

EXHIBIT B: ANTICIPATED INVESTOR RETURNS

Investor Returns	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Total
	Construction/Stabilization		Cash from Refinance		Stabilized						
Capital Investment	\$ (600,000)		\$ 618,806		Cash Proceeds from Sale \$ 3,352,540						
Available Cash Flow (Incl. Refinance)	\$ -	\$ -	\$ 90,261	\$ 726,008	\$ 117,387	\$ 127,837	\$ 138,556	\$ 149,552	\$ 160,831	\$ 172,402	
Preferred Accrued Pref Paid (Investor Members)	\$ 48,000	\$ 96,000	\$ 144,000	\$ 101,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Pref Balance	\$ 48,000	\$ 96,000	\$ 53,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,000
Beginning Equity	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equity Returned	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Ending Equity	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balance of Cash Available	\$ -	\$ -	\$ -	\$ 24,269	\$ 117,387	\$ 127,837	\$ 138,556	\$ 149,552	\$ 160,831	\$ 172,402	\$ -
Share to Investor Member (25%)	\$ -	\$ -	\$ -	\$ 6,067	\$ 29,347	\$ 31,959	\$ 34,639	\$ 37,388	\$ 40,208	\$ 43,101	\$ 222,709
Cash Proceeds from Sale	\$ 3,352,540										
Share to Investor Member (25%)	\$ 838,135										
Total Return to Investor Member	\$ (600,000)	\$ -	\$ 90,261	\$ 707,806	\$ 29,347	\$ 31,959	\$ 34,639	\$ 37,388	\$ 40,208	\$ 881,235	\$ 1,852,844
Total Return to Sponsor	\$ (50,000)	\$ -	\$ -	\$ 18,202	\$ 88,041	\$ 95,878	\$ 103,917	\$ 112,164	\$ 120,624	\$ 2,643,706	\$ 3,182,531
\$ 5,000 Investor	\$ (5,000)	\$ -	\$ 752	\$ 5,898	\$ 245	\$ 266	\$ 289	\$ 312	\$ 335	\$ 7,344	\$ 15,440