

SENSITIVITY ANALYSIS

RICHLAND MARKETPLACE

EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
5.74%	2,406,107	41,115,684	18.2%	7,843,160	1.6x
5.99%	2,406,107	39,398,237	15.6%	6,555,075	1.5x
6.24%	2,406,107	37,818,516	13.1%	5,370,284	1.4x
6.49%	2,406,107	36,360,593	10.7%	4,276,842	1.3x
6.74%	2,406,107	35,010,905	8.3%	3,264,576	1.3x

NOI SENSITIVITY

NOI Adjustment	Exit NOI	Net Exit Value	Net		
			IRR	Profit	Equity Multiple
90.00%	2,165,496	34,036,664	6.1%	2,341,407	1.2x
95.00%	2,285,801	35,927,590	9.7%	3,855,845	1.3x
100.00%	2,406,107	37,818,516	13.1%	5,370,284	1.4x
105.00%	2,526,412	39,709,442	16.3%	6,884,723	1.5x
110.00%	2,646,717	41,600,368	19.3%	8,399,161	1.7x

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