

4811 W. Michaels Drive, Town of Grand Chute, WI

Weighted Rent over Term

| TENANTS/UNIT             | Monthly Income      | Annual Income        | Rent Type | SF            | Rent PSF | Expiration |
|--------------------------|---------------------|----------------------|-----------|---------------|----------|------------|
|                          | \$ 15,985.00        | \$ 191,820.00        | NNN       | 15,100        | \$ 12.70 | 4/30/2034  |
| <b>Totals / Averages</b> | <b>\$ 15,985.00</b> | <b>\$ 191,820.00</b> |           | <b>15,100</b> |          |            |

Market Value

| Overall Proforma   | Amount                 |
|--------------------|------------------------|
| NOI                | \$ 191,820.00          |
| <b>Total Value</b> | <b>\$ 2,550,000.00</b> |
| <b>Cap Rate</b>    | <b>7.52%</b>           |

|   |                 |
|---|-----------------|
| Down Payment (20%)                              | \$ 510,000.00   |
| Loan Amount (20 year amort. 6.5% interest rate) | \$ 2,040,000.00 |
| Monthly Mortgage                                | \$ 15,209.69    |
| Annual Mortgage                                 | \$ 182,516.28   |
| <b>Projected Cap Rate</b>                       | <b>7.52%</b>    |
| Annual Cash on Cash Return                      | \$ 9,303.72     |
| <b>Cash on Cash %</b>                           | <b>1.824%</b>   |

|                  |                  |
|------------------|------------------|
| <b>Price PSF</b> | <b>\$ 168.87</b> |
|------------------|------------------|