

Investment Summary Townhome Project City, State

Executive Highlights

1. Townhome Project Overview

The Project will be a 2 story, 69 unit luxury townhome complex located in downtown Denver near the capital building. The project will include a basement level parking garage, a courtyard for resident use, and three levels of residences with additional parking available outside of the building. Several factors including proximity to downtown and ease of access to the Rocky Mountains provide a promising outlook to this project.



2. Strong population

The Mile High City's growing economy and population have driven up real estate sales nearly every month in the past five years. Employment growth has accelerated in almost a straight line since the start of 17Q4. In August 2018, annual employment growth came in at 2.8% (41,000 jobs), sharply up from a recent low of 1.7% in



3. Location

The Project site provides a close proximity to downtown Denver, including easy access to Pepsi Center, Elitch Gardens, and Mile High Stadium. The broader Denver metro has become a premier destination for educated Millennials, and net migration and total employment growth remain well above the national average.¹

4. Property Description

Level 1: 25 luxury townhomes featuring courtyard views and upgraded amenities.

Levels 2-3: 44 luxury townhomes featuring balconies, views of the courtyard, and large windows.

General Information

Property Type	Townhome
Location	City, State
# of Units	69

Financial Information

Development Cost	\$17,251,539
Cost Per Unit	\$250,022/Unit

Sale Assumptions

Last Sale Date	Sep-21
Gross Sale Proceeds	\$20,573,430
Gross Sale Price / Unit	\$298,166/Unit

Returns Summary

Unlevered IRR	13.4%
Unlevered Peak Capital	\$15,829,496
Unlevered Net Profit	\$2,900,290
Unlevered Profit Multiple	1.2x
Levered IRR	22.1%
Levered Peak Capital	\$2,812,885
Levered Net Profit	\$1,456,918
Levered Profit Multiple	1.5x
Limited Partner IRR	16.9%
Limited Partner Peak Capital	\$2,390,952
Limited Partner Net Profit	\$917,764
Limited Partner Profit Multiple	1.4x

Waterfall Assumptions

Limited Partner Contribution %	85.0%
General Partner Contribution %	15.0%
First Hurdle	9.0%
First Promote	30.0%
Second Hurdle	12.0%
Second Promote	40.0%
Third Hurdle	14.0%
Third Promote	45.0%
Fourth Hurdle	15.0%
Fourth Promote	50.0%

Contact Information

Contact	contact@contact.com
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1)Hypothetical Source:



Investment Summary Townhome Project City, State

Yearly Cashflow Projections						
	Year 0	Year 1	Year 2	Year 3	Year 4	Total
Land Costs	(\$3,000,000)	\$0	\$0	\$0	\$0	(\$3,000,000)
Hard Costs	\$0	(\$5,943,650)	(\$5,943,650)	\$0	\$0	(\$11,887,300)
Soft Costs	0	(750,000)	(750,000)	0	0	(1,500,000)
Total Construction Costs	\$0	(\$6,693,650)	(\$6,693,650)	\$0	\$0	(\$13,387,300)
Residential Sales	\$0	\$4,029,522	\$4,089,965	\$12,453,943	\$0	\$20,573,430
Pre-Sale Deposits	\$0	\$2,014,761	\$2,044,982	\$0	\$0	\$4,059,743
Deposits Borrowed for Equity	0	0	0	0	0	0
Releases at Delivery	0	0	0	(4,059,743)	0	(4,059,743)
Closing Costs Paid	\$0	\$0	\$0	(\$1,285,839)	\$0	(\$1,285,839)
Total Net Sales	\$0	\$2,014,761	\$2,044,982	\$15,227,847	\$0	\$19,287,590
Unlevered Cash Flow	(\$3,000,000)	(\$4,678,889)	(\$4,648,668)	\$15,227,847	\$0	\$2,900,290
Construction Loan Origination I	(\$64,693)	\$0	\$0	\$0	\$0	(\$64,693)
Equity Placement Fee	(28,129)	0	0	0	0	(28,129)
Construction Loan Proceeds	28,129	5,603,718	7,306,807	0	0	12,938,654
Construction Loan Interest Exp	0	(158,260)	(691,883)	(110,260)	0	(960,403)
Construction Loan Paydown	0	0	(2,626,454)	(10,312,200)	0	(12,938,654)
Mezz Debt Proceeds	251,808	1,248,192	0	0	0	1,500,000
Mezz Debt Repayment	0	0	0	(1,500,000)	0	(1,500,000)
Mezz Debt Interest Payoff	0	0	0	(390,148)	0	(390,148)
Levered Cashflow	(\$2,812,885)	\$2,014,761	(\$660,198)	\$2,915,239	\$0	\$1,456,918
Limited Partner Cashflow	(\$2,390,952)	\$0	\$1,151,379	\$2,157,338	\$0	\$917,764
General Partner Cashflow	(\$421,933)	\$0	\$203,184	\$757,902	\$0	539,154

