

Forecasted Statement of Cash Flows
Courts of Avalon

Forecasted Cash on Cash Return

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | 4.0 Months |
|------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| Effective Gross Income | \$6,856,128 | \$7,192,176 | \$7,544,318 | \$7,830,740 | \$8,043,929 | \$8,262,938 | \$8,487,926 | \$8,719,055 | \$2,960,619 | |
| Net Operating Income | \$4,567,267 | \$4,838,062 | \$5,132,038 | \$5,273,205 | \$5,343,384 | \$5,418,245 | \$5,571,562 | \$5,729,215 | \$1,947,410 | |

Master Lease Rent

| | | | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--|
| Debt Service | \$1,322,915 | \$1,326,540 | \$1,322,915 | \$1,866,225 | \$2,136,067 | \$2,136,067 | \$2,136,067 | \$2,136,067 | \$712,022 | |
| Ground Lease Payment ¹ | \$1,015,448 | \$1,045,404 | \$1,104,278 | \$1,146,199 | \$1,180,012 | \$1,214,822 | \$1,250,659 | \$1,377,779 | \$478,809 | |
| Reserve Account | \$0 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$25,926 | |
| Base Rent | 2,338,363 | 2,450,376 | 2,505,625 | 3,090,855 | 3,394,511 | 3,429,321 | 3,465,158 | 3,592,278 | 1,216,758 | |
| Master Tenant Base Income ² | \$65,776 | \$94,510 | \$97,095 | \$102,610 | \$108,944 | \$113,985 | \$117,478 | \$119,882 | \$41,033 | |

Additional Rent

| | | | | | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|--|
| <i>Additional Rent Breakpoint</i> | \$4,693,000 | \$4,899,000 | \$5,015,000 | \$5,751,000 | \$6,204,000 | \$6,388,000 | \$6,499,000 | \$6,702,000 | \$2,271,000 | |
| Additional Rent | \$1,912,000 | \$2,077,000 | \$2,302,000 | \$1,844,000 | \$1,598,000 | \$1,627,000 | \$1,734,000 | \$1,755,000 | \$600,000 | |
| Asset Management Fee* | (\$61,200) | (\$122,400) | (\$122,400) | (\$122,400) | (\$122,400) | (\$122,400) | (\$122,400) | (\$122,400) | (\$40,460) | |
| Trustee Fee | \$2,000 | (\$2,000) | (\$1,500) | (\$1,500) | (\$1,500) | (\$1,500) | (\$1,500) | (\$1,500) | (\$496) | |
| Fund Management | \$0 | (\$24,000) | (\$24,000) | (\$24,000) | (\$24,000) | (\$24,000) | (\$24,000) | (\$24,000) | (\$7,933) | |
| Additional Rent Cash Flow³ | \$1,848,800 | \$1,929,100 | \$2,154,100 | \$1,696,100 | \$1,450,100 | \$1,479,100 | \$1,586,100 | \$1,607,100 | \$551,111 | |
| Initial Equity | 48,815,934 | | | | | | | | | |
| Additional Rent Cash on Cash Return | 3.79% | 3.95% | 4.41% | 3.47% | 2.97% | 3.03% | 3.25% | 3.29% | 3.42% | |

