

|                                          |                                                |
|------------------------------------------|------------------------------------------------|
| <b>Property Address</b>                  | 129 West Main St Toulon, IL 61483              |
| <b>County</b>                            | Stark County                                   |
| <b>School District Grade (Niche.com)</b> | Stark County Community Unit = Overall Niche B- |
| <b>Unit 1</b>                            | \$ 600.00                                      |
| <b>Unit 2</b>                            | \$ 550.00                                      |
| <b>Unit 3</b>                            | \$ 550.00                                      |
| <b>Unit 4</b>                            | \$ -                                           |
| <b>Unit 5</b>                            | \$ 150.00                                      |
| <b>Finished Basement</b>                 | \$ -                                           |
| <b>Laundry Income</b>                    | \$ 200.00                                      |
| <b>Current Monthly Revenue</b>           | \$ 2,050.00                                    |
| <b>Fully Occupied Monthly Revenue</b>    | \$ 2,400.00                                    |
| <b>Pro-Forma Monthly Income</b>          | \$ 3,600.00                                    |
| <b>Taxes</b>                             | \$ 2,300.00                                    |
| <b>Insurance</b>                         | \$ 2,200.00                                    |
| <b>Maintenance</b>                       | \$ 1,200.00                                    |
| <b>Total Annual Cost</b>                 | \$ 5,700.00                                    |
| <b>Gross Annual Revenue</b>              | \$ 28,800.00                                   |
| <b>Gross Pro-Forma Revenue</b>           | \$ 43,200.00                                   |
| <b>Vacancy Loss (5%)</b>                 | \$ 1,440.00                                    |
| <b>Current NOI</b>                       | \$ 21,660.00                                   |
| <b>Pro-Forma NOI</b>                     | \$ 36,060.00                                   |
| <b>Cap Rate 7% - Current</b>             | \$ 309,428.57                                  |
| <b>Cap Rate 8% - Current</b>             | \$ 270,750.00                                  |
| <b>Cap Rate 9% - Current</b>             | \$ 240,666.67                                  |
| <b>Cap Rate 9.5% - Current</b>           | \$ 228,000.00                                  |
| <b>Cap Rate 10% - Current</b>            | \$ 216,600.00                                  |
| <b>Cap Rate 11% - Current</b>            | \$ 196,909.09                                  |
| <b>Cap Rate 12% - Current</b>            | \$ 180,500.00                                  |
| <b>Cap Rate 7% - Pro Forma</b>           | \$ 515,142.86                                  |
| <b>Cap Rate 8% - Pro Forma</b>           | \$ 450,750.00                                  |
| <b>Cap Rate 9% - Pro Forma</b>           | \$ 400,666.67                                  |
| <b>Cap Rate 9.5% - Pro Forma</b>         | \$ 379,578.95                                  |
| <b>Cap Rate 10% - Pro Forma</b>          | \$ 360,600.00                                  |
| <b>Cap Rate 11% - Pro Forma</b>          | \$ 327,818.18                                  |
| <b>Cap Rate 12% - Pro Forma</b>          | \$ 300,500.00                                  |