

General Information	Notes	
Date	5/3/2017 19:25	- XYZ
Name of Property	xx xx	
Address		
City	xx xx	
State	xx	
Number of Units	126	
Year Built/ Rehab	2000	
Buildings		
Date of Closing	31-Jul-17	
Acreage		
Gross Sq. Ft. (Building)	142,300	
Gross Sq. Ft. (Community Space)	-	
# of Parking Spaces	-	

HAP Contract:	
Date of Section 8 Contract:	% units under HAP
Length of HAP	Latest REAC
Expiration Date:	

CB3 Strategy:

Unit Mix	Avg. Sqft	# of Units	Avg. Underwritten Rent
30% AMI			
1 BR	-	-	-
2 BR	-	-	-
3 BR	-	-	-
40% AMI			
1 BR	-	-	-
2 BR	-	-	-
3 BR	-	-	-
50% AMI			
1 BR	-	-	-
2 BR	1,000	1	950
3 BR	1,200	1	1,200
60% AMI			
1 BR	-	-	-
2 BR	1,100	90	950
3 BR	1,200	31	1,200
3 BR	1,300	3	1,200

Sources/Uses of Funds	Amount	\$/unit	%
Types of Mortgage			
Fist Mortgage	2,846,509	22,591	46%
Second Mortgage	400,000	3,175	6%
Equity	2,987,175	23,708	48%
Total Sources of Funds	\$6,233,684	49,474	100%
Purchase Price	5,500,000	43,651	88%
Title	27,500	218	0%
Recording	27,500	218	0%
Survey	15,500	123	0%
Phase 1	5,500	44	0%
Appraisal	5,500	44	0%
PCNA	5,000	40	0%
Asset Mgmt Acquisition Fee	55,000	437	1%
Loan Costs	28,465	226	0%
Physical Needs	504,000	4,000	8%
Reserves	31,500	250	1%
Contingency	28,219	224	0%
Total Uses of Funds	\$6,233,684	49,474	100%
Shortfall/Surplus	0		

Current Income/Expense	Total	Per Unit
Gross Income (Units)	1,247,727	9,903
Vacancy	(27,014)	(214)
Bad Debt/Concessions	(3,181)	(25)
Other Income	118,761	943
Effective Gross Income	\$1,336,294	\$10,606
Marketing and Advertising	1,121	9
Administrative	105,087	834
Property Management Fee	78,938	626
Payroll	302,195	2,398
Repairs & Maintenance	130,603	1,037
Contract Services	-	-
Utilities	144,157	1,144
Real Estate Taxes	-	-
Insurance	5,750	46
Tax Credit Monitoring Fees	-	-
Replacement Reserves	-	-
Total	\$767,851	\$6,094
NOI	\$568,443	4,511
Current Debt Service (Principal + Interest)	-	-
Net Cash Flow	\$568,443	4,511
Cap Rate	4.0%	
Value of Property	\$14,211,069	

Year 1 Income/Expense	Total	Per Unit
Gross Income (Units)	1,263,360	10,027
Vacancy	(40,186)	(319)
Bad Debt/Concessions	(2,603)	(21)
Other Income	116,354	923
Effective Gross Income	\$1,336,926	\$10,611
Marketing and Advertising	1,787	14
Administrative	107,417	853
Property Management Fee	79,527	631
Payroll	286,979	2,278
Repairs & Maintenance	127,175	1,009
Contract Services	-	-
Utilities	143,946	1,142
Real Estate Taxes	-	-
Insurance	5,060	40
Tax Credit Monitoring Fees	-	-
Replacement Reserves	-	-
Total Expenses	\$751,893	\$5,967 per unit
NOI	\$585,033	
Debt Service	\$58,330	
Net Cash Flow	\$526,703	
Value of Property	4.0%	\$14,625,825

Return Profile	IRR	MOIC
Property Return (Based on Monthly)	48.2%	5.2x
Avg Annual CoC (Hold)	15.6%	
Investor Return	41.4%	4.5x
Sponsor Returns	74.1%	13.3x

Equity JV Terms & Waterfall	Exit Assumptions
Sponsor	Exit Cap Rate
JV Investor	Exit Year
Preferred Return	Cost of Sale
GP Asset Management Fee (Annual)	
GP Acq and Disposition Fee	

