

## EXHIBIT A: SOURCES AND USES

USES	Value	Notes
<b>ACQUISITION</b>		
Purchase Price	\$ 3,200,000	
Closing costs	\$ 24,000	0.75% of purchase price
Transfer tax		
<b>SUB-TOTAL ACQUISITION</b>	<b>\$ 3,224,000</b>	
<b>PROPERTY IMPROVEMENT PLAN (PIP)</b>		
<b>RENOVATIONS</b>		
Dumpster Fees	\$ 2,000	Outgoing waste items
Windows/Exterior Doors	\$ 9,500	Increase size of third floor view-facing window
Code compliance work	\$ -	None
Kitchen Renovation	\$ 15,000	No changes to the manor house
Structural renovations	\$ 70,000	Open up the third floor for game room
Fixtures	\$ 10,500	New lighting, switchplates, plugs (including USB and web enabled)
Plumbing and HVAC	\$ -	No changes to the manor house
Outdoor pool and spa house	\$ 195,000	Inground pool and spa house
Tennis court	\$ 45,000	New concrete court
Landscaping and vineyard	\$ 90,000	Screen-tree relocation; retaining wall toward view, excavation for landscaping; expand on existing gardens; new plantings of vegetation and gardens, installation of one-acre vineyard
Parking area	\$ 7,500	Freshen up the existing lots and set up parking in easement area
Patio and walkways	\$ 100,000	New walkways as needed
Bathrooms	\$ 30,000	Two tile and shower gut renovations on the third floor
Interior Painting	\$ 90,000	Lighten up the space
Exterior Painting	\$ 50,000	Dark blue to white paint finish
Construction Management Fee (3%)	\$ 21,435	Oversight of significant renovation, hiring of contractors, scheduling of all activities
<b>SUB-TOTAL RENOVATIONS</b>	<b>\$ 735,935</b>	
<b>FURNITURE, FIXTURES &amp; EQUIPMENT</b>		
IT	\$ 13,450	Smart TVs in four rooms and large entertainment system in third floor, smart speakers in each room and main room, smart LEDs in each bedroom, security
Beds and Linens	\$ 22,500	Hardwood platform beds and premium linens (two sets per bed)
Furniture	\$ 65,000	Indoor and outdoor furniture in main areas and bedrooms
Housekeeping equipment	\$ 2,500	Most equipment is existing
Safety equipment	\$ 2,000	Most equipment is existing
Entertainment	\$ 3,500	Game room outfitting and outdoor game equipment
Art and sculpture garden	\$ 60,000	Benches/chairs for outdoor space, sculpture center piece, original art throughout
<b>SUB-TOTAL FF &amp; E</b>	<b>\$ 168,950</b>	
<b>SOFT COSTS</b>		
Community engagement	\$ 2,500	Coordination with the community, community support programming, etc
Architect and engineering	\$ 45,000	Site plans, new-build designs, initial civil designs, building department support
Title insurance	\$ 15,500	Title insurance, survey, recording fees
Inspections	\$ 4,500	Home inspections
Accounting	\$ 1,500	K-1s, bookkeeping
Acquisition Fee (1%)	\$ 32,000	Origination, selection, conducting due diligence and realizing the Property
Capital Event Fee (0.25%)	\$ 6,400	Oversight of project financing process
Contingency (2.5%)	\$ 21,440	allowance for unforeseen expenses
Developer fee (2%)	\$ 18,098	Oversight of pre-construction steps including zoning, planning and permits, hiring professional services
Advertising and Marketing Reg CF Crowdfunding	\$ 50,000	Photography, editing, paid advertising, content creation, strategy, videos, presentation materials.
Crowdfunding fees	\$ 65,000	Crowdfunding Platform
Insurance	\$ 12,500	Construction period
Legal	\$ 15,000	Reserved for potential negotiation with neighbors (although all work is by right)
Permitting Fees	\$ 6,500	Estimated permitting costs. Actual cost not known until permit is filed.
Property taxes	\$ 10,179	During construction
<b>SUB-TOTAL SOFT COSTS</b>	<b>\$ 306,117</b>	
<b>OPEX DURING CONSTRUCTION</b>		
Operating costs during construction	\$ 59,974	
<b>TOTAL PROPERTY IMPROVEMENT PLAN</b>	<b>\$ 1,270,976</b>	
Commercial Lender Loan Fees	\$ 23,182	
<b>TOTAL USES (PROJECT COST)</b>	<b>\$ 4,518,157</b>	
<b>SOURCES</b>		
Commercial Financing	\$ 2,318,157	
Equity	\$ 2,200,000	Project cost minus financing, inclusive of \$250K down payment
a) Shared Estates Fund I, LLC. (10%)	\$ 250,000	12.82% equity contributed by Sponsor
b) Small Change Reg CF LP's (90%)	\$ 1,950,000	Planned Small Change crowdfunding raise
<b>TOTAL SOURCES</b>	<b>\$ 4,518,157</b>	Total equity plus debt