

# SENSITIVITY ANALYSIS

## INVERNESS CORNERS

### EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	IRR	Net	
				Profit	Equity Multiple
5.75%	2,987,806	51,612,073	17.8%	9,165,931	1.6x
6.00%	2,987,806	49,490,298	15.5%	7,786,777	1.5x
6.25%	2,987,806	47,538,265	13.2%	6,517,956	1.4x
6.50%	2,987,806	45,736,388	11.1%	5,346,736	1.4x
6.75%	2,987,806	44,067,984	9.0%	4,262,273	1.3x

### NOI SENSITIVITY

NOI Adjustment	Exit NOI	Net Exit Value	IRR	Net	
				Profit	Equity Multiple
90.00%	2,689,025	42,853,386	7.0%	3,233,760	1.2x
95.00%	2,838,415	45,195,825	10.2%	4,875,858	1.3x
100.00%	2,987,806	47,538,265	13.2%	6,517,956	1.4x
105.00%	3,137,196	49,880,705	16.1%	8,160,054	1.5x
110.00%	3,286,586	52,223,144	18.8%	9,802,152	1.6x

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