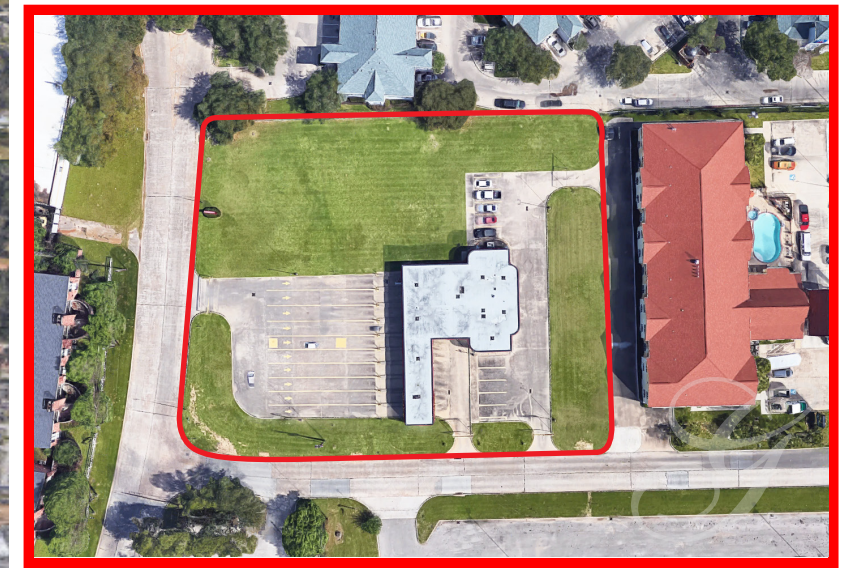


**COMMERCIAL REAL ESTATE
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Projections & Cost Estimate Summary

Projections based on a Closing date of:

7/1/2019

	2019 Estimate	2020 Estimated	
Acquisition Price	\$ 350,000.00		
Secretary of State	\$ 308.00		
Title closing fees	\$ 1,200.00		
Survey	\$ 700.00		
Report/s	\$ 1,200.00		
Inspections	\$ 920.00		
Legal Fees	\$ 2,500.00		
Taxes	\$ 7,568.00	\$ 15,095.00	
HOA/POA			
Landscaping	\$ 600.00	\$ 600.00	
Accounting Fees	\$ 1,200.00	\$ 1,200.00	
<hr/>			
		TOTAL:	
	\$ 366,196.00	\$ 16,895.00	\$ 383,091.00

		Low	Medium	High
Gross Revenue/Sale Price	Amount:	\$ 650,000.00	\$ 700,000.00	\$ 750,000.00
Closing Cost		\$ 45,500.00	\$ 49,000.00	\$ 52,500.00
Acquisition and Expenses		\$ 383,091.00	\$ 383,091.00	\$ 383,091.00
Gross Profit		\$ 221,409.00	\$ 267,909.00	\$ 314,409.00
Management Fee		\$ 55,352.25	\$ 66,977.25	\$ 78,602.25
Net Profit		\$ 166,056.75	\$ 200,931.75	\$ 235,806.75
Investor ROI	Year 1	43%	52%	62%
	Year 2	22%	26%	31%
	Year 3	14%	17%	21%

Lease Projections & Cost Estimate Summary

Rental Property

	2019 Estimate	2020 Estimated	
Acquisition Price	\$ 350,000.00		
Secretary of State	\$ 308.00		
Title closing fees	\$ 1,200.00		
Survey	\$ 700.00		
Report/s	\$ 1,200.00		
Inspections	\$ 920.00		
Legal Fees	\$ 2,500.00		
Taxes	\$ 7,568.00	\$ 15,095.00	
HOA/POA			
Landscaping	\$ 600.00	\$ 600.00	
Accounting Fees	\$ 1,200.00	\$ 1,200.00	
	\$ 366,196.00	\$ 16,895.00	\$ 383,091.00

	Amount:	Low	Medium	High
Gross Annual Revenue		\$ 36,000.00	\$ 42,000.00	\$ 48,000.00
Management Fee		\$ 9,000.00	\$ 10,500.00	\$ 12,000.00
Net Annual Revenue		\$ 27,000.00	\$ 31,500.00	\$ 36,000.00
Project Annual Return		9.40%	11.47%	12.53%
Investor Annual Return		7.05%	8.22%	9.40%

Lease Projections & Cost Estimate Summary

Rental Property

	2019 Estimate	2020 Estimated	
Acquisition Price	\$ 225,000.00		
Secretary of State	\$ 308.00		
Title closing fees	\$ 1,200.00		
Survey	\$ 700.00		
Report/s	\$ 1,200.00		
Inspections	\$ 920.00		
Legal Fees	\$ 2,500.00		
Taxes	\$ 7,568.00	\$ 15,095.00	
HOA/POA			
Landscaping	\$ 600.00	\$ 600.00	
Accounting Fees	\$ 1,200.00	\$ 1,200.00	
	\$ 241,196.00	\$ 16,895.00	\$ 258,091.00

	Amount:	Low	Medium	High
Gross Annual Revenue		\$ 36,000.00	\$ 42,000.00	\$ 48,000.00
Management Fee		\$ 9,000.00	\$ 10,500.00	\$ 12,000.00
Net Annual Revenue		\$ 27,000.00	\$ 31,500.00	\$ 36,000.00
Project Annual Return		13.95%	17.41%	18.60%
Investor Annual Return		10.46%	12.20%	13.95%