBITDA Margin

| | | | | | | | | |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Other Cash Inflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$101,368 | \$103,902 | \$106,500 | \$109,162 | \$111,891 | \$114,689 | \$117,556 | \$120,495 |

EBITDA Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% | 70.7% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Net Margin

| | | | | | | | | |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Interest Expense | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Depreciation Expense | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| NET: Income Tax Expense | (\$30,410) | (\$31,171) | (\$31,950) | (\$32,749) | (\$33,567) | (\$34,407) | (\$35,267) | (\$36,148) |
| | \$70,958 | \$72,732 | \$74,550 | \$76,414 | \$78,324 | \$80,282 | \$82,289 | \$84,346 |

Net Margin

| | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|
| | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% | 70.0% |
|--|-------|-------|-------|-------|-------|-------|-------|-------|

Debt Ratios

Debt Coverage Ratio

| | | | | | | | | |
|---------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| EBITDA Margin | \$101,368 | \$103,902 | \$106,500 | \$109,162 | \$111,891 | \$114,689 | \$117,556 | \$120,495 |
| Loan Payments | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Debt Coverage Ratio

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

Loan to Property Value

| | | | | | | | | |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Gross Property Value | \$1,335,090 | \$1,368,467 | \$1,402,679 | \$1,437,746 | \$1,473,690 | \$1,510,532 | \$1,548,295 | \$1,587,003 |
| Loan Balances | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

Loan to Property Value

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

Loan to Total Value

| | | | | | | | | |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Free Cash Flow Value | \$2,549,944 | \$2,692,095 | \$2,838,976 | \$2,990,723 | \$3,147,475 | \$3,309,376 | \$3,476,572 | \$3,649,216 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|

Loan to Total Value

| | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|
| | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
|--|-----|-----|-----|-----|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Rates of Return

| | | | | | | | | |
|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Gain Loss: | \$3,770,248 | \$3,945,469 | \$4,126,246 | \$4,312,736 | \$4,505,100 | \$4,703,503 | \$4,908,114 | \$5,119,108 |
| REAL Total Gain Loss @ 2.5%: | \$1,404,156 | \$1,433,574 | \$1,462,692 | \$1,491,512 | \$1,520,038 | \$1,548,273 | \$1,576,220 | \$1,603,883 |

| | | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| IRR (Internal Rate of Return) | 20.1% | 20.1% | 20.1% | 20.0% | 20.0% | 20.0% | 20.0% | 20.0% |
| REAL IRR @ 2.5% | 17.1% | 17.1% | 17.1% | 17.1% | 17.1% | 17.1% | 17.1% | 17.1% |

| | | | | | | | | |
|---|------|------|------|------|------|------|------|------|
| Return on Investment (Annual) | 9.5% | 9.4% | 9.3% | 9.1% | 9.0% | 8.9% | 8.8% | 8.7% |
| REAL Return on Investment (Ann) @ 2.5% | 6.8% | 6.7% | 6.6% | 6.5% | 6.4% | 6.3% | 6.2% | 6.1% |

| | | | | | | | | |
|--|-------|--------|--------|--------|--------|--------|--------|--------|
| Cash on Cash Return | 98.9% | 101.4% | 103.9% | 106.5% | 109.2% | 111.9% | 114.7% | 117.6% |
| REAL Cash on Cash Return @ 2.5% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% | 36.9% |

| | | | | | | | | |
|----------------------------------|------|------|------|------|------|------|------|------|
| Cash Multiple | 37.8 | 39.5 | 41.3 | 43.1 | 45.0 | 46.9 | 48.9 | 51.0 |
| REAL Cash Multiple @ 2.5% | 14.1 | 14.4 | 14.7 | 14.9 | 15.2 | 15.5 | 15.7 | 16.0 |

| | | | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Yield Ex-Leverage | 21.8% | 22.4% | 22.9% | 23.5% | 24.1% | 24.7% | 25.3% | 25.9% |
| REAL Yield Ex-Leverage @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% |

| | | | | | | | | |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|
| Cash Flow Breakeven | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

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

Valuation

| | | | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Property Development Costs: | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 | \$464,018 |
| Cap Rate | 21.8% | 22.4% | 22.9% | 23.5% | 24.1% | 24.7% | 25.3% | 25.9% | |
| REAL Cap Rate @ 2.5% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | 8.1% | |
| Price to Earnings | 4.6 | 4.5 | 4.4 | 4.3 | 4.2 | 4.1 | 4.0 | 3.9 | |
| REAL Price to Earnings @ 2.5% | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | 12.3 | |
| Annual Rental Revenue Value | 30.5% | 31.3% | 32.0% | 32.8% | 33.7% | 34.5% | 35.4% | 36.2% | |
| REAL Annual Rental Revenue Value @ 2.5% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | 11.4% | |
| Monthly Rental Revenue Value | 2.5% | 2.6% | 2.7% | 2.7% | 2.8% | 2.9% | 2.9% | 3.0% | |
| REAL Monthly Rental Revenue Value @ 2.5% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | 0.9% | |

