

SENSITIVITY ANALYSIS

BROOK HIGHLAND PLAZA

EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
5.71%	6,006,043	107,958,158	18.6%	18,183,157	1.6x
5.96%	6,006,043	103,634,293	16.0%	15,156,451	1.5x
6.21%	6,006,043	99,658,565	13.4%	12,373,442	1.4x
6.46%	6,006,043	95,990,556	10.9%	9,805,836	1.3x
6.71%	6,006,043	92,595,871	8.4%	7,429,556	1.3x

NOI SENSITIVITY

NOI Adjustment	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
90.00%	5,405,439	90,180,429	6.1%	5,258,264	1.2x
95.00%	5,705,741	94,919,497	9.9%	8,815,853	1.3x
100.00%	6,006,043	99,658,565	13.4%	12,373,442	1.4x
105.00%	6,306,345	104,397,632	16.7%	15,931,031	1.6x
110.00%	6,606,647	109,136,700	19.8%	19,488,620	1.7x

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