

Property Name	Sales Price	Current Cap	Pro-Forma Cap	Current NOI	ProForma NOI
104 E Chestnut Street, Canton, IL, 61520	\$230,000	9.70%	13.20%	\$23,776	\$30,256
117 N Broadway, Havana, IL, 62644	\$300,000	12.90%	14.40%	\$38,809	\$43,069
115 E Market St, Havana, IL, 62644	\$180,000	12.00%	13.50%	\$21,588	\$24,348
410 E Euclid Avenue, Lewistown, IL, 61542	\$85,000	9.60%	19.00%	\$8,848	\$15,402
727 E Chestnut St, Canton, IL, 61520	\$180,000	11.60%	12.50%	\$20,843	\$22,523
804 S Main St, Canton, IL, 61520	\$145,000	7.60%	21.40%	\$11,017	\$31,011
366 Thompson Ct, Canton, IL, 61520	\$72,000	16.20%	17.10%	\$11,640	\$12,325
940 E Ash St, Canton, IL, 61520	\$70,000	12.20%	17.40%	\$8,539	\$12,158
2809 Hoover Avenue, Springfield, IL, 62703	\$85,000	17.20%	19.40%	\$14,627	\$16,463
123 E Center Street, LeRoy, IL, 61752	\$350,000	9.50%	11.40%	\$33,127	\$39,787
<b>Total</b>	<b>\$1,697,000</b>	<b>11.36%</b>	<b>14.58%</b>	<b>\$192,814</b>	<b>\$247,342</b>
<i>Prices assuming all sold as a package</i>					