Projected Returns - 8 Years

Summary of Projected Member Cash Flows and Returns

						REFINANCE!		SALE!		
	1	2	3	4	5	6	7	8	Return \$	Return %
Beginning Member Capital Account Balance	\$35,000,000	\$35,000,000	\$35,000,000	\$35,000,000	\$35,000,000	\$35,000,000	\$0	\$0		
Member Cashflow	\$834,548	\$3,076,146	\$3,253,415	\$4,536,963	\$6,030,446	\$6,307,275	\$4,062,802	\$2,506,313	\$30,607,908	
Cash on Cash Return	5.96%	8.79%	9.30%	12.96%	17.23%	18.02%	INFINITY	INFINITY		
Average Cash on Cash Return to Date	5.96%	7.38%	8.02%	9.25%	10.85%	12.04%				
Net Proceeds/Profits from Refinance or Sale						\$58,470,659		\$35,262,720	\$93,733,378	
Average Annual Return to Date	2.38%	5.59%	6.82%	8.36%	10.13%	39.29%				
Return of Member Capital						\$35,000,000		\$0		
Ending Member Capital Account Balance	\$35,000,000	\$35,000,000	\$35,000,000	\$35,000,000	\$35,000,000	\$0	\$0	\$0		
Total Return on Investment	\$834,548	\$3,076,146	\$3,253,415	\$4,536,963	\$6,030,446	\$64,777,934	\$4,062,802	\$37,769,032	\$124,341,286	355.26%
Average Annual Return										29.37%
IRR										29.37%
Average Cash on Cash Return										12.04%