

FINANCIAL MODEL

INVERNESS CORNERS

INVERNESS CORNERS	12/31/22	12/31/23	12/31/24
Potential Base Rent	3,047,327	3,116,903	3,175,294
Other Revenue	128,008	131,848	135,804
Absorption & Turnover Vacancy	(353,493)	(180,065)	(112,590)
Scheduled Base Rent	2,821,842	3,068,686	3,198,508
+ Expense Reimbursement Revenue	805,671	904,099	988,901
Potential Gross Income	3,627,513	3,972,785	4,187,409
- General Vacancy Loss	0	(50,997)	(148,872)
Effective Gross Revenue	3,627,513	3,921,788	4,038,537
Operating Expenses			
- CAM	335,379	345,441	355,804
- Insurance	78,122	85,934	94,527
- Property Taxes	568,501	596,926	626,773
- Property Management Fee	181,376	196,089	201,927
Total Operating Expenses	1,163,378	1,224,390	1,279,031
Net Operating Income	2,464,135	2,697,398	2,759,506
Below NOI Costs			
- Tenant Improvements	0	572,039	199,272
- Leasing Commissions	9,041	140,143	102,854
- CapEx	1,200,823	0	0
+ Release of Reserves	(1,209,864)	(712,182)	(302,126)
- Lender Required Capital Reserves	48,385	49,837	51,332
- Admin	48,385	48,385	48,385
- Asset Management Fee	350,000	350,000	350,000
Total Leasing, Capital & Asset Mgt Costs	446,770	448,222	449,717
Cash Flow Before Debt Service	2,017,365	2,249,176	2,309,789
Debt Service	1,054,768	1,078,804	1,089,001
Net Distributable Cash Flow	962,597	1,170,373	1,220,789
Net-Net to the Partner	5.8%	7.1%	7.4%
Average Net-Net to the Partner	5.8%	6.5%	6.8%

SAMPLE INVESTMENT

INVERNESS CORNERS

SAMPLE INVESTMENT	Year 0	Year 1	Year 2	Year 3
Sample Investment Based on a 3-Year Hold	(1,000,000)			
Return of Capital				1,000,000
Annual Cash Distributions		58,323	70,912	73,967
Plus Upside				223,738
Total Cash Flows	(1,000,000)	58,323	70,912	1,297,705
Annualized Rate of Return				13.2%
Equity Multiple				1.4x



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