

Forecasted Statement of Cash Flows
Elysian Hughes Center

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
EFFECTIVE GROSS REVENUE	\$ 9,838,433	\$ 10,510,888	\$ 10,873,881	\$ 11,204,722	\$ 11,545,608	\$ 11,896,845	\$ 12,258,747	\$ 12,631,638	\$ 13,015,851	\$ 13,411,731
Total Expenses	2,837,222	2,946,147	3,060,950	3,171,347	3,285,982	3,405,028	3,528,666	3,657,085	3,790,483	3,929,063
NET OPERATING INCOME	\$ 7,001,211	\$ 7,564,741	\$ 7,812,931	\$ 8,033,375	\$ 8,259,626	\$ 8,491,817	\$ 8,730,081	\$ 8,974,552	\$ 9,225,369	\$ 9,482,668
Master Lease Rent										
BASE RENT										
(Debt Service)	3,198,938	3,198,938	3,207,702	3,198,938	3,198,938	3,198,938	3,207,702	3,198,938	3,198,938	3,198,938
Master Tenant Base Income ¹	\$ 4,840	\$ 7,900	\$ 10,300	\$ 12,700	\$ 15,100	\$ 17,000	\$ 19,600	\$ 23,000	\$ 24,600	\$ 28,000
ADDITIONAL RENT										
<i>Additional Rent Breakpoint</i>	\$ 6,041,000	\$ 6,153,000	\$ 6,279,000	\$ 6,383,000	\$ 6,500,000	\$ 6,621,000	\$ 6,756,000	\$ 6,879,000	\$ 7,014,000	\$ 7,156,000
Additional Rent	3,458,000	3,458,000	3,734,150	4,010,300	4,010,300	4,286,450	4,286,450	4,286,450	4,286,450	4,286,450
Asset Management Fee ²	0.30%	-	(276,150)	(552,300)	(552,300)	(828,450)	(828,450)	(828,450)	(828,450)	(828,450)
Additional Rent Cash Flow ³	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000	\$ 3,458,000
Additional Rent Cash on Cash Return	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
SUPPLEMENTAL RENT										
<i>Supplemental Rent Breakpoint</i>	\$ 9,499,000	\$ 9,611,000	\$ 10,013,150	\$ 10,393,300	\$ 10,510,300	\$ 10,907,450	\$ 11,042,450	\$ 11,165,450	\$ 11,300,450	\$ 11,442,450
Master Tenant Supplemental ⁴	10%	33,943	89,990	86,078	81,144	103,529	98,943	121,633	146,616	171,538
Supplemental Rent	90%	305,490	809,913	774,701	730,293	931,759	890,486	1,094,696	1,319,548	1,543,843
Trust Reserve Account		-	-	-	-	-	-	-	(78,642)	(163,294)
Supplemental Rent Cash Flow ⁵	\$ 305,490	\$ 809,913	\$ 774,701	\$ 730,293	\$ 931,759	\$ 890,486	\$ 1,094,696	\$ 1,319,548	\$ 1,465,201	\$ 1,609,059
Supplemental Rent Cash on Cash Return	0.27%	0.70%	0.67%	0.63%	0.81%	0.77%	0.95%	1.14%	1.27%	1.40%
Total Cash Flow	\$ 3,763,490	\$ 4,267,913	\$ 4,232,701	\$ 4,188,293	\$ 4,389,759	\$ 4,348,486	\$ 4,552,696	\$ 4,777,548	\$ 4,923,201	\$ 5,067,059
Total Cash on Cash Return	3.27%	3.70%	3.67%	3.63%	3.81%	3.77%	3.95%	4.14%	4.27%	4.40%
FORECASTED PRINCIPAL AMORTIZATION										
Beginning Loan Balance	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000
Principal Amortization	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000	\$ 89,634,000
Yield	3.27%	3.70%	3.67%	3.63%	3.81%	3.77%	3.95%	4.14%	4.27%	4.40%
TAX ANALYSIS FOR NON-1031 INVESTOR										
Estimated Taxable Income (Loss)	(2,467,659)	(1,963,236)	(1,998,448)	(2,042,856)	(1,841,390)	(1,882,663)	(1,678,453)	(1,453,601)	(1,307,948)	(1,164,090)
Estimated Tax Refund / Benefit @ 37.0% rate	(913,034)	(726,397)	(739,426)	(755,857)	(681,314)	(696,585)	(621,028)	(537,832)	(483,941)	(430,713)
Yield Net of Tax Benefit	4,676,524	4,994,310	4,972,127	4,944,150	5,071,073	5,045,071	5,173,723	5,315,380	5,407,142	5,497,772
Effective Tax Equivalent Yield ⁶	6.44%	6.88%	6.85%	6.81%	6.98%	6.95%	7.12%	7.32%	7.45%	7.57%