

## Transaction Sheet

Purchase Target Company

May 01, 2017

Type of Transaction:  
Reference Point for projections (Effective Date):

Target Company Name:

Acquisition of Apartments

### Close of Transaction

#### Sources and Uses of Transaction Funds:

See Transaction Deal Structure for Detail of Transaction Funds		Apartments		Notes
	100% Equity Acquisition	\$	700,000	
<b>Sellers Statement</b>				
<b>Sellers Value (from close of sale)</b>				% of Total Sellers Value
Cash to Seller		\$	453,200	64.74%
Less Cash Required to Match Capital Account Contribution in Transaction Company		\$	-	
Cash Re-Invested in Transaction Company		\$	-	
Cash Re-Invested in Transaction Company Equity Note		\$	-	
Note(s) to Seller (Does not include Performance Earn Out Note)		\$	231,800	33.11% See Step 6 - Seller Debt Inputs
Value of Debt Assumed (Accounts Payable & Other Debt)		\$	15,000	2.14% See Deal Structure (4)
<b>Sellers Value (from close of sale)</b>	Total Seller Value from Close of Sale (10)	\$	700,000	100.00%
		\$	-	
	Total Seller Sale Value	\$	700,000	
		\$	-	
<b>Total Sellers Value for Entire Deal</b>	Total Seller Value	\$	700,000	
<b>Buyers Statement</b>				
<b>Use of Funds</b>				
Total Due Seller from Buyer at close of Sale	(10)	\$	700,000	
Transaction Expense, Due Diligence Expense & Professional Fees		\$	11,800	See Deal Structure (5)-CapitalizedAsset
Post Closing Beginning Cash		\$	10,000	See Deal Structure (6)
Additional Capital Contribution Required by Buyer		\$	-	
<b>Total Transaction Use of Funds (Transaction Value)</b>	(11)	\$	721,800	
<b>Source of Funds</b>				% of Total Source of Funds
Senior Debt on Inventory, Accounts Receivable, Property, Plant & Equipment & Accounts Payable Debt		\$	405,000	56.11% See Deal Structure (4)
Sub Debt		\$	-	
Note to Seller		\$	231,800	32.11% See Deal Structure (4)
Other Transaction Debt Assumed/Incurred		\$	-	
Other Debt		\$	-	
Equity Contribution-Cash and Cash as Equity Notes		\$	100,000	13.85% See Deal Structure (8)
Additional Funds Required (Paid out) to Equity Owners (See Transaction Sheet Deal Structure)		\$	(15,000)	-2.08% See Deal Structure (9)
<b>Total Transaction Source of Funds</b>		\$	721,800	100.00%
OK				
<b>Buyers Value</b>				
	Initial			
	Beginning Values	Write Off %	Net Buyers Value	
<b>Target Company</b>	See Deal Structure - Step 5 for detail of Target Company Inputs			
Accounts Receivable Value	\$	-	0.00%	\$ -
Inventory Value	\$	-	0.00%	\$ -
Other Current Assets Value	\$	-	0.00%	\$ -
Value of acquired Notes Receivable	\$	-		\$ -
Value of acquired Equipment	\$	-	0.00%	\$ -
Value of acquired Buildings/Improvements	\$	650,000	0.00%	\$ 650,000
Value of acquired Real Estate	\$	50,000	0.00%	\$ 50,000
Value of acquired Other LT Assets	\$	-	0.00%	\$ -
<b>Total Acquisition Value of Target Company</b>		(12)	\$	700,000
<b>Existing Company</b>				
		\$	-	
Less General Write Off of Existing Company Assets:				
	Write Off %			
Accounts Receivable Value	0.00%	\$	-	
Inventory Value	0.00%	\$	-	
Other Current Assets	0.00%	\$	-	
Equipment	0.00%	\$	-	
Buildings/Improvements	0.00%	\$	-	
Real Estate	0.00%	\$	-	
Other LT Assets	0.00%	\$	-	
	(13)	\$	-	
<b>Added Post Closing Beginning Cash</b>	(14)	\$	10,000	
<b>Total Hard Assets Acquired</b>	(12)+(13)+(14) = (15)	\$	710,000	
<b>Goodwill Calculation:</b>				
Goodwill: Amount paid over value of hard assets	(16)	\$	-	
Capitalized Transaction Fees	See Deal Structure (5)	\$	11,800	
<b>Total Goodwill &amp; Capitalized Transaction Fees</b>	(17)	\$	11,800	
		\$	-	
<b>Total Buyers Value</b>	(15)+(17) = (19)	\$	721,800	
		\$	-	
<b>Surplus Funds from Escrow Due to Buyer</b>	See Deal Structure (9)	\$	(15,000)	
<b>Close of Transaction Buyers Balance Check</b>	OK			
		\$	-	