

FORECASTED PERFORMANCE OF FUTURE SALE BASE CURRENCY

Future Value (Appreciation)

Years to Hold Property	5				
Estimated Average Rate of Appreciation	6%				
Estimated Future Appreciated Value of Property	1,291,387.68				
Estimated Net Cash in Hand when Property is Sold (after commissions and nominal taxes)	622,079.93	Equity	Return	Yield	Annualized Yield
Partner 1 (or self)	622,079.93	205,763.73	416,316.20	202.33%	40.47%
Partner 2	-	-	-	n/a	n/a
Partner 3	-	-	-	n/a	n/a
Partner 4	-	-	-	n/a	n/a
Partner 5	-	-	-	n/a	n/a
	622,079.93	205,763.73	416,316.20		

Future Value (Current CAP Rate)

Years to Hold Property	5				
Current CAP Rate	5.74%				
Projected Value at Current CAP Rate (incl. Inflation and Allowable Rent Increases) in 5 years	1,181,592.68				
Estimated Net Cash in Hand when Property is Sold (after commissions and nominal taxes)	530,570.19	Equity	Return	Yield	Annualized Yield
Partner 1 (or self)	530,570.19	205,763.73	324,806.46	157.85%	31.57%
Partner 2	-	-	-	n/a	n/a
Partner 3	-	-	-	n/a	n/a
Partner 4	-	-	-	n/a	n/a
Partner 5	-	-	-	n/a	n/a
	530,570.19	205,763.73	324,806.46		

Future Value (Target CAP Rate)

Years to Hold Property	5				
Target/Acceptable CAP Rate	4.75%				
Projected Value after Adjusted CAP Rate (incl. Inflation and Allowable Rent Increases) in 5 years	1,427,449.03				
Estimated Net Cash in Hand when Property is Sold (after commissions and nominal taxes)	735,481.62	Equity	Return	Yield	Annualized Yield
Partner 1 (or self)	735,481.62	205,763.73	529,717.89	257.44%	51.49%
Partner 2	-	-	-	n/a	n/a
Partner 3	-	-	-	n/a	n/a
Partner 4	-	-	-	n/a	n/a
Partner 5	-	-	-	n/a	n/a
	735,481.62	205,763.73	529,717.89		

FORECASTED PERFORMANCE OF FUTURE SALE (Optional Converted Currency) CONVERTED CURRENCY

Future Value (Appreciation)

Years to Hold Property	5				
Estimated Average Rate of Appreciation	6%				
Estimated Future Appreciated Value of Property	1,678,803.99				
Estimated Net Cash in Hand when Property is Sold (after commissions and nominal taxes)	808,703.90	Equity	Return	Yield	Annualized Yield
Partner 1 (or self)	808,703.90	267,492.85	541,211.05	202.33%	40.47%
Partner 2	-	-	-	n/a	n/a
Partner 3	-	-	-	n/a	n/a
Partner 4	-	-	-	n/a	n/a
Partner 5	-	-	-	n/a	n/a
	808,703.90	267,492.85	541,211.05		

Future Value (Current CAP Rate)

Years to Hold Property	5				
Current Cap Rate	5.74%				
Projected Value at Current CAP Rate (incl. Inflation and Allowable Rent Increases) in 5 years	1,536,070.49				
Estimated Net Cash in Hand when Property is Sold (after commissions and nominal taxes)	689,741.24	Equity	Return	Yield	Annualized Yield
Partner 1 (or self)	689,741.24	267,492.85	422,248.39	157.85%	31.57%
Partner 2	-	-	-	n/a	n/a
Partner 3	-	-	-	n/a	n/a
Partner 4	-	-	-	n/a	n/a
Partner 5	-	-	-	n/a	n/a
	689,741.24	267,492.85	422,248.39		

Future Value (Target CAP Rate)

Years to Hold Property	5				
Target/Acceptable Cap Rate	4.75%				
Projected Value after Adjusted CAP Rate (incl. Inflation and Allowable Rent Increases) in 5 years	1,855,683.74				
Estimated Net Cash in Hand when Property is Sold (after commissions and nominal taxes)	956,126.10	Equity	Return	Yield	Annualized Yield
Partner 1 (or self)	956,126.10	267,492.85	688,633.25	257.44%	51.49%
Partner 2	-	-	-	n/a	n/a
Partner 3	-	-	-	n/a	n/a
Partner 4	-	-	-	n/a	n/a
Partner 5	-	-	-	n/a	n/a
	956,126.10	267,492.85	688,633.25		