Total Project Summary	
Townhome Project	
Revenue	
Gross Townhome Sales	\$20,573,430
Less: Closing Costs	(1,285,839)
Net Townhome Sales	\$19,287,590
Land	(\$3,000,000)
Construction Costs	
Hard Costs	(\$11,887,300)
Soft Costs	(1,500,000)
Total Construction Costs	(\$13,387,300)
Net Profit Before Leverage	\$2,900,290
Profit Margin Before Leverage	15.0%
Debt Service	(\$960,403)
Placement Fees	(92,822)
Profit after Debt Service	\$1,847,066
Profit Margin After Debt Service	13.8%
Return on Equity	65.7%
Return on Cost (ex land)	13.8%

Experienced Development Team:

The Company is comprised of a 5 person development team full of experience. Together they have developed many condominiums all over the Denver area. Through collaboration and partnership, they have risen to the top as one of the most successful development teams in the Denver area.



Townhome Project

City, State

Error Check

Annual Cashflow Summary (Model Outputs)		
	Monthly CF	Annual CF
Land Purchase	✓	✓
Hard Costs	✓	✓
Soft Costs	✓	✓
Total Construction Costs	✓	✓
Residential Sales	✓	✓
Pre-Sale Deposits	✓	✓
Deposits Borrowed for Equity	✓	✓
Releases at Delivery	✓	✓
Operating Expenses	✓	✓
Total Net Sales	✓	✓
Unlevered Net Cashflow	✓	✓
Construction Loan Origination Fee	✓	✓
Equity Placement Fee	✓	✓
Construction Loan Proceeds	✓	✓
Construction Loan Interest Expense	✓	✓
Construction Loan Paydown	✓	✓
Mezz Debt Proceeds	✓	✓
Mezz Debt Repayment	✓	✓
Mezz Debt Interest Payoff	✓	✓
Levered Cashflow	✓	✓

Yearly Cashflow Projections (Investor Summary)		
	Monthly CF	Annual CF
Land Purchase	✓	✓
Hard Costs	✓	✓
Soft Costs	✓	✓
Total Construction Cost	✓	✓
Residential Sales	✓	✓
Pre-Sale Deposits	✓	✓
Deposits Borrowed for Equity	✓	✓
Releases at Delivery	✓	✓
Closing Costs Paid	✓	✓
Total Net Sales	✓	✓
Unlevered Net Cashflow	✓	✓
Construction Loan Origination Fee	✓	✓
Equity Placement Fee	✓	✓
Construction Loan Proceeds	✓	✓
Construction Loan Interest Expense	✓	✓
Construction Loan Paydown	✓	✓
Mezz Debt Proceeds	✓	✓
Mezz Debt Repayment	✓	✓
Mezz Debt Interest Payoff	✓	✓
Levered Cashflow	✓	✓

Returns Summary (Investor Summary)		
	Monthly CF	Annual CF
Unlevered IRR	✓	✓
Unlevered Peak Capital	✓	✓
Unlevered Net Profit	✓	✓
Unlevered Profit Multiple	✓	✓
Levered IRR	✓	✓
Levered Peak Capital	✓	✓
Levered Net Profit	✓	✓
Levered Profit Multiple	✓	✓

