

EXAMPLE SYNDICATION DEAL MODEL - FOR ILLUSTRATION PURPOSES ONLY

Number of Investors	30	<u>Instructions</u> Green shaded cells are for inputs. Unshaded cells contain formulas to calculate outputs.
Average per Investors	\$ 100,000	
Total Raise	\$ 3,000,000	
Raise Fee ("Promote") - % of Total Raise	3.00%	
Raise Fee ("Promote") - \$	\$ 90,000	
Gross Investable Amount - \$	\$ 2,910,000	
Management Fee & Expenses - % of Total Raise	2.00%	
Management Fee & Expenses - \$	\$ 60,000	
Cash Reserves - % of Gross Investable	5.00%	
Cash Reserves - \$	\$ 145,500	
Net Invested Amount - \$	\$ 2,704,500	
Total Return - %	12.00%	
Total Return - \$	\$ 324,540	
Gross Return on Investment - %	10.82%	
Preferred Return to Investors - %	8%	
Preferred Return to Investors - \$	\$ 240,000	
Splittable Return after Pref - \$	\$ 84,540	
Investor Profit Split - %	50%	
Investor Profit Split - \$	\$ 42,270	
Sponsor Profit Split - %	50%	
Sponsor Profit Split - \$	\$ 42,270	
Investor Total Return - \$	\$ 282,270	
Investor Total Return - %	9.41%	on gross invested
Sponsor Total Gross Revenue - \$	\$ 192,270	6.41% of gross raise
Sponsor Total Gross Revenue without "promote" - \$	\$ 102,270	3.41% of gross raise