

How will this work for you?

	Oct - Dec 2026	2027 - Construction	2028 - Operations Begin	2029	2030	TOTAL
Cash Inflows						
Investor Capital	\$ 800,000	\$ -				\$ 800,000
Misc - Grants (projected)		\$ 596,000				\$ 596,000
Rent - Residential (net Vacancy)			\$ 381,924	\$ 393,382	\$ 405,183	\$ 1,180,489
Rent - Commercial (net Vacancy)			\$ 28,644	\$ 29,504	\$ 30,389	\$ 88,537
Total Inflows	\$ 800,000	\$ 596,000	\$ 410,568	\$ 422,886	\$ 435,572	\$ 2,665,026
Cash Outflows						
Rehab - 1 st floor	\$ 300,000	\$ 500,000				\$ 800,000
Rehab - 2nd floor		\$ 596,000				\$ 596,000
Management Fee			\$ 38,192	\$ 39,338	\$ 40,518	\$ 118,048
Advertise/ Market			\$ 12,731	\$ 13,113	\$ 13,506	\$ 39,350
Legal			\$ 12,000	\$ 12,360	\$ 12,731	\$ 37,091
Administrative			\$ 18,720	\$ 28,080	\$ 37,440	\$ 84,240
Utilities and Trash			\$ 35,222	\$ 36,279	\$ 37,367	\$ 108,868
Maintenance			\$ 10,400	\$ 10,712	\$ 11,033	\$ 32,145
Repairs			\$ 10,400	\$ 10,712	\$ 11,033	\$ 32,145
Grounds			\$ 5,200	\$ 5,356	\$ 5,517	\$ 16,073
Cleaning			\$ 26,208	\$ 26,207	\$ 26,993	\$ 79,408
Kitchen & Household Provisions			\$ 27,375	\$ 28,196	\$ 29,042	\$ 84,613
Real Estate Property Tax			\$ 6,242	\$ 6,429	\$ 6,622	\$ 19,293
Insurance			\$ 8,400	\$ 8,652	\$ 8,912	\$ 25,964
Programming - support			\$ 12,000	\$ 12,360	\$ 12,731	\$ 37,091
Rent	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 24,000
Total Outflows	\$ 300,000	\$ 1,096,000	\$ 231,090	\$ 245,794	\$ 261,445	\$ 2,134,329
Net Cash Flow	\$ 500,000	\$ (500,000)	\$ 179,478	\$ 177,092	\$ 174,127	\$ 530,697
To Investors						
Interest accrued through 12/31/2027	\$ 16,000	\$ 64,000				
Balance on loan at end of interest ony period			\$ 880,000			
Annual amortized debt payment (20 year term, 8% interest)			\$ 88,566	\$ 88,566	\$ 88,566	\$ 265,697
Cash after payment has been made	\$ -	\$ -	\$ 90,912	\$ 88,526	\$ 85,561	\$ 265,000

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.