Loan Sizing - xx xx

Sources	
First Mortgage	2,846,509
Second Mortgage	400,000
Required Equity:	2,987,175
GP	149,359
LP	2,837,816

Uses		
Purchase Price		5,500,000
<i>Implied Cap Rate at T-12</i>		11.5%
Title	1%	27,500
Recording	1%	27,500
Survey		15,500
Phase 1		5,500
Appraisal		5,500
PCNA		5,000
Asset Mgmt Acquisition Fee	1.0%	55,000
Loan Costs	1%	28,465
Physical Needs	4,000	504,000
Reserves	250	31,500
Contingency	4%	28,219
Total		6,233,684

Loan Sizing	First Mortgage	Second Mortgage
NOI	653,059	
Interest Rate	2.00%	0.35%
DSCR	0.50	
Amortization	12	
Term	5	5
LTV	50.0%	
LTC	50.0%	
Cap Rate	11.47%	
Value @ Cap Rate	5,693,018	
Max Payment - DSCR	1,306,119	
Max Loan DSCR	\$13,924,205	
Max Loan LTV/C	\$2,846,509	
Debt Service Per Annum	\$267,008	\$1,400
I/O Period	2 years	4 years
Debt Service During I/O	56,930	\$1,400

Underwriting

Rent & Income Analysis	
Date:	4/21/2017
Project Name:	XXX
Number of Units	168
Rent Scenario	FMR Rents

Unit Mix and Rental Summary						
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
20% AMI	-	-	-	-	-	0%
30% AMI	-	-	-	-	-	0%
50% AMI	-	-	1	1	-	1%
60% AMI	-	-	90	34	-	74%
Market	-	-	-	-	-	0%
Total	-	-	91	35	-	126
	0%	0%	54%	21%	0%	

Unit Mix & Rental Detail											
# of Bedrooms	# of Bathrooms	Phase	Unit SF	# of Units	Total SF	% Set Aside	Gross Rent	Utility		Monthly Rent	Annual Rent
								Allowance	Net Rent		
30% AMI											
1	1.0	-	-	-	-	30% AMI	-	-	-	-	-
2	1.0	-	-	-	-	30% AMI	-	-	-	-	-
3	2.0	-	-	-	-	30% AMI	-	-	-	-	-
40% AMI											
1	1.0	-	-	-	-	40% AMI	-	-	-	-	-
2	1.0	-	-	-	-	40% AMI	-	-	-	-	-
3	2.0	-	-	-	-	40% AMI	-	-	-	-	-
50% AMI											
1	1.0	-	-	-	-	50% AMI	-	-	-	-	-
2	2.0	1	1,000	1	1,000	50% AMI	950	150	800	800	9,600
3	2.0	1	1,200	1	1,200	50% AMI	1,200	180	1,020	1,020	12,240
60% AMI											
1	1.0	1	-	-	-	60% AMI	-	-	-	-	-
2	2.0	1	1,100	90	99,000	60% AMI	950	150	800	72,000	864,000
3	2.0	1	1,200	31	37,200	60% AMI	1,200	180	1,020	31,620	379,440
3	2.0	1	1,300	3	3,900	60% AMI	1,200	180	1,020	3,060	36,720
Total				126	142,300					\$108,500	\$1,302,000

Other Income		
Category	As-Is	Underwritten
Electricity Income	-	-
Utility Billing Income	-	-
Admin Fees - Submeter Resident Billing	-	-
Damage Reimbursements	-	-
Legal & Collection Fee Reimbursement	-	-
Rentals - Appliances	-	-
Application / Transfer Fees	-	-
Late Fee Income	-	-
Month to Month Fees	-	-
Pest Control Income	-	-
Pet Fee (One-Time, Non Refundable)	-	-
Pet Rent	-	-
Returned Check / NSF Charges	-	-
Termination Fee	-	-
Write Offs - Other Tenant Income	-	-
Cable / Telephone Income	-	-
Miscellaneous Income - Non Tenant	-	-
Total	100,000	100,000

