

Property Information		Debt and Rent Roll				Summary of Returns	
Property Name	3300 Floorplan	Loan Amount	75% LTV	\$ 457,500	Total Capital Invested	\$ 161,650	
City State Zip	Dayton Texas	Interest Rate		4.25%			
Year Built	2025	Amortization		360 Months	Cashflow: Year 1	\$ 5,056	
Number of Units	2	Monthly Payment		\$2,251	Principal Paydown: Year 1	\$ 7,713	
Asking Price	\$ 610,000	Interest Only Period		0 Years	Appreciation: Year 1	\$ 24,400	
Purchase Price	\$ 610,000	Loan Costs		2.00%	Depreciation: Year 1	\$ 18,855	
Taxable Value		Rent Roll				Levered and All Cash	
Gross Rentable SF	3,300	Unit	Number of Units	Size (SF)	Monthly Rent	Expiration	
Year 0 (Going In) Cap Rate		3/2.5/2 2-story	2	1650	\$2,385		
Year 1 Cap Rate	5.26%						Levered IRR
Appreciation Rate	4.00%						Levered Average Cash on Cash
Selling Cost	5.85%						Levered Equity Multiple
Remodeling Cost	\$ -						All Cash IRR
GRM	10.66						All Cash Average Cash on Cash
DSCR: Year 1	1.19	Total	2	3300	\$4,770.00	\$1.45/sf	All Cash Equity Multiple

Cashflows		Current Financials	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income	<i>Growth >></i>		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rent		\$ 57,240	\$ 58,957	\$ 60,726	\$ 62,548	\$ 64,424	\$ 66,357	\$ 68,348	\$ 70,398	\$ 72,510	\$ 74,685	\$ 76,926	
Other Income: Amenity Fee	\$75	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	
Rent Concessions													
Potential Gross Income		\$ 59,040	\$ 60,757	\$ 62,526	\$ 64,348	\$ 66,224	\$ 68,157	\$ 70,148	\$ 72,198	\$ 74,310	\$ 76,485	\$ 78,726	
	<i>% Vacant</i>		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Vacancy & Bad Debt		\$ (1,771)	\$ (1,823)	\$ (1,876)	\$ (1,930)	\$ (1,987)	\$ (2,045)	\$ (2,104)	\$ (2,166)	\$ (2,229)	\$ (2,295)	\$ (2,362)	
Effective Gross Income		\$ 57,269	\$ 58,934	\$ 60,650	\$ 62,417	\$ 64,237	\$ 66,112	\$ 68,043	\$ 70,032	\$ 72,081	\$ 74,191	\$ 76,364	
Expenses	Rate		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Repairs/Maint/Make Ready	3%	\$ (573)	\$ (1,179)	\$ (1,820)	\$ (1,873)	\$ (1,927)	\$ (1,983)	\$ (2,041)	\$ (2,101)	\$ (2,162)	\$ (2,226)	\$ (2,291)	
Property Management	6.5%	\$ (2,863)	\$ (2,947)	\$ (3,942)	\$ (4,057)	\$ (4,175)	\$ (4,297)	\$ (4,423)	\$ (4,552)	\$ (4,685)	\$ (4,822)	\$ (4,964)	
Leasing Fee	\$150 70%	\$ (1,641)	\$ (1,690)	\$ (1,741)	\$ (1,793)	\$ (1,847)	\$ (1,902)	\$ (1,959)	\$ (2,018)	\$ (2,079)	\$ (2,141)	\$ (2,205)	
Insurance	0.45%	\$ (2,745)	\$ (2,827)	\$ (2,912)	\$ (3,000)	\$ (3,090)	\$ (3,182)	\$ (3,278)	\$ (3,376)	\$ (3,477)	\$ (3,582)	\$ (3,689)	
Property Taxes	3.0228%	\$ (15,673)	\$ (16,143)	\$ (16,628)	\$ (17,127)	\$ (17,640)	\$ (18,170)	\$ (18,715)	\$ (19,276)	\$ (19,854)	\$ (20,450)	\$ (21,063)	
Utilities:	\$0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
HOA Dues	\$855	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	\$ (1,710)	
Operating Expenses		\$ (25,205)	\$ (26,496)	\$ (28,753)	\$ (29,559)	\$ (30,389)	\$ (31,245)	\$ (32,126)	\$ (33,033)	\$ (33,968)	\$ (34,931)	\$ (35,922)	
<i>Operating Expense Percentage</i>		44.01%	44.96%	47.41%	47.36%	47.31%	47.26%	47.21%	47.17%	47.13%	47.08%	47.04%	
Net Operating Income		\$ 32,063	\$ 32,438	\$ 31,898	\$ 32,858	\$ 33,848	\$ 34,867	\$ 35,917	\$ 36,999	\$ 38,113	\$ 39,260	\$ 40,442	
CapEx	\$0/unit/year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cash Flow from Operations		\$ 32,063	\$ 32,438	\$ 31,898	\$ 32,858	\$ 33,848	\$ 34,867	\$ 35,917	\$ 36,999	\$ 38,113	\$ 39,260	\$ 40,442	
Debt Service		\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	\$ (27,008)	
Cash Flow Before Tax		\$ 5,056	\$ 5,431	\$ 4,890	\$ 5,851	\$ 6,841	\$ 7,860	\$ 8,910	\$ 9,991	\$ 11,105	\$ 12,252	\$ 13,434	

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.