

# FINANCIAL MODEL

## MID-AMERICA GROCERY-ANCHORED PORTFOLIO

MID-AMERICA GROCERY-ANCHORED PORTFOLIO	Aug-2023	Aug-2024	Aug-2025
Potential Base Rent	4,577,290	4,625,221	4,729,555
Other Revenue	134,453	15,450	15,914
Absorption & Turnover Vacancy	(941,444)	(652,093)	(175,816)
<b>Scheduled Base Rent</b>	<b>3,770,299</b>	<b>3,988,578</b>	<b>4,569,653</b>
+ Expense Reimbursement Revenue	1,295,504	1,538,762	1,775,229
<b>Potential Gross Income</b>	<b>5,065,803</b>	<b>5,527,340</b>	<b>6,344,882</b>
- General Vacancy Loss			
<b>Effective Gross Revenue</b>	<b>5,065,803</b>	<b>5,527,340</b>	<b>6,344,882</b>
<b>Operating Expenses</b>			
- CAM	748,662	771,337	794,328
- Insurance	153,005	168,305	185,136
- Property Taxes	704,884	735,127	766,735
- Property Management Fee	253,290	276,367	317,244
<b>Total Operating Expenses</b>	<b>1,859,841</b>	<b>1,951,136</b>	<b>2,063,443</b>
<b>Net Operating Income</b>	<b>3,205,962</b>	<b>3,576,204</b>	<b>4,281,439</b>
<b>Below NOI Costs</b>			
- Tenant Improvements	429,500	1,675,308	235,160
- Leasing Commissions	133,656	197,206	32,235
- CapEx	4,158,861	0	0
+ Release of Reserves	(5,372,017)	(2,522,514)	(917,395)
- Lender Required Capital Reserves	85,117	87,671	90,301
- Admin	85,117	85,117	85,117
- Asset Management Fee	370,555	432,031	570,947
<b>Total Leasing, Capital &amp; Asset Mgt Costs</b>	<b>(109,210)</b>	<b>(45,181)</b>	<b>96,365</b>
<b>Cash Flow Before Debt Service</b>	<b>3,315,172</b>	<b>3,621,385</b>	<b>4,185,074</b>
Debt Service	1,832,950	1,893,262	1,901,284
<b>Net Distributable Cash Flow</b>	<b>1,482,221</b>	<b>1,728,123</b>	<b>2,283,790</b>
Net-Net to the Partner	5.5%	6.4%	8.5%
Average Net-Net to the Partner	5.5%	6.0%	6.8%

# SAMPLE INVESTMENT

## MID-AMERICA GROCERY-ANCHORED PORTFOLIO

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		55,282	64,453	85,177
Plus Upside				220,530
<b>Total Cash Flows</b>	<b>(1,000,000)</b>	<b>55,282</b>	<b>64,453</b>	<b>1,305,707</b>
<b>Annualized Rate of Return</b>				<b>13.2%</b>
<b>Equity Multiple</b>				<b>1.4x</b>

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