FMR and AMI Limits

Rent & Income Limits															
Median Income:	65,000	Source:	Source A												
Year:	20YY	Area:	XX XX XX	# Persons	Factor	Area Median Income Limits									
						100%	60%	50%	40%	30%					
# of Bedrooms	# of Persons	100%	60%	50%	40%	30%	Factor	1	2	3	4	5	6	7	8
0	1	1,138	683	569	455	341	0.70	45,500	27,300	22,750	18,200	13,650			
1	1.5	1,219	731	609	488	366	0.75	52,000	31,200	26,000	20,800	15,600			
2	3	1,463	878	731	585	439	0.90	58,500	35,100	29,250	23,400	17,550			
3	4.5	1,690	1,014	845	676	507	1.04	65,000	39,000	32,500	26,000	19,500			
4	6	1,755	1,053	878	702	527	1.16	70,200	42,120	35,100	28,080	21,060			
5	7.5	1,885	1,131	943	754	566	1.25	75,400	45,240	37,700	30,160	22,620			
								80,600	48,360	40,300	32,240	24,180			
								85,800	51,480	42,900	34,320	25,740			

Underwritten Rents																	
# of Bedrooms	# of Units	"As Is" Gross							30% AMI	40% AMI	50% AMI	60% AMI	Comp Avg	Underwrite n Rents	Utility Allowance	Current Rent Limits	UW % AMI
		SF	Rents	FMR Rents	110% of FMR	115% of FMR	120% of FMR										
1	0	-	-	-	-	-	-	366	488	609	731	-	-	-	-	60% AMI	NA
2	90	1,100	700	950	1,045	1,093	1,140	439	585	731	878	878	150	60% AMI	92.4%		
3	31	1,200	900	1,200	1,320	1,380	1,440	507	676	845	1,014	1,014	180	60% AMI	84.5%		
3	3	1,300	950	1,200	1,320	1,380	1,440	507	676	845	1,014	1,053	180	60% AMI	87.8%		

FMR Source: [Source A](#)

