

# How will this work for you?

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	TOTAL
<b>Cash Inflows</b>										
Sponsor Capital	\$977,392									\$850,517
Investor Capital	\$2,373,180									\$2,420,702
Bank Loan	\$3,900,000		\$5,212,218							\$9,112,218
Base Rent	\$114,667	\$176,300	\$335,888	\$344,285	\$352,892	\$361,714	\$370,757	\$380,026	\$389,257	\$2,825,786
Additional Rent	\$138,038	\$207,058	\$424,170	\$424,170	\$424,170	\$424,170	\$424,170	\$424,170	\$424,170	\$3,314,286
Sales Proceeds									\$10,836,282	\$10,836,282
<b>Total Inflows</b>	<b>\$7,503,277</b>	<b>\$383,358</b>	<b>\$5,972,276</b>	<b>\$768,455</b>	<b>\$777,062</b>	<b>\$785,884</b>	<b>\$794,927</b>	<b>\$804,196</b>	<b>\$11,497,709</b>	<b>\$29,359,791</b>
<b>Cash Outflows</b>										
Acquisition Costs	\$1,319,102									\$1,300,402
Hard Costs	\$4,453,433		\$1,070,000							\$5,547,265
Soft Costs	\$915,688		\$219,568							\$1,132,454
Bank Fees	\$499,825		\$84,622							\$564,498
Debt Service			\$184,194	\$442,066	\$442,066	\$442,066	\$442,066	\$442,066	\$442,066	\$2,836,590
Operating Expenses	\$22,540	\$26,836	\$30,581	\$30,891	\$31,208	\$31,533	\$31,864	\$32,235	\$32,719	\$270,407
Debt repayment		\$43,778	\$3,956,220	\$151,022					\$4,589,055	\$8,740,075
Capital Expenditures		\$4,165	\$4,658	\$4,774	\$4,893	\$5,016	\$5,141	\$5,270	\$5,401	\$39,318
<b>Total Outflows</b>	<b>\$7,210,589</b>	<b>\$74,779</b>	<b>\$5,549,843</b>	<b>\$628,753</b>	<b>\$478,167</b>	<b>\$478,615</b>	<b>\$479,071</b>	<b>\$479,571</b>	<b>\$5,069,240</b>	<b>\$20,431,008</b>
<b>Net Cash Flow</b>	<b>\$292,688</b>	<b>\$308,579</b>	<b>\$422,433</b>	<b>\$139,702</b>	<b>\$298,895</b>	<b>\$307,269</b>	<b>\$315,856</b>	<b>\$324,625</b>	<b>\$6,580,468</b>	<b>\$8,928,782</b>
To Investors	\$0	\$0	\$0	\$99,007	\$211,827	\$217,762	\$223,847	\$230,063	\$4,663,578	\$5,646,084
To \$25,000 Investor	\$0	\$0	\$0	\$1,043	\$2,231	\$2,293	\$2,357	\$2,423	\$49,107	\$59,454
As Percent of Investment										235.1%

NOTE: The foregoing is a mathematical calculation based on our current assumptions about future events. Some of these assumptions will prove to have been inaccurate, possibly for the reasons described in the document called Risks of Investing. Hence, the results of investing will likely differ from those illustrated above, for better or for worse, possibly by a large amount.