Investor Summary CF (Investor Summary)	
	Waterfall
Investor Cashflow	✓
GP Cashflow	✓

Debt and Equity	
	Monthly CF
Debt	✓
Equity	✓

Townhome Project

City, State

Model Outputs

Capital Stack	
Construction Debt	\$12,938,654
Mezz Debt	1,500,000
LP Equity	2,390,952
GP Equity	421,933
Total	\$17,251,539

Project Costs	
Land Purchase Price	\$3,000,000
Hard Costs	11,887,300
Soft Costs	1,500,000
Interest Reserve	771,417
Loan Origination Fees	64,693
Equity Fees	28,129
Operational Cashflow	(0)
Total	\$17,251,539

Sources and Uses of Cash	
Sources	
Construction Debt	\$12,938,654
Mezz Debt	1,500,000
LP Equity	2,390,952
GP Equity	421,933
Total Sources	\$17,251,539
Uses	
Land Purchase Price	\$3,000,000
Hard Costs	11,887,300
Soft Costs	1,500,000
Interest Reserve	771,417
Loan Origination Fees	64,693
Equity Fees	28,129
Operational Cashflow	(0)
Total Uses	\$17,251,539

Waterfall Assumptions	
LP Contribution %	85.0%
GP Contribution %	15.0%
First Hurdle	9.0%
First Promote	30.0%
Second Hurdle	12.0%
Second Promote	40.0%
Third Hurdle	14.0%
Third Promote	45.0%
Fourth Hurdle	15.0%
Fourth Promote	50.0%

	Unit Mix			Current Market Sale Assumption	
	# Units	Sq. Ft.		Sales	
		Avg.	Total	/ Unit	PSF
1BR - A	7	501	3,507	\$255,510	\$510.00
1BR - B	47	528	24,816	274,560	520.00
1BR - C	6	540	3,240	286,200	530.00
2BR - A	3	936	2,808	458,640	490.00
2BR - B	3	940	2,820	451,200	480.00
Studio - A	3	700	2,100	336,000	480.00
Total / Average	69	569	39,291	\$291,994	\$512.78

Annual Waterfall Summary												
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Project Cashflow Summary												
Distributable Cash	\$0	\$2,014,761	\$2,044,982	\$15,227,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,287,590
Land Cost	(3,000,000)	0	0	0	0	0	0	0	0	0	0	(3,000,000)
Construction Costs	0	(6,693,650)	(6,693,650)	0	0	0	0	0	0	0	0	(13,387,300)
Fees/Interest/Financing	187,115	6,693,650	3,988,470	(12,312,608)	0	0	0	0	0	0	0	(1,443,372)
Total Project Cashflow	(\$2,812,885)	\$2,014,761	(\$660,198)	\$2,915,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,456,918
Investor Cashflow Summary												
Capital Contributions	(\$2,812,885)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,812,885)
Return of Capital	0	0	1,354,563	2,915,239	0	0	0	0	0	0	0	4,269,803
Investor Net Cashflow	(\$2,812,885)	\$0	\$1,354,563	\$2,915,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,456,918
Limited Partner Contributions	(\$2,390,952)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,390,952)
Limited Partner Distributions	0	0	1,151,379	2,157,338	0	0	0	0	0	0	0	3,308,716
Limited Partner Net Cashflow	(\$2,390,952)	\$0	\$1,151,379	\$2,157,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$917,764
General Partner Contributions	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$421,933)
General Partner Distributions	0	0	203,184	757,902	0	0	0	0	0	0	0	961,086
General Partner Net Cashflow	(\$421,933)	\$0	\$203,184	\$757,902	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$539,154

Hypothetical Investor Cashflow Summary												
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Hypothetical Investor (\$1,000,000)												
Hypothetical Contributions	(\$1,000,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,000,000)
Hypothetical Distributions	0	0	481,557	902,292	0	0	0	0	0	0	0	1,383,849
Hypothetical Net Cashflow	(\$1,000,000)	\$0	\$481,557	\$902,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383,849

Hypothetical \$1,000,000 Investor	
Hypothetical \$	\$1,000,000
Hypothetical %	41.8%