	20YY		20YY		T-12		20YY Budget		Projected - CB3	
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit
Property Management Fee	77,185	612.58	78,938	626.49	79,527	631.17	50,000	396.83	40,459	321.10
Marketing and Advertising										
Advertising	3,375	26.78	1,121	8.89	1,787	14.19	-	-	1,500	11.90
Other Marketing and Advertising	-	-	-	-	-	-	-	-	-	-
Total Marketing and Advertising	3,375	26.78	1,121	8.89	1,787	14.19	-	-	1,500	11.90
Payroll										
Management Salary	75,052	595.65	110,230	874.84	110,182	874.46	66,000	523.81	95,000	753.97
Office Salaries	14,513	115.18	12,963	102.88	12,397	98.39	5,000	39.68	10,000	79.37
Superintendent/Maintenance	109,314	867.57	111,109	881.81	102,988	817.37	64,000	507.94	89,000	706.35
Other Payroll Taxes & Benefits	65,624	520.82	67,894	538.84	61,413	487.40	40,000	317.46	53,000	420.63
Total Payroll	264,503	2,099.23	302,195	2,398.37	286,979	2,277.61	175,000	1,388.89	247,000	1,960.32
Administrative										
Computer/Telephone	-	-	-	-	-	-	-	-	-	-
Legal Expense	3,584	28.44	4,089	32.45	4,089	32.45	5,125	40.67	3,500	27.78
Auditing	8,832	70.10	8,832	70.10	9,421	74.77	-	-	8,100	64.29
Office Expenses	33,031	262.15	43,184	342.73	43,923	348.59	17,000	134.92	38,000	301.59
Accounting Fees	21,269	168.80	14,559	115.55	15,040	119.36	-	-	13,000	103.17
Bad Debt Expense	13,293	105.50	6,828	54.19	7,619	60.47	-	-	6,500	51.59
Credit Reports	4,291	34.05	5,616	44.57	5,500	43.65	-	-	4,500	35.71
Other Administrative	24,984	198.29	21,980	174.44	21,826	173.22	5,125	40.67	18,500	146.83
Total Administrative	109,283	867.33	105,087	834.03	107,417	852.51	27,250	216.27	92,100	730.95
R&M										
Supplies	5,148	40.86	18,374	145.83	4,743	37.65	18,000	142.86	4,000	31.75
Trash Removal	-	-	-	-	-	-	-	-	-	-
Equipment Purchase	-	-	-	-	-	-	30,000	238.10	-	-
Painting/Cleaning	26,588	211.02	22,015	174.72	18,969	150.55	-	-	16,000	126.98
Equipment Repair	14,916	118.38	26,962	213.98	28,197	223.79	16,846	133.70	24,000	190.48
Turnover	-	-	-	-	-	-	-	-	12,500	99.21
Fixtures and Fittings	31,653	251.21	36,918	293.00	43,052	341.68	-	-	37,000	293.65
Other Maintenance Expense	17,252	136.92	26,334	209.00	32,213	255.66	20,000	158.73	28,000	222.22
Total Repairs & Maintenance	95,557	758.39	130,603	1,036.53	127,175	1,009.33	84,846	673.38	121,500	964.29
Contract Services										
Plumbing Contract	-	-	-	-	-	-	-	-	-	-
Pest Control Contract	-	-	-	-	-	-	-	-	-	-
Landscaping Contract	-	-	-	-	-	-	-	-	-	-
Security Contract	-	-	-	-	-	-	-	-	-	-
Other Contract Services	-	-	-	-	-	-	-	-	-	-
Total Contract Services	-	-	-	-	-	-	-	-	-	-
Taxes & Insurance										
Real Estate Taxes	-	-	-	-	-	-	68,000	539.68	66,700	529.37
Insurance	38,595	306.31	5,750	45.63	5,060	40.16	34,000	269.84	4,300	34.13
Misc. Tax, Permits, Licenses	-	-	-	-	-	-	-	-	-	-
Total Taxes & Insurance	38,595	306.31	5,750	45.63	5,060	40.16	102,000	809.52	71,000	563.49
Utilities										
Electricity	42,437	336.80	38,504	305.59	36,734	291.54	34,319	272.37	30,000	238.10
Water	103,168	818.79	105,653	838.52	107,213	850.90	93,000	738.10	92,000	730.16
Gas	-	-	-	-	-	-	-	-	-	-
Sewer	-	-	-	-	-	-	-	-	-	-
Cable TV	-	-	-	-	-	-	-	-	-	-
Total Utilities	145,605	1,155.59	144,157	1,144.10	143,946	1,142.43	127,319	1,010.47	122,000	968.25
Tax Credit Monitoring Fees	-	-	-	-	-	-	6,171	48.98	-	-
Replacement Reserves	-	-	-	-	-	-	38,400	304.76	-	-
Financial Expenses										
Mortgage Interest #1	-	-	-	-	-	-	-	-	-	-
Supplemental Loan Interest	-	-	-	-	-	-	-	-	-	-
Other Financial Fees	-	-	-	-	-	-	-	-	-	-
Total Financial Expenses	-	-	-	-	-	-	-	-	-	-
Total Expenses	730,728	5,799.42	766,730	6,085.16	750,105	5,953.22	610,986	4,849.10	694,059	5,508.40
Total Expenses	849,909		901,747		890,782					

Check

Position	18%			Taxes & Benefits
	Salary	Bonus	Total Comp	
Office Salary	10,000	-	10,000	1,800
Managers Salary	90,000	5,000	95,000	17,100
Community Programs Payroll	-	-	-	-
Janitorial Payroll	-	-	-	-
Super Payroll	75,000	10,000	85,000	15,300.00
Maintenance Payroll	-	-	-	-
Lifeguard Payroll	-	-	-	-
Monitoring Payroll	-	-	-	-
Decorating Payroll	-	-	-	-
Total	175,000	15,000	190,000	34,200

Real Estate Taxes	
Land Value	319,800
Improvement Value	3,780,200
Appraised Value	4,100,000
Assessed Value	1,640,000
Less: Tax Exemptions	-
Taxable Value	1,640,000
Millage Rate	41
RE Taxes	66,755
PILOT Payments	0.0%
Total Real Estate Taxes	66,755

Turnover Calculation			
Average Turnover Cost	Turnover Rate	# of Units	Total
1,000.0	10%	126	12,600

