

SENSITIVITY ANALYSIS | FLORISSANT MARKETPLACE



**1031 EXCHANGE
ELIGIBLE**

Please consult with your tax professional concerning 1031 exchange eligibility.

EXIT CAP RATE SENSITIVITY

Cap Rate ⁴	Exit NOI ⁵	Net Exit Value ⁶	IRR ¹	Net Profit	Equity Multiple ²
6.75%	\$ 1,372,955	\$ 19,955,307	11.9%	\$ 6,219,389	1.7x
7.00%	\$ 1,372,955	\$ 19,239,047	10.8%	\$ 5,538,941	1.6x
7.25%	\$ 1,372,955	\$ 18,572,183	10.0%	\$ 4,905,420	1.5x
7.50%	\$ 1,372,955	\$ 17,949,777	8.8%	\$ 4,314,135	1.5x
7.75%	\$ 1,372,955	\$ 17,367,526	7.8%	\$ 3,760,996	1.4x

NOI SENSITIVITY

NOI Adjustment	Exit NOI ⁵	Net Exit Value ⁶	IRR ¹	Net Profit	Equity Multiple ²
90.00%	\$ 1,235,659	\$ 16,704,965	6.4%	\$ 3,001,132	1.3x
95.00%	\$ 1,304,307	\$ 17,638,574	8.2%	\$ 3,953,276	1.4x
100.00%	\$ 1,372,955	\$ 18,572,183	10.0%	\$ 4,905,420	1.5x
105.00%	\$ 1,441,602	\$ 19,505,792	11.3%	\$ 5,857,564	1.6x
110.00%	\$ 1,510,250	\$ 20,439,401	12.8%	\$ 6,809,708	1.7x

*Please refer to the page at the end of this document - Key Terms and Definitions - for definitions of metrics used on this page.

The above figures contain estimates which may or may not be realized based upon a variety of assumptions and are not a guarantee or promise of any kind. Prospective investors are cautioned that an investment in commercial real estate carries with it the risk of loss of some or all of the principal investment.

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