Discounted Cash Flow @ 21.0%

Annual NET Capital Investment
 Increase to Free Cash Flow Value
 Total NET Value LESS Increase to FCF Value

Discounted Cash Flow @ 21.0%:

Discounted Cash Flow (NPV): 10 Year @ 21.0%

Opportunity Cost @ 5.0% | REAL 2.5%

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total NET Value Opportunity Cost Investment: | \$1,530,243 | \$1,637,360 | \$1,751,975 | \$1,874,613 | \$2,005,836 | \$2,146,244 | \$2,296,482 | \$2,457,235 |
| REAL Tot NET Value Opp Cost Invstmnt @ 2.5%: | \$569,909 | \$594,930 | \$621,048 | \$648,314 | \$676,777 | \$706,489 | \$737,505 | \$769,884 |

\$ Gain | Loss

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$2,342,471 | \$2,410,575 | \$2,476,737 | \$2,540,589 | \$2,601,730 | \$2,659,724 | \$2,714,098 | \$2,764,338 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$872,408 | \$875,875 | \$877,966 | \$878,634 | \$877,833 | \$875,513 | \$871,621 | \$866,103 |
| Multi-Family Unit / Opp Cost Inv | 2.6 | 2.6 | 2.5 | 2.4 | 2.4 | 2.3 | 2.2 | 2.2 |

Total Value

| | | | | | | | | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$2,342,471 | \$2,410,575 | \$2,476,737 | \$2,540,589 | \$2,601,730 | \$2,659,724 | \$2,714,098 | \$2,764,338 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$872,408 | \$875,875 | \$877,966 | \$878,634 | \$877,833 | \$875,513 | \$871,621 | \$866,103 |
| Multi-Family Unit / Opp Cost Inv | 2.5 | 2.5 | 2.4 | 2.4 | 2.3 | 2.2 | 2.2 | 2.1 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| 48 | 49 | 50 | 51 |
|------|------|------|------|
| 2069 | 2070 | 2071 | 2072 |

| Cash Flow | | | | |
|---|--------------------|--------------------|--------------------|--------------------|
| Positive Cash Flow | | | | |
| Rental Revenue | \$174,687 | \$179,054 | \$183,531 | \$15,677 |
| Income Tax Benefit | \$0 | \$0 | \$0 | \$2,899 |
| 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 |
| Negative Cash Flow | | | | |
| Operating Expenses and Outflows | (\$51,180) | (\$52,460) | (\$53,771) | (\$25,341) |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 |
| Renovations and Capital Improvements | \$0 | \$0 | \$0 | \$0 |
| Income Tax Expense | (\$37,052) | (\$37,978) | (\$38,928) | \$0 |
| Loan 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) |
| 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 |
| 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 |
| 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) |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| 48 | 49 | 50 | 51 |
|------|------|------|------|
| 2069 | 2070 | 2071 | 2072 |

NET Capital Investment

Annual 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 | | | | |

| | | | | |
|--|-----|-----|-----|-----|
| 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) |

Initial Capital Investment

Capital Outflows

- Property Purchase Price
- Initial Renovations
- Start Up Costs
- Working Capital

Capital Inflows

- Lender 1

Initial Capital Investment

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| 48 | 49 | 50 | 51 |
|------|------|------|------|
| 2069 | 2070 | 2071 | 2072 |

Net Property and Total Free Cash Flow Value

| | | | | |
|--|-------------|-------------|-------------|-------------|
| Gross Property Value: | \$1,626,678 | \$1,667,345 | \$1,709,028 | \$1,616,515 |
| REAL Gross Property Value @ 2.5%: | \$497,228 | \$497,228 | \$497,228 | \$458,841 |
| Gross Property Value: Deductions | | | | |
| Less Loan Balances | \$0 | \$0 | \$0 | \$0 |
| Less Property Sale Cost @ 1% | (\$15,011) | (\$15,386) | (\$15,771) | (\$16,165) |
| | (\$15,011) | (\$15,386) | (\$15,771) | (\$16,165) |

| | | | | |
|--|-------------|-------------|-------------|-------------|
| Net Equity Property Value | \$1,611,667 | \$1,651,958 | \$1,693,257 | \$1,600,350 |
| REAL Net Equity Property Value @ 2.5% | \$492,640 | \$492,640 | \$492,640 | \$454,253 |

| | | | | |
|------------------------------|------|------|------|------|
| Net Equity Property % | 100% | 100% | 100% | 100% |
|------------------------------|------|------|------|------|

