

Wyatt's Corner Condo 101A

\$

926,000

\$ 431 /sf

| Rent Roll | Gross Rent Rate | Square Feet | Total Annual Rents | Total Monthly Rents | Annual Dues | Annual Taxes | Monthly Base Rents | Annual Base Rents |
|--------------------------|-----------------|-------------|--------------------|---------------------|-------------|--------------|--------------------|-------------------|
| Leased, 781 sf | | | | | | | | |
| Owner Occupied, 1,367 sf | \$ 32.67 | 2,148 | \$70,174 | \$5,798 | \$14,929 | \$4,906 | \$4,195 | \$50,339 |
| | | | | | | | | \$ 23.44 /sf |

| Comparables | Sold Date | Sqft | Price | \$/SF |
|--------------------------------|-----------------|----------|------------|---------------|
| Wyatt Way Courtyards, Unit 100 | Listed for Sale | 752 sf | \$ 398,000 | \$ 529 /sf |
| Wyatt Way Courtyards, Unit 204 | 4/25/23 | 498 sf | \$ 300,000 | \$ 602 /sf |
| Wyatt Way Courtyards, Unit 208 | 6/7/24 | 1,126 sf | \$ 398,000 | \$ 353 /sf |
| | | | | Unfinished |
| | | | | \$ 495 /sf |
| | | | | Average \$/SF |

SWAGs

| | |
|------------------------------------|-----------|
| Vacancy Rate | 5.00% |
| Annual Increase to Rents | 3.00% |
| Annual Increase to OpEx | 3.00% |
| Operating Expenses/Direct Expenses | \$ 19,835 |
| Investor's Marginal Tax Rate: | 36% |
| CAP Rate Used at Disposition: | 5.36% |
| Capital Gains Tax at Disposition: | 15.00% |
| Cost of Sale at Disposition: | 9.00% |



Financing at 0%

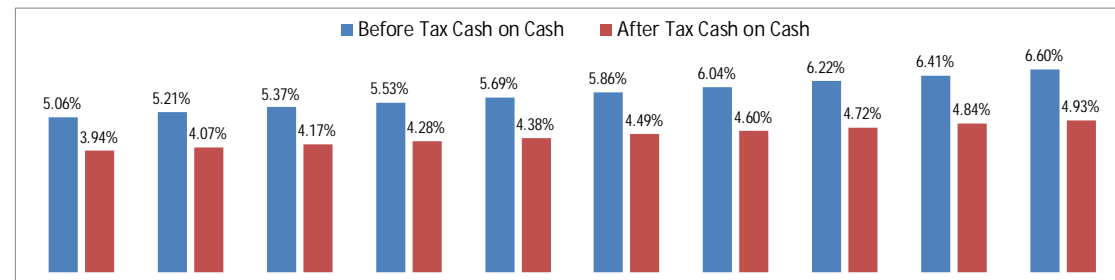
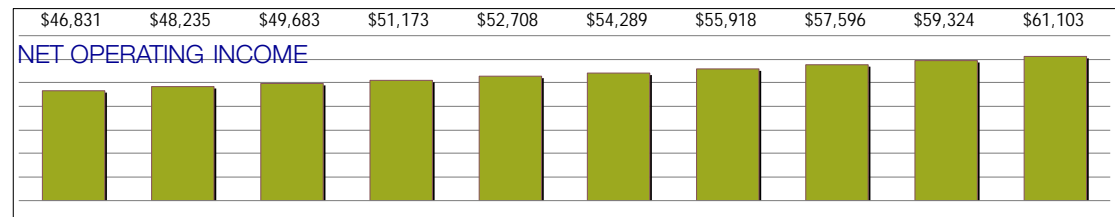
| | | |
|-----------------------------|--------|-------|
| Min. DSCR/Max LTV: | 1.00 | 0.00% |
| Loan Amount: | \$0 | |
| Interest rate | 5.000% | |
| Amortization period (years) | 25 | |
| Loan term (years) | 10 | |
| Loan Costs | 0.00% | |

| | |
|---------------------------|------------------|
| Acquisition Price | \$926,000 |
| Plus Loan Costs | 0 |
| Minus Mortgages | 0 |
| Initial Investment | \$926,000 |

| | |
|----------------------|------------|
| Income | \$70,174 |
| Vacancies | (\$750) |
| Operating Income | \$69,424 |
| Operating Expenses | (\$19,835) |
| Net Operating Income | \$49,589 |

| | |
|------------------------------|------|
| Actual DSCR | N/A |
| Actual LTV | N/A |
| Monthly Principal & Interest | \$ - |

| | |
|-------------|------------|
| Sales Price | \$ 926,000 |
| CAP Rate | 5.36% |



INVESTMENT CASH FLOW SUMMARY:

Before Tax Cash Flows:

| Equity Required: | Cash on Cash |
|-----------------------------|----------------|
| \$ 926,000 | |
| Year 1 | \$46,831 5.06% |
| Year 2 | \$48,235 5.2% |
| Year 3 | \$49,683 5.4% |
| Year 4 | \$51,173 5.5% |
| Year 5 | \$52,708 5.7% |
| Year 6 | \$54,289 5.9% |
| Year 7 | \$55,918 6.0% |
| Year 8 | \$57,596 6.2% |
| Year 9 | \$59,324 6.4% |
| Year 10 | \$61,103 6.6% |
| Net Proceeds, Sale in Y 10: | \$1,069,250 |
| Profit: | \$680,109 |

Before Tax:

| | |
|---------------------|--------|
| ROI (IRR): | 6.8% |
| Multiple: | 1.73 x |
| 1st Year CAP Rate: | 5.06% |
| Effective Tax Rate: | 36.00% |

After Tax Cash Flows:

| Equity Required: | Cash on Cash |
|-----------------------------|--------------|
| \$ 926,000 | |
| Year 1 | \$36,524 |
| Year 2 | \$37,709 |
| Year 3 | \$38,635 |
| Year 4 | \$39,589 |
| Year 5 | \$40,571 |
| Year 6 | \$41,583 |
| Year 7 | \$42,625 |
| Year 8 | \$43,699 |
| Year 9 | \$44,805 |
| Year 10 | \$45,958 |
| Net Proceeds, Sale in Y 10: | \$1,000,674 |
| Profit: | \$486,072 |

After Tax:

| | |
|---------------------|--------|
| ROI (IRR): | 5.0% |
| Multiple: | 1.52 x |
| Effective Tax Rate: | 26.27% |