Townhome Project
City, State

Assumptions

Project Details	
Project Name	Townhome Project
City, State	City, State
General Partner	General Partner
Limited Partner	Limited Partner
Gross Square Footage (GSF)	40,000
Net Square Footage (NSF)	39,291
Net Site Area (Acres)	0.90
Parking Stalls	54
Units	69

General Assumptions	
Analysis Start Date	Jun-19
Land Purchase Date	Jun-19
Land Cost	\$3,000,000
Total Units	69
Salable Net SF	39,291
Average Price/NSF	\$513
Salable Units	69
Months After Construction to Final Sale	3
Construction Completion Date	Jun-21
Final Sale Month	Sep-21
Months to Delivery	25
Post Construction Monthly Absorption (SF)	7,858
Selling Costs	6.25%
Closing Cost Payment	At Delivery
Post Construction Unit Sales/Month	13.8
Annual Price Inflation	1.5%
Inflation Timing	Annual
% of Total Sales Borrowed for Equity - From Deposits	7.5%
Date Deposits Borrowed for Equity	NA

Presale Assumptions	
% Presold	40.0%
SqFt Presold	15,716
Units Presold	28
Presold Monthly Absorption (SF)	629
Escrow % for Presold	50.0%

Construction Debt Assumptions			
Loan to Cost		75.0% LTC	
LTC Loan Amount		\$12,938,654	
Construction Interest Reserve		\$771,417	
% of Townhome Sales to Paydown Debt		75.0%	
Term		Month 50	
Construction Loan Start Month		Month 0	
Construction Loan Payoff Month		Month 50	
Fixed Interest Rate?		N	
Interest Calculation		Actual/360	
Fixed Rate/Spread over LIBOR		4.5%	
LIBOR Cap		3.5%	
LIBOR Floor		3.0%	
Equity Placement Fee	1.0%	\$28,129	
Origination Fee	0.5%	\$64,693	

Mezzanine Debt Assumptions			
Mezzanine Debt?		Y	
Mezzanine Amount		\$1,500,000	
Interest Calculation		Actual/360	
Interest Rate		12.0%	
Implied LTC		8.7%	
Mezz Start Month		Month 0	
Mezz End Month		Month 27	

Waterfall Assumptions	
Waterfall Based On:	Promote
Limited Partner	85.0%
General Partner	15.0%
First Hurdle	9.0%
First Promote	30.0%
Second Hurdle	In Use
Second Promote	40.0%
Third Hurdle	In Use
Third Promote	45.0%
Fourth Hurdle	In Use
Fourth Promote	50.0%

Summary Statistics			
	Unlevered	Levered	Post-Promote Levered
IRR	13.4%	22.1%	16.9%
Peak Capital	15,829,496	2,812,885	2,390,952
Net Profit	2,900,290	1,456,918	917,764
Profit Multiple	1.2x	1.5x	1.4x

Project Costs		
Project Item	Total \$	Per Unit
Land Cost	\$3,000,000	\$43,478
Loan Origination Fees	64,693	938
Equity Placement Fee	28,129	408
Hard Costs	11,887,300	172,280
Soft Costs	1,500,000	21,739
Interest Reserve	771,417	11,180
Total Construction Cost	\$17,251,539	\$250,022

Levered IRR / Multiple						
	65.0% LTC	70.0% LTC	75.0% LTC	80.0% LTC	85.0% LTC	
	\$2,000,000	29.6% / 1.70x	33.5% / 1.83x	40.0% / 2.03x	52.4% / 2.40x	82.8% / 3.42x
	\$2,500,000	23.2% / 1.54x	26.1% / 1.63x	30.9% / 1.76x	40.2% / 2.01x	67.4% / 2.59x
Purchase Price	\$3,000,000	17.2% / 1.39x	19.0% / 1.44x	22.1% / 1.52x	28.2% / 1.66x	53.2% / 1.88x
	\$3,500,000	11.5% / 1.26x	12.2% / 1.27x	13.5% / 1.30x	16.7% / 1.32x	35.9% / 1.28x
	\$4,000,000	6.0% / 1.13x	5.6% / 1.12x	4.8% / 1.10x	0.7% / 1.01x	#NUM!