Total Free Cash Flow Growth

| | | | | |
|---|-------------|-------------|-------------|-------------|
| Beginning Value | \$3,649,216 | \$3,827,461 | \$4,011,467 | \$4,201,399 |
| Deficit via Free Cash Flow Value | \$0 | \$0 | \$0 | (\$9,665) |
| Growth @ 1.50% | \$54,738 | \$57,412 | \$60,172 | \$62,876 |
| Positive Annual PRE-TAX Net Cash Flow | \$123,507 | \$126,595 | \$129,760 | \$0 |
| Cash Flow Timing Adjustment | | | | |
| Total Free Cash Flow Value | \$3,827,461 | \$4,011,467 | \$4,201,399 | \$4,254,610 |
| REAL Total Free Cash Flow Value @ 2.5% | \$1,169,944 | \$1,196,283 | \$1,222,364 | \$1,207,654 |

| | | | | |
|------------------------------------|-------------|-------------|-------------|-------------|
| Total NET Value | \$5,439,128 | \$5,663,426 | \$5,894,656 | \$5,854,960 |
| REAL Total NET Value @ 2.5% | \$1,662,584 | \$1,688,923 | \$1,715,004 | \$1,661,907 |

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| 48 2069 | 49 2070 | 50 2071 | 51 2072 |
|------------|------------|------------|------------|
|------------|------------|------------|------------|

Profit Margins

Operating Margin

| | | | | |
|---------------------------------|------------------|------------------|------------------|------------------|
| Rental Revenue | \$174,687 | \$179,054 | \$183,531 | \$15,677 |
| Operating Expenses and Outflows | (\$51,180) | (\$52,460) | (\$53,771) | (\$25,341) |
| | \$123,507 | \$126,595 | \$129,760 | (\$9,665) |

Operating Margin

| | | | |
|-------|-------|-------|--------|
| 70.7% | 70.7% | 70.7% | -61.7% |
|-------|-------|-------|--------|

EBITDA Margin

| | | | | |
|-----------------------------|------------------|------------------|------------------|------------------|
| Other Cash Inflows | \$0 | \$0 | \$0 | \$0 |
| Other Expenses and Outflows | \$0 | \$0 | \$0 | \$0 |
| | \$123,507 | \$126,595 | \$129,760 | (\$9,665) |

EBITDA Margin

| | | | |
|-------|-------|-------|--------|
| 70.7% | 70.7% | 70.7% | -61.7% |
|-------|-------|-------|--------|

Net Margin

| | | | | |
|-------------------------|-----------------|-----------------|-----------------|------------------|
| Interest Expense | \$0 | \$0 | \$0 | \$0 |
| Depreciation Expense | \$0 | \$0 | \$0 | \$0 |
| NET: Income Tax Expense | (\$37,052) | (\$37,978) | (\$38,928) | \$2,899 |
| | \$86,455 | \$88,616 | \$90,832 | (\$6,765) |

Net Margin

| | | | |
|-------|-------|-------|-------|
| 70.0% | 70.0% | 70.0% | 70.0% |
|-------|-------|-------|-------|

Debt Ratios

Debt Coverage Ratio

| | | | | |
|---------------|-----------|-----------|-----------|-----------|
| EBITDA Margin | \$123,507 | \$126,595 | \$129,760 | (\$9,665) |
| Loan Payments | \$0 | \$0 | \$0 | \$0 |

Debt Coverage Ratio

| | | | |
|-----|-----|-----|-----|
| N/A | N/A | N/A | N/A |
|-----|-----|-----|-----|

Loan to Property Value

| | | | | |
|----------------------|-------------|-------------|-------------|-------------|
| Gross Property Value | \$1,626,678 | \$1,667,345 | \$1,709,028 | \$1,616,515 |
| Loan Balances | \$0 | \$0 | \$0 | \$0 |

Loan to Property Value

| | | | |
|-----|-----|-----|-----|
| N/A | N/A | N/A | N/A |
|-----|-----|-----|-----|

Loan to Total Value

| | | | | |
|----------------------------|-------------|-------------|-------------|-------------|
| Total Free Cash Flow Value | \$3,827,461 | \$4,011,467 | \$4,201,399 | \$4,254,610 |
|----------------------------|-------------|-------------|-------------|-------------|

Loan to Total Value

| | | | |
|-----|-----|-----|-----|
| N/A | N/A | N/A | N/A |
|-----|-----|-----|-----|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| | | | |
|-------------|-------------|-------------|-------------|
| 48 | 49 | 50 | 51 |
| 2069 | 2070 | 2071 | 2072 |

