

Cash Flow Analysis Worksheet

Property Name 719 Red			Purcha	Purchase Price		,000
Prepared For TCB Invest Prepared By		stments Plus Acq		equisiition Costs	16,000 12,800 1,280,000 348,800	
			Plus Loan Fees/Costs Less Mortgages Equals Initial Investment			
Date Prepared	18-May-21					
	Mortgage Data			Cost Recover	v Data	
	1st Mortgage	2nd Mortgage		Improvements	Personal Property	
	13t Wortgage	Zild Mortgage		improvements	1 ersonar i roperty	
Amount	1,280,000		Value	1,373,600		
Interest Rate	4.15%		C. R. Method	SL		
Amortization Period	30. Years		Useful Life	39		
Loan Term	30. Years		In Service Date	1-Jan-21		
Payments/Year	12	12	Future Sale Date	December-25		
Periodic Payment	6,222.12	-	Recapture			
Annual Debt Service	74,665.47	-	Investment Tax			
Loan Fees/Costs	12,800		Credit (\$\$ or %)			
			Taxable Incor	me		
	End of Year :	1	2	3	4	5
	_					
Potential Rental Income		178,200	183,546	189,052	194,724	200,56
-Vacancy & Credit Losses		12,474	12,848	42 224	40.004	
- Vacaricy & Orcait Lo.	_			13,234	13,631	
=Effective Rental Inco	ome _	165,726	170,698	175,819	13,631	
=Effective Rental Inco +Other Income (collect	ome ctable)	165,726	170,698	175,819	181,093	186,52
=Effective Rental Inco +Other Income (collections of the collection) =Gross Operating Income	ome ctable)	165,726 165,726	170,698 170,698	175,819 175,819	181,093 181,093	186,52 186,52
=Effective Rental Inco +Other Income (collections) =Gross Operating Inco -Operating Expenses	ome _ ctable) _ ome _	165,726 165,726 70,968	170,698 170,698 72,033	175,819 175,819 73,113	181,093 181,093 74,210	186,52 186,52 75,32
=Effective Rental Inco +Other Income (collections of the collection) =Gross Operating Income	ome _ ctable) _ ome _	165,726 165,726 70,968 94,758	170,698 170,698 72,033 98,665	175,819 175,819 73,113 102,706	181,093 181,093 74,210 106,883	186,52 186,52 75,32 111,20
=Effective Rental Inco +Other Income (collections) =Gross Operating Inco -Operating Expenses	ome ctable) ome NCOME	165,726 165,726 70,968	170,698 170,698 72,033	175,819 175,819 73,113	181,093 181,093 74,210	186,52 186,52 75,32 111,20
=Effective Rental Inco +Other Income (collect =Gross Operating Inco -Operating Expenses =NET OPERATING IN	ome ctable) ome NCOME ge	165,726 165,726 70,968 94,758 52,705	170,698 170,698 72,033 98,665 51,777	175,819 175,819 73,113 102,706 50,808	181,093 181,093 74,210 106,883 49,799	186,52 186,52 75,32 111,20 48,74
=Effective Rental Inco +Other Income (collections) Operating Inco- Operating Expenses =NET OPERATING IN- Interest - 1st Mortgag- Interest - 2nd Mortgag- Cost Recovery - Impired	ome ctable) ome NCOME ge ge rovements	165,726 165,726 70,968 94,758	170,698 170,698 72,033 98,665	175,819 175,819 73,113 102,706	181,093 181,093 74,210 106,883	186,52 186,52 75,32 111,20 48,74
=Effective Rental Inco +Other Income (collections) =Gross Operating Inco -Operating Expenses =NET OPERATING IN- Interest - 1st Mortgago- Interest - 2nd Mortgago-	ome ctable) ome NCOME ge ge rovements	165,726 165,726 70,968 94,758 52,705 453,288	170,698 170,698 72,033 98,665 51,777 21,645	175,819 175,819 73,113 102,706 50,808 21,645	181,093 181,093 74,210 106,883 49,799 21,645	14,04 186,52 186,52 75,32 111,20 48,74
=Effective Rental Inco +Other Income (collect =Gross Operating Inco -Operating Expenses =NET OPERATING In- Interest - 1st Mortgacy -Interest - 2nd Mortgacy -Cost Recovery - Importance Recovery - Importance Recovery - Importance Real Estate Taxable	ome ctable) ome NCOME ge grovements s Income	165,726 165,726 70,968 94,758 52,705 453,288 (411,236)	170,698 170,698 72,033 98,665 51,777 21,645	175,819 175,819 73,113 102,706 50,808 21,645 30,252	181,093 181,093 74,210 106,883 49,799 21,645	186,52 186,52 75,32 111,20 48,74 33,74