Townhome Project

City, State

Unit Mix

Sale Assumption Base Assumption

	# Units	Sq. Ft.		Current Market Sale Assumptions		
		Avg.	Total	Sales /Unit	PSF	Base Assumption PSF
Townhome Project						
1BR - A	7	501	3,507	\$255,510	\$510.00	\$510.00
1BR - B	47	528	24,816	274,560	520.00	520.00
1BR - C	6	540	3,240	286,200	530.00	530.00
2BR - A	3	936	2,808	458,640	490.00	490.00
2BR - B	3	940	2,820	451,200	480.00	480.00
Studio - A	3	700	2,100	336,000	480.00	480.00
Total / Average	69	569	39,291	\$291,994	\$512.78	

Unlevered IRR	13.4%
Unlevered Profit	\$2,900,290

Levered IRR	22.1%
Levered Profit	\$1,456,918

	(\$1,500,000)	\$0	(\$62,500)	(\$62,500)	(\$62,500)	(\$62,500)	(\$62,500)	(\$62,500)	(\$62,500)	(\$62,500)	(\$62,500)
Subtotal: Soft Costs	(\$1,500,000)	\$0	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)
Total Construction Costs	(\$13,387,300)	\$0	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)
Remaining Units BOP	69	69	69	68	67	66	64	63	62	61	60
Units Closed - Presale	28	0	1	1	1	1	1	1	1	1	1
Units Closed - Thereafter	41	0	0	0	0	0	0	0	0	0	0
Remaining Units EOP	0	69	68	67	66	64	63	62	61	60	59
Cumulative Units Sold	69	0	1	2	3	5	6	7	8	9	10
Last Sale			0	0	0	0	0	0	0	0	0
Remaining SF BOP	39,291	39,291	39,291	38,636	37,981	37,326	36,672	36,017	35,362	34,707	34,052
SF Closed - Presale	15,716	0	655	655	655	655	655	655	655	655	655
SF Closed - Thereafter	23,575	0	0	0	0	0	0	0	0	0	0
Remaining SF EOP	0	39,291	38,636	37,981	37,326	36,672	36,017	35,362	34,707	34,052	33,397
Cumulative SF Sold	39,291	0	655	1,310	1,965	2,619	3,274	3,929	4,584	5,239	5,894
% Remaining		100.0%	98.3%	96.7%	95.0%	93.3%	91.7%	90.0%	88.3%	86.7%	85.0%
Sales Price per SF - Presale		\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513
Sales Price per SF - Thereafter		\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513	\$513
Growth Rate		0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Residential Sales											
Townhome Presales	\$8,119,487	\$0	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794
Townhome Sales	12,453,943	0	0	0	0	0	0	0	0	0	0
Total Residential Sales	\$20,573,430	\$0	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794	\$335,794
Pre-Sales											
BoP Balance		\$0	\$0	\$167,897	\$335,794	\$503,690	\$671,587	\$839,484	\$1,007,381	\$1,175,277	\$1,343,174
Pre-Sales in Period	8,119,487	0	335,794	335,794	335,794	335,794	335,794	335,794	335,794	335,794	335,794
Pre-Sale Deposits	(4,059,743)	0	(167,897)	(167,897)	(167,897)	(167,897)	(167,897)	(167,897)	(167,897)	(167,897)	(167,897)
Pre-Sale Balance at Delivery	(4,059,743)	0	0	0	0	0	0	0	0	0	0
EoP Balance	\$0	\$0	\$167,897	\$335,794	\$503,690	\$671,587	\$839,484	\$1,007,381	\$1,175,277	\$1,343,174	\$1,511,071
Buyer Deposits											
BoP Balance	\$0	\$0	\$0	\$167,897	\$335,794	\$503,690	\$671,587	\$839,484	\$1,007,381	\$1,175,277	\$1,343,174
Pre-Sale Deposits	4,059,743	0	167,897	167,897	167,897	167,897	167,897	167,897	167,897	167,897	167,897
Deposits Borrowed for Equity	0	0	0	0	0	0	0	0	0	0	0
Releases at Delivery	(4,059,743)	0	0	0	0	0	0	0	0	0	0
EoP Balance	\$0	\$0	\$167,897	\$335,794	\$503,690	\$671,587	\$839,484	\$1,007,381	\$1,175,277	\$1,343,174	\$1,511,071
Closing Costs BOP		\$0	\$0	(\$20,987)	(\$41,974)	(\$62,961)	(\$83,948)	(\$104,935)	(\$125,923)	(\$146,910)	(\$167,897)
Current Period Closing Costs	(1,285,839)	0	(20,987)	(20,987)	(20,987)	(20,987)	(20,987)	(20,987)	(20,987)	(20,987)	(20,987)
Closing Costs Paid	1,285,839	0	0	0	0	0	0	0	0	0	0
Release Advance Closing Costs	0	0	0	0	0	0	0	0	0	0	0
Closing Costs EOP	(6,320,683)	0	(20,987)	(41,974)	(62,961)	(83,948)	(104,935)	(125,923)	(146,910)	(167,897)	(188,884)
Selling Costs	(\$1,285,839)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Net Sales											
Net Sales	\$19,287,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Net Sales	\$19,287,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Cash Flow Summary											
Construction Costs	(\$13,387,300)	\$0	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)
Total Net Sales	19,287,590	0	0	0	0	0	0	0	0	0	0
Total Unlevered Cash Flow	\$2,900,290	(\$3,000,000)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)	(\$557,804)
Cumulative Unlevered Cash Flow		(3,000,000)	(3,557,804)	(4,115,608)	(4,673,413)	(5,231,217)	(5,789,021)	(6,346,825)	(6,904,629)	(7,462,433)	(8,020,238)

