



Property Information			Financing and Rent Roll				Summary of Returns				
Property Name	803 S. 6th St	Loan Amount	70% LTV	\$	301,000	Total Capital Invested	\$	138,030			
City State Zip	Bonham TX 75418	Interest Rate			6.15%	Year 1 - Cashflow	\$	661			
Year Built	2022	Amortization			360 Months	Year 1 - Principal Paydown	\$	3,594			
Number of Units	2	Monthly Payment			\$1,834	Year 1 - Appreciation	\$	19,350			
Asking Price	\$ 430,000	Mortgage Insurance			\$0	0.59%	Year 1 - Depreciation	\$	13,291		
Purchase Price	\$ 430,000	Interest Only Period			0 Months						
Gross Rentable SF	2,595	Loan Costs			3.00%						
Year 0 (Going In) Cap Rate	5.21%	<b>Rent Roll</b>				Levered IRR		12.33%			
Year 1 Cap Rate	5.27%	<b>Unit Type</b>	<b>Number of Units</b>	<b>Size (SF)</b>	<b>Current Rent/Mo</b>	<b>Market Rent/Mo</b>	<b>Lease Expiration</b>	Levered Average Cash on Cash	3.28%		
Appreciation Rate	4.50%	Unit 1 3/2.5	1	1297	\$ 1,445	\$ 1,550	12/30/2025	Levered Equity Multiple	3.05X		
Selling Cost	5.85%	Unit 2 3/2.5	1	1298	\$ 1,445	\$ 1,550	12/30/2025	Unlevered IRR	9.06%		
Remodeling Cost	\$ -	<b>Total</b>				<b>2</b>	<b>2595</b>	<b>\$ 2,890</b>	<b>\$ 3,100</b>	Unlevered Average Cash on Cash	6.17%
GRM	11.56							Unlevered Equity Multiple	2.08X		
Current Occupancy Rate	100%							Unlevered Yield on Cost (UYOC)	5.27%		

Cashflows		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Income</b>	Growth >>			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rent		\$ 34,680	\$ 37,200	\$ 38,316	\$ 39,465	\$ 40,649	\$ 41,869	\$ 43,125	\$ 44,419	\$ 45,751	\$ 47,124	\$ 48,538	\$ 49,994
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Potential Gross Income</b>		<b>\$ 34,680</b>	<b>\$ 37,200</b>	<b>\$ 38,316</b>	<b>\$ 39,465</b>	<b>\$ 40,649</b>	<b>\$ 41,869</b>	<b>\$ 43,125</b>	<b>\$ 44,419</b>	<b>\$ 45,751</b>	<b>\$ 47,124</b>	<b>\$ 48,538</b>	<b>\$ 49,994</b>
	% Vacant		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Vacancy		\$ 1,116	\$ 1,149	\$ 1,184	\$ 1,219	\$ 1,256	\$ 1,294	\$ 1,333	\$ 1,373	\$ 1,414	\$ 1,456	\$ 1,500	\$ 1,500
<b>Effective Gross Income</b>		<b>\$ 34,680</b>	<b>\$ 36,084</b>	<b>\$ 37,167</b>	<b>\$ 38,282</b>	<b>\$ 39,430</b>	<b>\$ 40,613</b>	<b>\$ 41,831</b>	<b>\$ 43,086</b>	<b>\$ 44,379</b>	<b>\$ 45,710</b>	<b>\$ 47,081</b>	<b>\$ 48,494</b>
<b>Expenses</b>	Growth >>		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Repairs and Maintenance	3%	\$ 867	\$ 902	\$ 929	\$ 957	\$ 986	\$ 1,015	\$ 1,046	\$ 1,077	\$ 1,109	\$ 1,143	\$ 1,177	\$ 1,212
Property Management	5.0%	\$ 1,734	\$ 1,804	\$ 1,858	\$ 1,914	\$ 1,971	\$ 2,031	\$ 2,092	\$ 2,154	\$ 2,219	\$ 2,286	\$ 2,354	\$ 2,425
Leasing Fees	100%	\$ 3	\$ 1,033	\$ 1,054	\$ 1,075	\$ 1,097	\$ 1,119	\$ 1,141	\$ 1,164	\$ 1,187	\$ 1,211	\$ 1,235	\$ 1,260
Insurance		\$ 2,291	\$ 2,291	\$ 2,337	\$ 2,384	\$ 2,431	\$ 2,480	\$ 2,529	\$ 2,580	\$ 2,632	\$ 2,684	\$ 2,738	\$ 2,793
Property Taxes	1.9396%	\$ 380,868	\$ 7,387	\$ 7,535	\$ 7,686	\$ 7,839	\$ 7,996	\$ 8,156	\$ 8,319	\$ 8,486	\$ 8,655	\$ 8,829	\$ 9,005
Utilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA Dues		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Operating Expenses</b>		<b>\$ 12,279</b>	<b>\$ 13,418</b>	<b>\$ 13,713</b>	<b>\$ 14,016</b>	<b>\$ 14,325</b>	<b>\$ 14,641</b>	<b>\$ 14,964</b>	<b>\$ 15,295</b>	<b>\$ 15,633</b>	<b>\$ 15,979</b>	<b>\$ 16,333</b>	<b>\$ 16,694</b>
Operating Expense Percentage			37.19%	36.90%	36.61%	36.33%	36.05%	35.77%	35.50%	35.23%	34.96%	34.69%	34.43%
<b>Net Operating Income</b>		<b>\$ 22,401</b>	<b>\$ 22,666</b>	<b>\$ 23,453</b>	<b>\$ 24,266</b>	<b>\$ 25,105</b>	<b>\$ 25,972</b>	<b>\$ 26,867</b>	<b>\$ 27,792</b>	<b>\$ 28,746</b>	<b>\$ 29,731</b>	<b>\$ 30,749</b>	<b>\$ 31,799</b>
CapEx	\$0/unit/year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Cash Flow from Operations</b>		<b>\$ 22,401</b>	<b>\$ 22,666</b>	<b>\$ 23,453</b>	<b>\$ 24,266</b>	<b>\$ 25,105</b>	<b>\$ 25,972</b>	<b>\$ 26,867</b>	<b>\$ 27,792</b>	<b>\$ 28,746</b>	<b>\$ 29,731</b>	<b>\$ 30,749</b>	
Debt Service	yellow shaded is I/O	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005	\$ 22,005
<b>Cash Flow Before Tax</b>		<b>\$ 395</b>	<b>\$ 661</b>	<b>\$ 1,448</b>	<b>\$ 2,261</b>	<b>\$ 3,100</b>	<b>\$ 3,967</b>	<b>\$ 4,862</b>	<b>\$ 5,786</b>	<b>\$ 6,741</b>	<b>\$ 7,726</b>	<b>\$ 8,744</b>	

Important Note: This financial proforma is intended for informational purposes only and represents projections. Actual results may vary. Investors are advised to conduct independent verification and analysis.