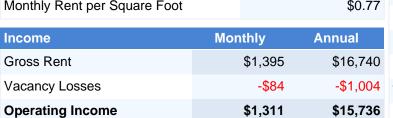
1 Year Performance Projection

New Construction - Leased through January 2022 Lincoln, AL 35096 3 BR 2 BA 2 Car Gar Built 2020

Square Feet	1,801
Initial Market Value	\$183,000
Purchase Price	\$183,000
Downpayment	\$45,750
Loan Origination Fees	\$3,088
Depreciable Closing Costs	\$4,575
Other Closing Costs and Fixup	\$0
Initial Cash Invested	\$53,413
Cost per Square Foot	\$102
Monthly Rent per Square Foot	\$0.77



Expenses	Monthly	Annual
Property Taxes	-\$101	-\$1,208
Insurance	-\$67	-\$805
Management Fees	-\$105	-\$1,259
Leasing/Advertising Fees	-\$0	-\$0
Association Fees	-\$0	-\$0
Maintenance	-\$28	-\$335
Other	-\$0	-\$0
Operating Expenses	-\$301	-\$3,607

Net Performance	Monthly	Annual
Net Operating Income	\$1,011	\$12,129
- Mortgage Payments	-\$912	-\$10,947
= Cash Flow	\$99	\$1,182
+ Principal Reduction	\$116	\$1,397
+ First-Year Appreciation	\$915	\$10,980
= Gross Equity Income	\$1,130	\$13,559
+ Tax Savings	\$83	\$998
= GEI w/Tax Savings	\$1,213	\$14,558



Mortgage Info	First	Second
Loan-to-Value Ratio	75%	6 0%
Loan Amount	\$137,250	D \$0
Monthly Payment	\$912.2 ⁻	1 \$0.00
Loan Type	Amortizing Fixed	d
Term	30 Years	S
Interest Rate	6.990%	6 0.000%
Monthly PMI	\$(0
Financial Indicators		
Debt Coverage Ratio		1.11
Annual Gross Rent Multip	olier	11
Monthly Gross Rent Multi	plier	131
Capitalization Rate		6.6%
Cash on Cash Return		2%
Total Return on Investm	ent	25%

+ Tax Benefits: Deductions, Depreciation, 1031 Exchange

Assumptions	
Real Estate Appreciation Rate	6%
Vacancy Rate	6%
Management Fee	8%
Maintenance Percentage	2%

Comments

* Leased through January 2022 at \$1395/mo * 12 month L

*Information is not guaranteed and investors should do their own research, get professional advice and conduct due diligence prior to investing.