Supplemental Rent

| | | | | | | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------|
| <i>Supplemental Rent Breakpoint</i> | \$6,605,000 | \$6,976,000 | \$7,317,000 | \$7,595,000 | \$7,802,000 | \$8,015,000 | \$8,233,000 | \$8,457,000 | \$2,871,000 | |
| Master Tenant Supplemental Rent Income ⁴ | 10% | \$25,112.77 | \$21,617.62 | \$22,731.83 | \$23,573.99 | \$24,192.92 | \$24,793.80 | \$25,492.56 | \$26,205.55 | \$8,961.94 |
| Supplemental Rent | 90% | \$226,015 | \$194,559 | \$204,586 | \$212,166 | \$217,736 | \$223,144 | \$229,433 | \$235,850 | \$80,657 |
| Supplemental Rent Cash Flow⁵ | \$226,015 | \$194,559 | \$204,586 | \$212,166 | \$217,736 | \$223,144 | \$229,433 | \$235,850 | \$80,657 | |
| Supplemental Rent Cash Flow Cash on Cash | 0.46% | 0.40% | 0.42% | 0.43% | 0.45% | 0.46% | 0.47% | 0.48% | 0.33% | |
| Total Cash Flow | \$2,074,815 | \$2,123,659 | \$2,358,686 | \$1,908,266 | \$1,667,836 | \$1,702,244 | \$1,815,533 | \$1,842,950 | \$631,768 | |
| Total Cash on Cash Return | 4.25% | 4.35% | 4.83% | 3.91% | 3.42% | 3.49% | 3.72% | 3.78% | 3.92% | |
| Total Master Tenant Income ^{2,4} | \$90,888 | \$116,128 | \$119,827 | \$126,184 | \$133,137 | \$138,779 | \$142,971 | \$146,087 | \$49,995 | |

Forecasted Principal Amortization

| | | | | | | | | | | |
|----------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--|
| Beginning Loan Balance | \$41,422,000 | \$41,422,000 | \$41,422,000 | \$41,422,000 | \$40,873,585 | \$40,030,673 | \$39,163,955 | \$38,265,635 | \$37,338,201 | |
| Principal Amortization | \$0 | \$0 | \$0 | \$548,415 | \$842,912 | \$866,718 | \$898,320 | \$927,434 | \$314,679 | |
| Ending Loan Balance | \$41,422,000 | \$41,422,000 | \$41,422,000 | \$40,873,585 | \$40,030,673 | \$39,163,955 | \$38,265,635 | \$37,338,201 | \$37,023,523 | |
| Yield | 4.25% | 4.35% | 4.83% | 5.03% | 5.14% | 5.26% | 5.56% | 5.68% | 5.87% | |

Forecasted Lender Reserve Account

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Beginning Balance | \$1,514,547 | | | | | | | | |
| Reserve Contribution | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 | \$78,432 |
| Ending Balance | \$1,592,979 | \$1,671,411 | \$1,749,843 | \$1,828,275 | \$1,906,707 | \$1,985,139 | \$2,063,571 | \$2,142,003 | \$2,220,435 |

Forecasted Trust Reserve Account

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |
|-------------------------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Beginning Balance | \$3,925,290 | | | | | | | | |
| Reserve Contribution | (\$78,432) | | | | | | | | |
| Fund Mgt | (\$24,000) | | | | | | | | |
| Renovation Administration Fee | (\$80,653) | (\$26,884) | (\$3,841) | (\$3,841) | (\$3,841) | (\$3,841) | (\$3,841) | (\$3,841) | (\$3,841) |
| Capital Expenditures | (\$1,613,062) | (\$537,687) | (\$76,812) | (\$76,812) | (\$76,812) | (\$76,812) | (\$76,812) | (\$76,812) | (\$76,812) |
| Ending Balance | \$2,129,143 | \$1,564,572 | \$1,483,918 | \$1,403,265 | \$1,322,612 | \$1,241,959 | \$1,161,306 | \$1,080,653 | \$1,000,000 |

¹ This amount corresponds to the Ground Lease rental payments that will be the responsibility of the DST.

² The difference between the Base Rent and the Additional Rent Breakpoint for the Property for a given month, if any, after taking into account any expenses of the Property, will inure to the benefit of the Master Tenant and, therefore, Sponsor as the sole member of the Master Tenant. Such amounts will not be available for distributions to the Trust or the Investors.

³ The Additional Rent will be estimated and paid on a monthly basis with year-end reconciliation.

⁴ Under the Master Lease, the Master Tenant will earn 10% of Gross Income exceeding the Supplemental Rent Breakpoint, as provided in the Master Lease.

⁵ The Supplemental Rent will be paid annually within 90 days of the end of the calendar year.