Unlevered Summary	
IRR	13.4%
Profit Multiple	1.18x
Peak Capital	\$15,829,496
Net Profit	\$2,900,290

Levered Cash Flow											
	Total										
Construction Loan Origination Fee	(\$64,693)	(\$64,693)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equity Placement Fee	(28,129)	(28,129)	0	0	0	0	0	0	0	0	0
Construction Loan Proceeds	12,938,654	28,129	0	0	425,760	560,754	564,213	568,138	571,884	574,494	579,409
Construction Loan Interest Expense	(960,403)	0	(182)	(182)	(176)	(2,950)	(6,409)	(10,333)	(14,080)	(16,690)	(21,605)
Construction Loan Paydown	(12,938,654)	0	0	0	0	0	0	0	0	0	0
Mezz Debt Proceeds	1,500,000	251,808	557,986	557,986	132,220	0	0	0	0	0	0
Mezz Debt Repayment	(1,500,000)	0	0	0	0	0	0	0	0	0	0
Mezz Debt Interest Payoff	(390,148)	0	0	0	0	0	0	0	0	0	0
NCF After Leverage	\$1,456,918	(\$2,812,885)	\$0	\$0	(\$0)	\$0	\$0	\$0	(\$0)	(\$0)	(\$0)
<i>Cumulative NCF After Leverage</i>		<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>	<i>(2,812,885)</i>
Levered Summary											
IRR	22.1%										
Multiple	1.52x										
Peak Capital	\$2,812,885										
Net Profit	\$1,456,918										

Construction Debt											
LIBOR Curve		2.9%	2.9%	3.0%	3.0%	3.0%	3.1%	3.1%	3.1%	3.1%	3.1%
LIBOR Cap		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
LIBOR Floor		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Flat/Spread		4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Total Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.6%	7.6%	7.6%	7.6%	7.6%
Beginning Balance	Total	\$0	\$28,129	\$28,129	\$28,129	\$453,889	\$1,014,643	\$1,578,857	\$2,146,995	\$2,718,878	\$3,293,373
Proceeds	12,938,654	28,129	0	0	425,760	560,754	564,213	568,138	571,884	574,494	579,409
Interest Reserve	771,417	0	182	182	176	2,950	6,409	10,333	14,080	16,690	21,605
Interest Expense	(960,403)	0	(182)	(182)	(176)	(2,950)	(6,409)	(10,333)	(14,080)	(16,690)	(21,605)
Townhome Sale Paydown	(12,938,654)	0	0	0	0	0	0	0	0	0	0
Principal Repayment	0	0	0	0	0	0	0	0	0	0	0
Ending Balance		\$28,129	\$28,129	\$28,129	\$453,889	\$1,014,643	\$1,578,857	\$2,146,995	\$2,718,878	\$3,293,373	\$3,872,782