=Effective Rental Inco +Other Income (collection of the collection	ome ctable) ome NCOME ge grovements s Income	165,726 165,726 70,968 94,758 52,705 453,288	170,698 170,698 72,033 98,665 51,777 21,645	175,819 175,819 73,113 102,706 50,808 21,645	181,093 181,093 74,210 106,883 49,799 21,645	186,52 186,52 75,32 111,20 48,74
=Effective Rental Inco +Other Income (collect =Gross Operating Inco -Operating Expenses =NET OPERATING In- Interest - 1st Mortgacy -Interest - 2nd Mortgacy -Cost Recovery - Importance Recovery - Importance Recovery - Importance Real Estate Taxable	ome ctable) ome NCOME ge grovements s Income	165,726 165,726 70,968 94,758 52,705 453,288 (411,236)	170,698 170,698 72,033 98,665 51,777 21,645 25,244 7,573	175,819 175,819 73,113 102,706 50,808 21,645 30,252	181,093 181,093 74,210 106,883 49,799 21,645	186,52 186,52 75,32 111,20 48,74 33,74
=Effective Rental Inco +Other Income (collect -Gross Operating Inco- -Operating Expenses =NET OPERATING IN- -Interest - 1st Mortgag -Interest - 2nd Mortgag -Cost Recovery - Impru- -Leasing Commission =Real Estate Taxable Tax Liability (Savings)	ome ctable) ome NCOME ge ge rovements s Income) at 30.0%	165,726 165,726 70,968 94,758 52,705 453,288 (411,236) (123,371)	170,698 170,698 72,033 98,665 51,777 21,645 25,244 7,573	175,819 175,819 73,113 102,706 50,808 21,645 30,252 9,076	181,093 181,093 74,210 106,883 49,799 21,645 35,439 10,632	186,52 186,52 75,32 111,20 48,74 33,74 28,70 8,61
=Effective Rental Inco +Other Income (collect =Gross Operating Inco- -Operating Expenses =NET OPERATING IN- -Interest - 1st Mortgage- -Interest - 2nd Mortgage- -Cost Recovery - Imple- Leasing Commission =Real Estate Taxable Tax Liability (Savings)	ome ctable) ome NCOME ge ge rovements s Income) at 30.0%	165,726 165,726 70,968 94,758 52,705 453,288 (411,236) (123,371)	170,698 170,698 72,033 98,665 51,777 21,645 25,244 7,573 Cash Flow 98,665	175,819 175,819 73,113 102,706 50,808 21,645 30,252 9,076	181,093 181,093 74,210 106,883 49,799 21,645 35,439 10,632	186,52 186,52 75,32 111,20 48,74 33,74 28,70 8,61
=Effective Rental Inco +Other Income (collect =Gross Operating Inco -Operating Expenses =NET OPERATING INInterest - 1st Mortgacy -Interest - 2nd Mortgacy -Cost Recovery - Important Commission =Real Estate Taxable Tax Liability (Savings) NET OPERATING INAnnual Debt Service	ome ctable) ome NCOME ge ge rovements is Income) at 30.0%	165,726 165,726 70,968 94,758 52,705 453,288 (411,236) (123,371) 94,758 74,665	170,698 170,698 72,033 98,665 51,777 21,645 25,244 7,573 Cash Flow 98,665 74,665	175,819 175,819 73,113 102,706 50,808 21,645 30,252 9,076 102,706 74,665	181,093 181,093 74,210 106,883 49,799 21,645 35,439 10,632 106,883 74,665	186,52 75,32 111,20 48,74 33,74 28,70 8,61
=Effective Rental Inco +Other Income (collect =Gross Operating Inco- -Operating Expenses =NET OPERATING IN- -Interest - 1st Mortgage- -Interest - 2nd Mortgage- -Cost Recovery - Imple- Leasing Commission =Real Estate Taxable Tax Liability (Savings)	ome ctable) ome NCOME ge gge rovements is Income) at 30.0%	165,726 165,726 70,968 94,758 52,705 453,288 (411,236) (123,371)	170,698 170,698 72,033 98,665 51,777 21,645 25,244 7,573 Cash Flow 98,665	175,819 175,819 73,113 102,706 50,808 21,645 30,252 9,076	181,093 181,093 74,210 106,883 49,799 21,645 35,439 10,632	186,52 186,52 75,32 111,20 48,74 33,74

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.