

SENSITIVITY ANALYSIS

MAPLE PARK PLACE

EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
5.8%	2,536,199	43,038,528	17.6%	7,501,555	1.6x
6.0%	2,536,199	41,252,697	15.0%	6,251,473	1.5x
6.3%	2,536,199	39,609,164	12.5%	5,101,000	1.4x
6.5%	2,536,199	38,091,571	10.1%	4,038,685	1.3x
6.8%	2,536,199	36,685,978	7.8%	3,054,770	1.2x

NOI SENSITIVITY

NOI Adjustment	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
90.0%	2,282,579	35,648,247	5.6%	2,125,462	1.2x
95.0%	2,409,389	37,628,705	9.2%	3,613,231	1.3x
100.0%	2,536,199	39,609,164	12.5%	5,101,000	1.4x
105.0%	2,663,009	41,589,622	15.7%	6,588,768	1.5x
110.0%	2,789,819	43,570,080	18.7%	8,076,537	1.6x

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