Equity											
Equity	Total	2,812,885	0	0	0	0	0	0	0	0	0

Mezzanine Debt											
Fixed		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Total Interest		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Beginning Balance	Total	\$0	\$251,808	\$809,794	\$1,367,780	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Proceeds	1,500,000	251,808	557,986	557,986	132,220	0	0	0	0	0	0
Beginning Interest Accrual		0	0	2,602	10,970	24,648	40,148	55,148	70,648	86,148	100,648
Current Period Interest	390,148	0	2,602	8,368	13,678	15,500	15,000	15,500	15,500	14,500	15,500
Interest Payoff	(390,148)	0	0	0	0	0	0	0	0	0	0
Ending Interest Accrual		0	2,602	10,970	24,648	40,148	55,148	70,648	86,148	100,648	116,148
Principal Repayment	(1,500,000)	0	0	0	0	0	0	0	0	0	0
Ending Balance		\$251,808	\$809,794	\$1,367,780	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

Townhome Project
City, State

Waterfall	2019	2019	2019	2019	2019	2019	2019	2020	2020	2020	2020	2020	2020
Month	0	1	2	3	4	5	6	7	8	9	10	11	12
Date	6/30/19	7/31/19	8/31/19	9/30/19	10/31/19	11/30/19	12/31/19	1/31/20	2/29/20	3/31/20	4/30/20	5/31/20	6/30/20
Promote Splits													
Deal Cashflow	(\$2,812,885)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Future Cash Needs	(\$2,812,885)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
Beginning Cash Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Called	2,812,885	0	0	0	0	0	0	0	0	0	0	0	0
Cash Reserved	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Needs	(2,812,885)	0	0	0	0	0	0	0	0	0	0	0	0
Ending Cash Balance	0	0	0	0	0	0	0	0	0	0	0	0	0
Limited Partners = 85.0%													
Total Cash Flow Available	(\$2,812,885)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Limited Partners to First Hurdle (9.0%)	(2,390,952)	0	0	0	0	0	0	0	0	0	0	0	0
IRR Check	9.0%												
General Partner to First Hurdle	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRR Check	9.0%												
First Promote Splits (30.0% Promote)													
Excess Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Limited Partners to Second Hurdle (12.0%)	(2,390,952)	0	0	0	0	0	0	0	0	0	0	0	0
IRR Check	12.0%												
General Partner to Second Hurdle	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRR Check	12.0%												
First Promote		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Second Promote Splits (40.0% Promote)													
Excess Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Limited Partners to Third Hurdle (15.0%)	(2,390,952)	0	0	0	0	0	0	0	0	0	0	0	0
IRR Check	15.0%												
General Partner to Third Hurdle	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRR Check	15.0%												
Second Promote		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Promote Splits (45.0% Promote)													
Excess Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Limited Partners to Forth Hurdle (14.0%)	(2,390,952)	0	0	0	0	0	0	0	0	0	0	0	0
IRR Check	14.0%												
General Partner to Forth Hurdle	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRR Check	14.0%												
Third Promote		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Final Promote Splits (50.0% Promote)													
Excess Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Limited Partner Final Equity Distribution	0	0	0	0	0	0	0	0	0	0	0	0	0
General Partner Final Equity Distribution	0	0	0	0	0	0	0	0	0	0	0	0	0
Forth Promote		0	0	0	0	0	0	0	0	0	0	0	0
Limited Partner Analysis													
Total Investor Cash Flows	(\$2,390,952)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Capital to Limited Partner	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)	(2,390,952)
IRR Check	16.9%												
Limited Partner Summary Statistics													
IRR	16.9%												
Peak Capital	\$2,390,952												
Net Profits	\$917,764												
Profit Multiple	1.4x												
General Partner Analysis													
Total General Partner Cashflows	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Promote	0	0	0	0	0	0	0	0	0	0	0	0	0
Total General Partner Cashflows	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative Cashflow to General Partner	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)	(421,933)
IRR Check	47.4%												
General Partner Summary Statistics													
IRR	47.4%												
Peak Capital	\$421,933												
Net Profits	\$539,154												
Profit Multiple	2.3x												
OK	(\$421,933)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Check to Cash Flows