Assumptions	
Vacancy	4.0%
Bad Debt/Concessions	0.1%
Property Management Fee	3.0%

		20YY	20YY	20YY	20YY	20YY	20YY	20YY	20YY	20YY	
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
Gross Income (Units)	1.0%	1,302,000	1,315,020	1,328,170	1,341,452	1,354,866	-	-	-	-	-
Vacancy	4.0%	(52,080)	(52,601)	(53,127)	(53,658)	(54,195)	-	-	-	-	-
Bad Debt/Concessions	0.1%	(1,302)	(1,315)	(1,328)	(1,341)	(1,355)	-	-	-	-	-
Other Income	1.0%	100,000	101,000	102,010	103,030	104,060	-	-	-	-	-
Total Income Per Annum		\$1,348,618	\$1,362,104	\$1,375,725	\$1,389,482	\$1,403,377	-	-	-	-	-
Marketing and Advertising	2.0%	1,500	1,530	1,561	1,592	1,624	-	-	-	-	-
Administrative	2.0%	92,100	93,942	95,821	97,737	99,692	-	-	-	-	-
Property Management Fee	3.0%	40,459	41,672	42,922	44,210	45,536	-	-	-	-	-
Payroll	2.0%	247,000	251,940	256,979	262,118	267,361	-	-	-	-	-
Repairs & Maintenance	2.0%	121,500	123,930	126,409	128,937	131,516	-	-	-	-	-
Contract Services	2.0%	-	-	-	-	-	-	-	-	-	-
Utilities	2.0%	122,000	124,440	126,929	129,467	132,057	-	-	-	-	-
Real Estate Taxes	2.0%	66,700	68,034	69,395	70,783	72,198	-	-	-	-	-
Insurance	2.0%	4,300	4,386	4,474	4,563	4,654	-	-	-	-	-
Tax Credit Monitoring Fees	2.0%	-	-	-	-	-	-	-	-	-	-
Replacement Reserves	2.0%	-	-	-	-	-	-	-	-	-	-
Total		\$695,559	\$709,874	\$724,489	\$739,407	\$754,638	-	-	-	-	-
NOI		\$653,059	\$652,230	\$651,237	\$650,075	\$648,740	-	-	-	-	-
Debt Service		58,330	58,330	268,408	268,408	268,408	-	-	-	-	-
		<i>I/O Period</i>	<i>I/O Period</i>								
Cash Flow		\$594,729	\$593,900	\$382,828	\$381,667	\$380,331	-	-	-	-	-
Cash-on-Cash Return		19.9%	19.9%	12.8%	12.8%	12.7%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Year Average		15.6%									
10 Year Average		15.6%									
Debt Service Calculations (Conventional Loans)											
Debt Service Per Annum		267,008	267,008	267,008	267,008	267,008	-	-	-	-	-
Debt Service During I/O		56,930	56,930	267,008	267,008	267,008	-	-	-	-	-
Debt Service Calculations (Second Mortgage)											
Debt Service Per Annum		1,400	1,400	1,400	1,400	1,400	-	-	-	-	-
Debt Service During I/O		1,400	1,400	1,400	1,400	1,400	-	-	-	-	-

	First Mortgage
Total Uses of Funds	6,233,684
Debt	2,846,509
Second Mortgage	400,000
Equity	2,987,175
GP Share	149,359
LP Share	2,837,816
	Standard
Year 1 Cash Flow	\$386,051
Year 1 Cash-on-Cash Return	12.9%
5 Year Cash-on-Cash Avg	15.6%
10 Year Cash-on-Cash Avg	15.6%

# of Months	12	12	12	12	12	12	12	12	12	12	12	12	12
	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18
Year ---->	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
NOI		54,422	54,422	54,422	54,422	54,422	54,422	54,422	54,422	54,422	54,422	54,422	54,422
First Mortgage Debt Service I/O		\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744
Second Mortgage Debt Service I/O		\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117
CoC Return		19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%

	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
Gross Reversion Value	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Retirement	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Proceeds from Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net CF from Operations	(2,987,175)	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561
Total Period Proceeds	(2,987,175)	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561	49,561

Total Leveraged IRR --> 48.2%

Debt Balance													
First Mortgage													
Opening	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509
Interest		4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744
Paydown		(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)
Closing Balance	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509
Second Mortgage													
Opening	400,000	400,000	400,233	400,467	400,700	400,933	401,167	401,400	401,633	401,867	402,100	402,333	402,567
Interest		117	117	117	117	117	117	117	117	117	117	117	117
Paydown		117	117	117	117	117	117	117	117	117	117	117	117
Closing Balance	400,000	400,233	400,467	400,700	400,933	401,167	401,400	401,633	401,867	402,100	402,333	402,567	402,800