Rates of Return

| | | | | |
|---------------------------------------|-------------|-------------|-------------|-------------|
| Total Gain Loss: | \$5,336,662 | \$5,560,960 | \$5,792,191 | \$5,752,495 |
| REAL Total Gain Loss @ 2.5%: | \$1,631,264 | \$1,658,366 | \$1,685,193 | \$1,632,823 |

| | | | | |
|--------------------------------------|--------------|--------------|--------------|--------------|
| IRR (Internal Rate of Return) | 20.0% | 20.0% | 20.0% | 20.0% |
| REAL IRR @ 2.5% | 17.1% | 17.1% | 17.1% | 17.1% |

| | | | | |
|---|-------------|-------------|-------------|-------------|
| Return on Investment (Annual) | 8.6% | 8.5% | 8.4% | 8.3% |
| REAL Return on Investment (Ann) @ 2.5% | 6.0% | 5.9% | 5.8% | 5.6% |

| | | | | |
|--|---------------|---------------|---------------|--------------|
| Cash on Cash Return | 120.5% | 123.5% | 126.6% | -9.4% |
| REAL Cash on Cash Return @ 2.5% | 36.9% | 36.9% | 36.9% | -2.7% |

| | | | | |
|----------------------------------|-------------|-------------|-------------|-------------|
| Cash Multiple | 53.1 | 55.3 | 57.5 | 57.1 |
| REAL Cash Multiple @ 2.5% | 16.3 | 16.5 | 16.8 | 16.3 |

| | | | | |
|--------------------------------------|--------------|--------------|--------------|--------------|
| Yield Ex-Leverage | 26.6% | 27.3% | 27.9% | -2.1% |
| REAL Yield Ex-Leverage @ 2.5% | 8.1% | 8.1% | 8.1% | -0.6% |

| | | | | |
|----------------------------|------------|------------|------------|------------|
| Cash Flow Breakeven | Yes | Yes | Yes | Yes |
|----------------------------|------------|------------|------------|------------|

FINANCIALS: MULTI-FAMILY UNIT | BASELINE SCENARIO

| 48 | 49 | 50 | 51 |
|------|------|------|------|
| 2069 | 2070 | 2071 | 2072 |

Valuation

| | | | | |
|---|-----------|-----------|-----------|-----------|
| Total Property Development Costs: | \$464,500 | \$464,500 | \$464,500 | \$464,500 |
| REAL Total Prop Development Costs @ 2.5%: | \$464,018 | \$464,018 | \$464,018 | \$464,018 |

| | | | | |
|----------------------|-------|-------|-------|-------|
| Cap Rate | 26.6% | 27.3% | 27.9% | -2.1% |
| REAL Cap Rate @ 2.5% | 8.1% | 8.1% | 8.1% | -0.6% |

| | | | | |
|-------------------------------|------|------|------|--------|
| Price to Earnings | 3.8 | 3.7 | 3.6 | -48.1 |
| REAL Price to Earnings @ 2.5% | 12.3 | 12.3 | 12.3 | -169.1 |

| | | | | |
|---|-------|-------|-------|-------|
| Annual Rental Revenue Value | 37.1% | 38.1% | 39.0% | 21.4% |
| REAL Annual Rental Revenue Value @ 2.5% | 11.4% | 11.4% | 11.4% | 6.1% |

| | | | | |
|--|------|------|------|------|
| Monthly Rental Revenue Value | 3.1% | 3.2% | 3.3% | 1.8% |
| REAL Monthly Rental Revenue Value @ 2.5% | 0.9% | 0.9% | 0.9% | 0.5% |

Discounted Cash Flow @ 21.0%

Annual NET Capital Investment
 Increase to Free Cash Flow Value
 Total NET Value LESS Increase to FCF Value

Discounted Cash Flow @ 21.0%:

Discounted Cash Flow (NPV): 10 Year @ 21.0%

Opportunity Cost @ 5.0% | REAL 2.5%

| | | | | |
|--|-------------|-------------|-------------|-------------|
| Total NET Value Opportunity Cost Investment: | \$2,629,242 | \$2,813,289 | \$3,010,219 | \$3,220,934 |
| REAL Tot NET Value Opp Cost Invstmnt @ 2.5%: | \$803,683 | \$838,967 | \$875,800 | \$914,249 |

| \$ Gain Loss | | | | |
|--|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$2,809,886 | \$2,850,137 | \$2,884,437 | \$2,634,026 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$858,901 | \$849,956 | \$839,205 | \$747,658 |
| Multi-Family Unit / Opp Cost Inv | 2.1 | 2.1 | 2.0 | 1.8 |

| Total Value | | | | |
|--|-------------|-------------|-------------|-------------|
| Multi-Family Unit LESS Opp Cost Inv | \$2,809,886 | \$2,850,137 | \$2,884,437 | \$2,634,026 |
| REAL Multi-Family Unit LESS Opp Cost Inv | \$858,901 | \$849,956 | \$839,205 | \$747,658 |
| Multi-Family Unit / Opp Cost Inv | 2.1 | 2.0 | 2.0 | 1.8 |