

# SENSITIVITY ANALYSIS | CHRISTINA CROSSING

## EXIT CAP RATE SENSITIVITY

Cap Rate <sup>1</sup>	Exit NOI <sup>2</sup>	Net Exit Value	Net IRR	Profit	Equity Multiple
5.75%	\$ 2,676,116	\$ 45,843,030	14.8%	\$ 15,006,336	1.9x
6.00%	\$ 2,676,116	\$ 43,932,904	13.5%	\$ 13,287,222	1.8x
6.25%	\$ 2,676,116	\$ 42,175,588	12.2%	\$ 11,705,638	1.7x
6.50%	\$ 2,676,116	\$ 40,553,450	11.0%	\$ 10,245,713	1.6x
6.75%	\$ 2,676,116	\$ 39,051,470	9.8%	\$ 8,893,932	1.5x

## NOI SENSITIVITY

NOI Adjustment	Exit NOI <sup>2</sup>	Net Exit Value	Net IRR	Profit	Equity Multiple
90.00%	\$ 2,408,504	\$ 37,958,029	8.6%	\$ 7,655,604	1.5x
95.00%	\$ 2,542,310	\$ 40,066,808	10.5%	\$ 9,680,621	1.6x
100.00%	\$ 2,676,116	\$ 42,175,588	12.2%	\$ 11,705,638	1.7x
105.00%	\$ 2,809,922	\$ 44,284,367	13.8%	\$ 13,730,654	1.8x
110.00%	\$ 2,943,728	\$ 46,393,147	15.4%	\$ 15,755,671	1.9x

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Exit NOI is projected as of 08/31/2028

1. CAP RATE: Calculated as the property's annual net operating income (NOI) divided by the property's value.
2. Exit NOI: A property's annual net operating income as exit NOI is projected at the time of sale.

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