# of Months	12	12	12	12	12	12	12	12	12	12	12	12	12
Year ---->	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19
NOI	54,352	54,352	54,352	54,352	54,352	54,352	54,352	54,352	54,352	54,352	54,352	54,352	54,270
First Mortgage Debt Service I/O	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$4,744	\$22,251
Second Mortgage Debt Service I/O	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117
CoC Return	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	19.9%	12.8%
Gross Reversion Value	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Retirement	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Proceeds from Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net CF from Operations	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	31,902
Total Period Proceeds	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	49,492	31,902
Total Leveraged IRR -->													
Debt Balance													
First Mortgage													
Opening	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509
Interest	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744
Paydown	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(4,744)	(22,251)
Closing Balance	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,846,509	2,829,002
Second Mortgage													
Opening	402,800	403,033	403,267	403,500	403,733	403,967	404,200	404,433	404,667	404,900	405,133	405,367	405,600
Interest	117	117	117	117	117	117	117	117	117	117	117	117	117
Paydown	117	117	117	117	117	117	117	117	117	117	117	117	117
Closing Balance	403,033	403,267	403,500	403,733	403,967	404,200	404,433	404,667	404,900	405,133	405,367	405,600	405,833

# of Months	12	12	12	12	12	12	12	12	12	12	12	12	12
Year ---->	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20
NOI	54,270	54,270	54,270	54,270	54,270	54,270	54,270	54,270	54,270	54,270	54,270	54,173	54,173
First Mortgage Debt Service I/O	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251
Second Mortgage Debt Service I/O	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117
CoC Return	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%
Gross Reversion Value	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Retirement	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Proceeds from Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net CF from Operations	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,806	31,806
Total Period Proceeds	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,902	31,806	31,806
Total Leveraged IRR -->													
Debt Balance													
First Mortgage													
Opening	2,829,002	2,811,496	2,793,989	2,776,483	2,758,976	2,741,470	2,723,963	2,706,457	2,688,950	2,671,444	2,653,937	2,636,431	2,618,574
Interest	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,744	4,394	4,394
Paydown	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)
Closing Balance	2,811,496	2,793,989	2,776,483	2,758,976	2,741,470	2,723,963	2,706,457	2,688,950	2,671,444	2,653,937	2,636,431	2,618,574	2,600,717
Second Mortgage													
Opening	405,833	406,067	406,300	406,533	406,767	407,000	407,233	407,467	407,700	407,933	408,167	408,400	408,633
Interest	117	117	117	117	117	117	117	117	117	117	117	117	117
Paydown	117	117	117	117	117	117	117	117	117	117	117	117	117
Closing Balance	406,067	406,300	406,533	406,767	407,000	407,233	407,467	407,700	407,933	408,167	408,400	408,633	408,867

# of Months	12	12	12	12	12	12	12	12	12	12	12	12	12
	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21
Year ---->	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>5</u>	<u>5</u>	<u>5</u>
NOI	54,173	54,173	54,173	54,173	54,173	54,173	54,173	54,173	54,173	54,173	54,062	54,062	54,062
First Mortgage Debt Service I/O	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251
Second Mortgage Debt Service I/O	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117
CoC Return	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.8%	12.7%	12.7%
	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>5</u>	<u>5</u>	<u>5</u>
Gross Reversion Value	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Retirement	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Proceeds from Sale	-	-	-	-	-	-	-	-	-	-	-	-	-
Net CF from Operations	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,694	31,694	31,694
Total Period Proceeds	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,806	31,694	31,694	31,694
Total Leveraged IRR -->													
Debt Balance													
First Mortgage													
Opening	2,600,717	2,582,861	2,565,004	2,547,148	2,529,291	2,511,434	2,493,578	2,475,721	2,457,864	2,440,008	2,422,151	2,403,937	2,385,723
Interest	4,394	4,394	4,394	4,394	4,394	4,394	4,394	4,394	4,394	4,394	4,037	4,037	4,037
Paydown	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)
Closing Balance	2,582,861	2,565,004	2,547,148	2,529,291	2,511,434	2,493,578	2,475,721	2,457,864	2,440,008	2,422,151	2,403,937	2,385,723	2,367,510
Second Mortgage													
Opening	408,867	409,100	409,333	409,567	409,800	410,033	410,267	410,500	410,733	410,967	411,200	411,433	411,667
Interest	117	117	117	117	117	117	117	117	117	117	117	117	117
Paydown	117	117	117	117	117	117	117	117	117	117	117	117	117
Closing Balance	409,100	409,333	409,567	409,800	410,033	410,267	410,500	410,733	410,967	411,200	411,433	411,667	411,900

