



Greening Glade, Freeport And Grand Bahama, Bahamas

| | | | |
|------------------------|--------------------------|---------------------------|----------------------------|
| Monthly Income: | Monthly Expenses: | Monthly Cash Flow: | Pro Forma Cap Rate: |
| \$50,488.00 | \$38,215.79 | \$12,272.21 | 8.58% |
| NOI | Total Cash Needed | Cash on Cash ROI | Purchase Cap Rate |
| \$295,990.08 | \$1,145,200.00 | 12.86% | 8.58% |

Property Information

| | |
|-------------------------------|-----------------------|
| Purchase Price: | \$3,450,000.00 |
| Purchase Closing Costs: | \$400,000.00 |
| Estimated Repair Costs: | \$0.00 |
| Total Cost of Project: | \$3,850,000.00 |
| After Repair Value | \$4,000,000.00 |

| | |
|-------------------------|--------------------|
| Down Payment: | \$690,000.00 |
| Loan Amount: | \$2,760,000.00 |
| Loan Points: | 2.0 |
| Loan Fees: | \$55,200.00 |
| Amortized Over: | 30 years |
| Loan Interest Rate: | 3.500% |
| Monthly P&I: | \$12,393.63 |

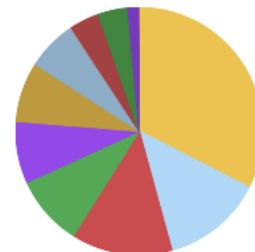
Income



| | |
|--------------|--------------------|
| Rent | \$50,488.00 |
| Total | \$50,488.00 |

Expenses

- Mortgage Payment
- Vacancy
- Management
- Maintenance
- Insurance
- Custom expenses
- Cap. Ex.
- electricity
- water & sewer
- Property Taxes
- gas
- hoa fees
- garbage



| | | | |
|------------------|--------------------|-----------------|------------|
| electricity | \$1,500.00 | gas | \$0.00 |
| water & sewer | \$1,500.00 | hoa fees | \$0.00 |
| garbage | \$0.00 | Custom expenses | \$3,000.00 |
| Vacancy | \$5,048.80 | Maintenance | \$3,534.16 |
| Cap. Ex. | \$2,524.40 | Management | \$5,048.80 |
| Insurance | \$3,083.00 | Property Taxes | \$583.00 |
| Mortgage Payment | \$12,393.63 | | |
| Total | \$38,215.79 | | |

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Financial Projections

| | | | |
|---------------------------------|----------------|----------------------|------|
| Total Initial Equity: | \$1,240,000.00 | | |
| Gross Rent Multiplier: | 5.69 | | |
| Income-Expense Ratio (2% Rule): | 1.31% | | |
| Typical Cap Rate: | 8.58% | Debt Coverage Ratio: | 1.99 |
| ARV based on Cap Rate: | \$3,450,000.00 | | |

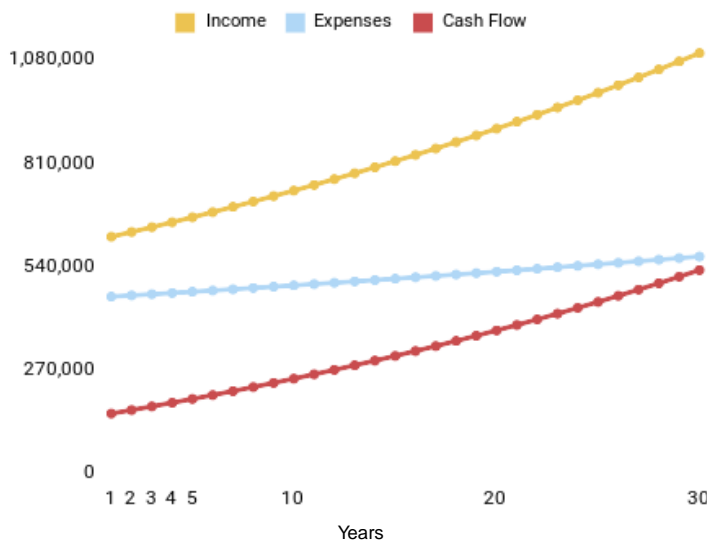
50% Rule Cash Flow Estimates

| | |
|------------------------------------------------|--------------------|
| Total Monthly Income: | \$50,488.00 |
| x50% for Expenses: | \$25,244.00 |
| Monthly Payment/Interest Payment: | \$12,393.63 |
| Total Monthly Cash Flow using 50% Rule: | \$12,850.37 |

Analysis Over Time

| Annual Growth Assumptions | 1% | | 2% | | 2% | | |
|---------------------------|-------------|-------------|-------------|-------------|----------------|-------------|--------------|
| | Expenses | | Income | | Property Value | | |
| | Year 1 | Year 2 | Year 5 | Year 10 | Year 15 | Year 20 | Year 30 |
| Total Annual Income | \$617,973 | \$630,333 | \$668,914 | \$738,535 | \$815,402 | \$900,270 | \$1,097,424 |
| Total Annual Expenses | \$461,688 | \$464,818 | \$474,396 | \$491,008 | \$508,468 | \$526,819 | \$566,376 |
| Total Annual Cashflow | \$156,285 | \$165,515 | \$194,518 | \$247,527 | \$306,934 | \$373,451 | \$531,048 |
| Cash on Cash ROI | 13.65% | 14.45% | 16.99% | 21.61% | 26.80% | 32.61% | 46.37% |
| Property Value | \$3,519,000 | \$3,589,380 | \$3,809,079 | \$4,205,531 | \$4,643,246 | \$5,126,519 | \$6,249,197 |
| Equity | \$811,968 | \$937,200 | \$1,333,440 | \$2,068,549 | \$2,909,586 | \$3,873,191 | \$6,249,197 |
| Loan Balance | \$2,707,032 | \$2,652,180 | \$2,475,639 | \$2,136,982 | \$1,733,660 | \$1,253,327 | \$0 |
| Total Profit if Sold | -\$176,947 | \$113,799 | \$1,064,145 | \$2,928,444 | \$5,182,640 | \$7,877,473 | \$14,825,833 |
| Annualized Total Return | -15% | 5% | 14% | 14% | 12% | 11% | 9% |

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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