How will this work for you?*

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTAL
Cash Inflows											
Investor Capital	$ 150,000										$ 150,000
Owner Loan	$ 125,000										$ 125,000
Bank Loan	$ 600,000										$ 600,000
Rent	$ 45,300	$ 86,659	$ 109,559	$ 112,538	$ 115,599	$ 118,744	$ 121,975	$ 125,295	$ 128,706	$ 132,210	$ 1,096,585
Taproom Revenue	$ 50,213	$ 719,713	$ 819,109	$ 840,305	$ 862,064	$ 884,403	$ 907,338	$ 930,885	$ 955,061	$ 979,886	$ 7,948,975
Total Inflows	**$ 970,513**	**$ 806,372**	**$ 928,668**	**$ 952,843**	**$ 977,663**	**$ 1,003,147**	**$ 1,029,313**	**$ 1,056,179**	**$ 1,083,767**	**$ 1,112,096**	**$ 9,920,560**
Cash Outflows											
Property Expenses	$ (12,000)	$ (12,360)	$ (12,731)	$ (13,113)	$ (13,506)	$ (13,911)	$ (14,329)	$ (14,758)	$ (15,201)	$ (15,657)	$ (137,567)
Taproom Expenses	$ (232,533)	$ (569,569)	$ (624,930)	$ (641,093)	$ (657,674)	$ (674,683)	$ (692,134)	$ (710,037)	$ (728,404)	$ (747,249)	$ (6,278,304)
Bank Debt Service	$ (149,300)	$ (51,362)	$ (54,620)	$ (54,620)	$ (54,620)	$ (54,620)	$ (54,620)	$ (54,620)	$ (54,620)	$ (54,620)	$ (637,624)
Owner Loan Debt Service	$ -	$ -	$ (10,625)	$ (10,625)	$ (10,625)	$ (10,625)	$ (10,625)	$ (10,625)	$ (10,625)	$ (10,625)	$ (85,000)
Construction	$ (500,000)										$ (500,000)
Misc	$ (12,000)										$ (12,000)
Total Outflows	**$ (905,833)**	**$ (633,291)**	**$ (702,906)**	**$ (719,451)**	**$ (736,425)**	**$ (753,840)**	**$ (771,708)**	**$ (790,040)**	**$ (808,851)**	**$ (828,151)**	**$ (7,650,495)**
Net Cash Flow	**$ 64,680**	**$ 173,081**	**$ 225,762**	**$ 233,392**	**$ 241,238**	**$ 249,307**	**$ 257,605**	**$ 266,139**	**$ 274,917**	**$ 283,945**	**$ 2,270,065**
To Investors	$ 7,438	$ 12,750	$ 12,750	$ 12,750	$ 12,750	$ 12,750	$ 12,750	$ 12,750	$ 12,750	$ 162,750	$ 272,188
To $5,000 Investor	$ 248	$ 425	$ 425	$ 425	$ 425	$ 425	$ 425	$ 425	$ 425	$ 5,425	$ 9,073

* This calculation combines the projections for the taproom plus the two properties owned. It doesn't contemplate further acquisitions.

NOTE: The foregoing is a mathematical calculation based on our current assumptions about future events. Some of these assumptions will prove to have been inaccurate, possibly for the reasons described on Exhibit B, Risks of Investing. Hence, the results of investing will likely differ from those illustrated above, for better or for worse, possibly by a large amount.