

Fund parameters:

- 5 Million dollar total raise, can be extended to 10 million
- Targeting stable cash flowing assets with possible upside
- Monthly, annualized 8% preferred return on invested capital plus quarterly performance payouts
- 3-5 year term hold
- No management, no signing
- Launch Date August, 2017

Fund Pro-Forma

Projected Purchase of 40M assets at a 7.5 CAP

Average of 75% LTV = 30M

Projected Gross Income =6M

Projected NOI = 3M

10M Capital Raise	Year 1	Year 3	Year 5	
Investor Return 8% +50% performance	850k	900k	950k	9% avg/yr Total: 50% 4.5M
Investor Principal Paydown 50%	350k	1M	1.7M	1.7M
Investor Appreciation 50% (avg 1.5%/ yr)	-	-	-	1.5M
Investor Return Total: 77%				7.7M

- Flow through tax benefits for both investors and fund managers (interest write offs /depreciation/ etc..)

Sample Investment = \$100,000

INVESTOR EXAMPLE	Year 1 = NET Revenue \$22,424	Year 5 Total
Annual Cash on Cash Return	8% = \$8000	40% = \$40,000
Net Revenue Share	2% / 50% = \$1000	5% = \$5000
Principal Paydown	\$3400	\$17,000
Appreciation 1.5%/yr	\$3000	\$15,000
Total		\$100,000 + \$77,000 = \$177,000

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