

X						
Purchase Price	Purchase Date	Purchase Costs	Loan Costs	Sale Date	Sale Cap Rate	Sale Costs
\$30,000,000	12/31/23	2.00%	1.00%	12/31/28	5.00%	2.00%

Property Information				Renovation Assumptions		
Units	Occupancy	Parking Spaces	Storage Units	Renos Complete	Cost Per Unit	Reno Time/Unit
120	85.00%	80	50	Month 12	\$5,000	1 Month(s)

Debt Assumptions		Parking & Storage Assumptions			Occupancy		
Amount	Term	Interest Rate	Amortization	Parking % Units	Storage % Units	First Month	Stabilized
\$18,000,000	5 Years	6.00%	30 Years	80.00%	50.00%	70.00%	94.00%

Monthly Revenue							
Growth Rate by Year							
Items	Current Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Market Rent	\$1,600 / Unit	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Reno Market Rent	\$2,000 / Unit	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Parking Cost	\$100 / Space	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Storage Cost	\$25 / Unit	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Operating Expenses							
Item	Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
T-12 OpEx	\$1,000,000	6.00%	3.00%	3.00%	3.00%	3.00%	6.00%

Capex							
Item	Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
T-12 CapEx	\$50,000	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%

