## **EXHIBIT A: FINANCIAL PROJECTIONS**

Aruka Midway Proforma		,								
lotal Project Cost:	\$ 4,662,000	00								Τ
Aruka Midwav Proforma - Single Family Properties (SFPs) & Rental Properties (SFPs)	& Rental Properties	(SFPs)								Γ
Sources		Projected Uses	Н	Portfolio						
		Total Properties		23						
Bank Financing (75% of equity req less down	2 787 000	00 Aquistion	69	760 000						
Sponsor equity		_	69	3.						
Investor equity	1,600,000		ses \$							
Total Sources	\$ 4,662,00	4,662,000 Total Cost	8	4,662,000						
Allocation of Projected Net Profit										
Gross Projected Sales (sales of all properties and	8 785 45B	a								
Bank Loan Repaid at 4.82% at year 7 (paid from		2								
properties sold)	\$ 2,932,025	52								
Initial SC Investment Returned	\$ 1,600,000	00								
Total SC Annual Dividends	\$ 816,000	00								
Net Profit after all Debt Services	\$ 3,417,433	33								
O'Hara Developments 20% Carried Interest	\$ 683,487	37								
Investor Capital Portion of Return (60% pro-rata										
share)	\$ 2,733,946	91								
			ı				ı	ı	ı	
Aruka Midway Proforma - Single Family Properties (SFPs)		L								Τ
Capital Structure		Projected Cost		Per SFP	Portfolio					
Equity Required	\$ 3,092,609	_	H	-	15					
Bank Financing (75% of equity req.)	\$ 2,319,456	_	69	40,000	\$ 600,000					
Bank Down Payment (20% of Bank Financing)		_		-	2					
O'Hara Developments		_	$\vdash$							
SC Preferred Investors (includes bank down										
payment)	\$ 1,600,00	1,600,000 Total Cost	S	206,174	\$ 3,092,609					
Projections - 15 SFPs	Year 2	Year 3		Year 4	Year 5	Year 6	Year 7	Ī	7 YR TOTAL	_
Projected Cost										
Number of SFPs		2	3	2	3	3		2		15
Aquistion	\$ 80,000	s	120,000 \$	80,000	\$ 120,000	\$ 120,000	s	\$ 000,08		600,000
Renovation Cost	300,000	s	450,000 \$	300,000	\$ 450,000	\$ 450,000	\$ 30	300,000	3,250,000	000
Operating Expenses	\$ 32,348	s	48,522 \$	32,348	\$ 48,522	\$ 48,522	s	32,348 \$		242,609
Total Cost Per Year	\$ 412,348	s	618,522 \$	412,348	\$ 618,522	\$ 618,522	\$ 4	412,348 \$	3,092,609	609
			-					-		
Sale Price (3% annual increase)	\$ 640,000	s	\$ 008,886	678,976	\$ 1,049,018	\$ 1,080,488	2 S	741,935 \$	5,179,217	712,
Cost to Sell (4%)	\$ 25,600	s	39,552 \$	27,159	\$ 41,961	\$ 43,220	s	29,677 \$		207,169
Gross Projected Sales	\$ 614,400	s	949,248 \$	651,817	\$ 1,007,057	\$ 1,037,268	\$ 7,	712,258 \$	4,972,048	,048
Gross Profit (bank loan repaid from sale of	\$ 200 050	v	330 726	230 460	388 536	418 747		200 010		9
(canada)		•	A COMPLE					21212	1,673,440	0

Aruka Midway Proforma - Rental Properties (RPs)											
				•	H						
Capital Structure			Projected Cost	Per RP	1	Portfolio					
Equity Required		\$ 1,569,391	Number of RPs		-	8					
Bank Financing (75% of equity req.)		\$ 1,177,043	Aquistion	69	20,000 \$	160,000					
Bank Down Payment (20% of Bank Financing)		\$ 235.409	Renovation Cost	es.	160.000	1.280.000					
O'Hara Developments				69	16.174 \$	129.391					
SC Preferred Investors (includes bank down						1,569,391					
8 Duplexes (17 Units)		Year 2	Year 3	Year 4		Year 5	Year 6	Yes	Year 7	7 YR TOTAL	٩L
Projections											
Number of SFPs			2	2	2	2		L.			80
Aquistion		\$ 40,000	\$ 40,000	\$ 00	40,000 \$	40,000				\$ 160	160,000
Renovation Cost		69	8	ss	-	320,000				1,	1,280,000
Operating Expenses			s	ss	32,348 \$	32,348					129,391
Total Cost Per Year		\$ 392,348	\$ 392,348	\$	392,348 \$	392,348					1,569,391
Number of Duplexes			2	4	9	8	8	8	80		80
Annual Income											
Rental Income		\$ 66,000	\$ 157,560	8	231,658 \$	310,080	\$ 319,382	s	328,296	\$ 1,412	1,412,976
Gross Income		\$ 66,000	\$ 157,560	s	231,658 \$	310,080	\$ 319,382	s	328,296	\$ 1,412	1,412,976
Annual Expenses											
Mortgage (P&I)		\$ 22,150	\$ 44,300	\$ 00	66,450 \$	88,599	\$ 88,599	s	88,599	366	398,697
Vacancy (5%)		\$ 3,300	\$ 7,878	\$ 82	11,583 \$	15,504	\$ 15,969	s	16,415	\$ 70	70,649
Management Fee (5%)		\$ 3,300	-	\$ 82	11,583 \$	15,504	\$ 15,969	s	16,415		70,649
Property Taxes		\$ 9,690	\$ 19,380	\$ 08	29,070 \$	38,760	\$ 38,760	s	38,760	\$ 174	174,420
Insurance		\$ 1,600	3,248	\$ 81	4,944	969'9	\$ 6,792	s	6,888	\$ 30	30,168
Maintence Cost (1%)		\$ 1,900	1,900	\$ 00	1,900 \$	1,900	\$ 1,900	s	1,900	\$ 11	11,400
Cap Ex (4.5%)		\$ 2,970	2,090	69	10,425 \$	13,954	\$ 14,372	s	14,773	\$ 63	63,584
Total Annual Expenses		\$ 44,910	\$ 91,674	s	135,954 \$	180,917	\$ 182,362	s	183,750	\$ 815	819,567
Net Operating Income		\$ 21,090	\$ 65,886	\$ 98	95,704 \$	129,163	\$ 137,021	s	144,546	\$ 593	593,410
Equity Accumulated		\$ 354,748	\$ 762,748	s	1,226,712 \$	1,749,504	\$ 1,867,280	s	2,115,072	\$ 2,115	2,115,072
Return to SC investors		Year 2	Year 3	Year 4		Year 5	Year 6	Yei	Year 7	GRAND TOTAL	TAL
SC Equity	\$ (1,600,000)							s	1,600,000	\$ 1,600	1,600,000
Preferred Investors Annual Dividend (8.5%)		\$ 136,000	\$ 136,000	s	136,000 \$	136,000	\$ 136,000	s	136,000	\$ 816	816,000
60% of Project Profit								s	1,640,368		1,640,368
Total projected return.		\$ 136,000 \$		136,000 \$ 1	136,000 \$	136,000 \$	\$ 136,000	s	3,376,368	\$ 4,056	4,056,368