# of Months	12	12	12	12	12	12	12	12	12	12	12	12
	Month Ended											
Year ---->	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22
	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>6</u>	<u>6</u>	<u>6</u>
NOI	54,062	54,062	54,062	54,062	54,062	54,062	54,062	54,062	54,062	-	-	-
First Mortgage Debt Service I/O	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$22,251	\$0	\$0	\$0
Second Mortgage Debt Service I/O	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$117	\$0	\$0	\$0
CoC Return	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	0.0%	0.0%	0.0%

	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>6</u>	<u>6</u>	<u>6</u>
Gross Reversion Value	-	-	-	-	-	-	-	-	-	16,218,489	-	-
Cost of Sale	-	-	-	-	-	-	-	-	-	(162,185)	-	-
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	16,056,304	-	-
Debt Retirement	-	-	-	-	-	-	-	-	-	(2,617,586)	-	-
Net Proceeds from Sale	-	-	-	-	-	-	-	-	-	13,438,718	-	-
Net CF from Operations	31,694	31,694	31,694	31,694	31,694	31,694	31,694	31,694	31,694	-	-	-
Total Period Proceeds	31,694	31,694	31,694	31,694	31,694	31,694	31,694	31,694	13,470,412	-	-	-

Total Leveraged IRR -->

Debt Balance

First Mortgage												
Opening	2,367,510	2,349,296	2,331,082	2,312,868	2,294,655	2,276,441	2,258,227	2,240,013	2,221,799	2,203,586	2,203,586	2,203,586
Interest	4,037	4,037	4,037	4,037	4,037	4,037	4,037	4,037	4,037	-	-	-
Paydown	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	(22,251)	-	-	-
Closing Balance	2,349,296	2,331,082	2,312,868	2,294,655	2,276,441	2,258,227	2,240,013	2,221,799	2,203,586	2,203,586	2,203,586	2,203,586
Second Mortgage												
Opening	411,900	412,133	412,367	412,600	412,833	413,067	413,300	413,533	413,767	414,000	414,000	414,000
Interest	117	117	117	117	117	117	117	117	117	-	-	-
Paydown	117	117	117	117	117	117	117	117	117	-	-	-
Closing Balance	412,133	412,367	412,600	412,833	413,067	413,300	413,533	413,767	414,000	414,000	414,000	414,000

Equity Invested	2,987,175
Sale Year	5
Investor Share of Equity	92%
Sponsor Share of Equity	8%
Tier 1: Through 7.0% IRR	7.0%
Investor	92%
Sponsor	8%
Sponsor Promote	0%
Tier 2: from 7.0% IRR through 7.0% IRR	7.0%
Investor	92%
Sponsor	8%
Sponsor Promote	0%
Tier 3: from 7.0% IRR through 7.0% IRR	7.0%
Investor	92%
Sponsor	8%
Sponsor Promote	0%
Tier 4: from 7.0% IRR and Thereafter	
Investor	76%
Sponsor	6%
Sponsor Promote	18%

Source: Broker Pack

One Bedroom/ One Bath	AMI													
Property	Restrictions	Year Built	Year Renovated	Verified (Y/N)	Average SF	Low Market Rent	High Market Rent	Average Market Rent	Rent PSF	Net Rent After Concessions	Vacancy	Distance to Subject (Miles)	Included for Average	
				Y										
				Y										
				Y										
				Y										

Two Bedroom/ One Bath	AMI													
Property	Restrictions	Year Built	Year Renovated	Verified (Y/N)	Average SF	Low Market Rent	High Market Rent	Average Market Rent	Rent PSF	Net Rent After Concessions	Vacancy	Distance to Subject (Miles)	Included for Average	
				Y										
				Y										
				Y										
				Y										
				Y										
				Y										
				Y										

Three Bedroom/ Two Bath	AMI													
Property	Restrictions	Year Built	Year Renovated	Verified (Y/N)	Average SF	Low Market Rent	High Market Rent	Average Market Rent	Rent PSF	Net Rent After Concessions	Vacancy	Distance to Subject (Miles)	Included for Average	
				Y										
				Y										
				Y										
				Y										
				Y										
				Y										
				Y										
				Y										