Townhome Project

City, State

Sale Comps

Included Properties					
<u>Address</u>	<u>Property Name</u>	<u>Price/Unit</u>	<u>SqFt</u>	<u>Price/SF</u>	<u>Year Built</u>
123 Main Street	Top Shelf Townhomes	\$439,900	1,039	\$450	2010
222 8th Street	8th Street Townhomes	\$578,334	816	\$500	2015
333 4th Street	4th Street Townhomes	\$503,000	901	\$550	2018
Total/Average		\$507,078	919	\$500	2014

As of: 10/18/2018

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	Date	Rate
10/31/2018	10/18/2018	2.28%
11/30/2018	11/19/2018	2.39%
12/31/2018	12/18/2018	2.49%
1/31/2019	1/18/2019	2.59%
2/28/2019	2/19/2019	2.68%
3/31/2019	3/18/2019	2.73%
4/30/2019	4/18/2019	2.77%
5/31/2019	5/20/2019	2.81%
6/30/2019	6/18/2019	2.85%
7/31/2019	7/18/2019	2.91%
8/31/2019	8/19/2019	2.96%
9/30/2019	9/18/2019	3.01%
10/31/2019	10/18/2019	3.05%
11/30/2019	11/18/2019	3.08%
12/31/2019	12/18/2019	3.10%
1/31/2020	1/21/2020	3.12%
2/29/2020	2/18/2020	3.12%
3/31/2020	3/18/2020	3.12%
4/30/2020	4/20/2020	3.11%
5/31/2020	5/18/2020	3.10%
6/30/2020	6/18/2020	3.10%
7/31/2020	7/20/2020	3.09%
8/31/2020	8/18/2020	3.09%
9/30/2020	9/18/2020	3.10%
10/31/2020	10/19/2020	3.10%
11/30/2020	11/18/2020	3.11%
12/31/2020	12/18/2020	3.12%
1/31/2021	1/19/2021	3.12%
2/28/2021	2/18/2021	3.13%
3/31/2021	3/18/2021	3.13%
4/30/2021	4/19/2021	3.13%
5/31/2021	5/18/2021	3.13%
6/30/2021	6/18/2021	3.13%
7/31/2021	7/19/2021	3.13%
8/31/2021	8/18/2021	3.12%

10/31/2018	2.2796%
11/30/2018	2.3858%
12/31/2018	2.4874%
1/31/2019	2.5936%
2/28/2019	2.6777%
3/31/2019	2.7294%
4/30/2019	2.7682%
5/31/2019	2.8106%
6/30/2019	2.8503%
7/31/2019	2.9054%
8/31/2019	2.9632%
9/30/2019	3.0077%
10/31/2019	3.0482%
11/30/2019	3.0802%
12/31/2019	3.1005%
1/31/2020	3.1155%
2/29/2020	3.1204%
3/31/2020	3.1181%
4/30/2020	3.1108%
5/31/2020	3.1042%
6/30/2020	3.0964%
7/31/2020	3.0919%
8/31/2020	3.0928%
9/30/2020	3.0955%
10/31/2020	3.1019%
11/30/2020	3.1100%
12/31/2020	3.1168%
1/31/2021	3.1234%
2/28/2021	3.1290%
3/31/2021	3.1314%
4/30/2021	3.1326%
5/31/2021	3.1330%
6/30/2021	3.1304%
7/31/2021	3.1268%
8/31/2021	3.1233%