

EXHIBIT A

DST Cash Flow Projection

DST Cash Flow Projection

Period (Year)	Year 1 Oct '22 - Sept '23	Year 2 Oct '23 - Sept '24	Year 3 Oct '24 - Sept '25	Year 4 Oct '25 - Sept '26	Year 5 Oct '26 - Sept '27	Year 6 Oct '27 - Sept '28	Year 7 Oct '28 - Sept '29	Year 8 Oct '29 - Sept '30	Year 9 Oct '30 - Sept '31	Year 10 Oct '31 - Sept '32
Base Rent										
Mortgage Interest Payment	\$ 3,176,248	\$ 3,184,950	\$ 3,176,248	\$ 3,176,248	\$ 3,176,248	\$ 3,184,950	\$ 3,152,508	\$ 3,099,334	\$ 3,043,850	\$ 2,994,367
Mortgage Principal Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,528	\$ 1,277,703	\$ 1,333,186	\$ 1,382,669
Lender's Cap Ex Reserve	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834	\$ 102,834
Total Base Rent	\$ 3,279,082	\$ 3,287,784	\$ 3,279,082	\$ 3,279,082	\$ 3,279,082	\$ 3,287,784	\$ 4,479,870	\$ 4,479,870	\$ 4,479,870	\$ 4,479,870
Stated Rent										
DST Investor Yield	3.83%	3.89%	3.87%	3.92%	3.97%	4.33%	3.31%	3.56%	3.82%	4.07%
Original Distribution to Landlord	\$ 3,509,475	\$ 3,557,550	\$ 3,653,700	\$ 3,701,775	\$ 3,749,850	\$ 4,086,375	\$ 3,124,875	\$ 3,365,250	\$ 3,605,625	\$ 3,846,000
DST Admin Fee Reduction	\$ 97,480	\$ 101,516								
DST Miscellaneous Expenses Reduct	\$ 10,050	\$ 10,301								
DST Administrative Costs	\$ 17,050	\$ 17,476	\$ 133,122	\$ 136,974	\$ 140,937	\$ 145,016	\$ 149,213	\$ 153,532	\$ 157,977	\$ 162,551
Total Stated Rent	\$ 3,634,055	\$ 3,686,844	\$ 3,786,822	\$ 3,838,749	\$ 3,890,787	\$ 4,231,391	\$ 3,274,088	\$ 3,518,782	\$ 3,763,602	\$ 4,008,551
Bonus Rent										
Gross Revenue	\$ 9,747,981	\$ 10,151,649	\$ 10,464,999	\$ 10,778,949	\$ 11,102,317	\$ 11,435,387	\$ 11,778,449	\$ 12,131,802	\$ 12,495,756	\$ 12,870,629
Bonus Rent Benchmark	\$ 9,725,000	\$ 10,016,750	\$ 10,317,253	\$ 10,626,770	\$ 10,945,573	\$ 11,273,940	\$ 11,612,159	\$ 11,960,523	\$ 12,319,339	\$ 12,688,919
Bonus Rent (80%)	\$ 18,385	\$ 107,919	\$ 118,197	\$ 121,743	\$ 125,395	\$ 129,157	\$ 133,032	\$ 137,023	\$ 141,134	\$ 145,368
Total Bonus Rent	\$ 18,385	\$ 107,919	\$ 118,197	\$ 121,743	\$ 125,395	\$ 129,157	\$ 133,032	\$ 137,023	\$ 141,134	\$ 145,368
Total Distribution to DST Investor	\$ 3,635,390	\$ 3,777,286	\$ 3,771,897	\$ 3,823,518	\$ 3,875,245	\$ 4,215,532	\$ 3,257,907	\$ 3,502,273	\$ 3,746,759	\$ 3,991,368
Total Return to Landlord	\$ 3,635,390	\$ 3,777,286	\$ 3,771,897	\$ 3,823,518	\$ 3,875,245	\$ 4,215,532	\$ 3,257,907	\$ 3,502,273	\$ 3,746,759	\$ 3,991,368
% of Equity	3.85%	4.00%	4.00%	4.05%	4.11%	4.47%	3.45%	3.71%	3.97%	4.23%
Average Return (10yr Hold)	3.98%									
Distribution to DST Investors with Cash Flow Funded Reserves		3/1/24 - 9/30/24	10/1/24 - 9/30/25	10/1/25 - 2/28/26						
COC Yield to DST Investors		4.538%	4.538%	4.538%						
Total Distributions to DST Investors		\$ 2,499,130	\$ 4,284,223	\$ 1,785,094						
Distribution from Stated & Bonus Rent		\$ 2,203,417	\$ 3,771,897	\$ 1,593,133						
Cash Flow Funded Reserves		\$ 295,713	\$ 512,326	\$ 191,961						
Total Distributions to DST Investors with Cash Flow Funded Reserves		\$ 2,499,130	\$ 4,284,223	\$ 1,785,094						
DST Admin Expenses										
DST Trustee & Independent Trust	\$ 2,000	\$ 2,050	\$ 2,101	\$ 2,154	\$ 2,208	\$ 2,263	\$ 2,319	\$ 2,377	\$ 2,437	\$ 2,498
DST Bank Services	\$ 5,000	\$ 5,125	\$ 5,253	\$ 5,384	\$ 5,519	\$ 5,657	\$ 5,798	\$ 5,943	\$ 6,092	\$ 6,244
DST Miscellaneous Expenses (FTB)	\$ 10,050	\$ 10,301	\$ 21,118	\$ 21,646	\$ 22,187	\$ 22,742	\$ 23,310	\$ 23,893	\$ 24,490	\$ 25,103
DST Admin Fee			\$ 104,650	\$ 107,789	\$ 111,023	\$ 114,354	\$ 117,784	\$ 121,318	\$ 124,958	\$ 128,706
Total DST Admin Expenses	\$ 17,050	\$ 17,476	\$ 133,122	\$ 136,974	\$ 140,937	\$ 145,016	\$ 149,213	\$ 153,532	\$ 157,977	\$ 162,551