

# Unit Return Projections

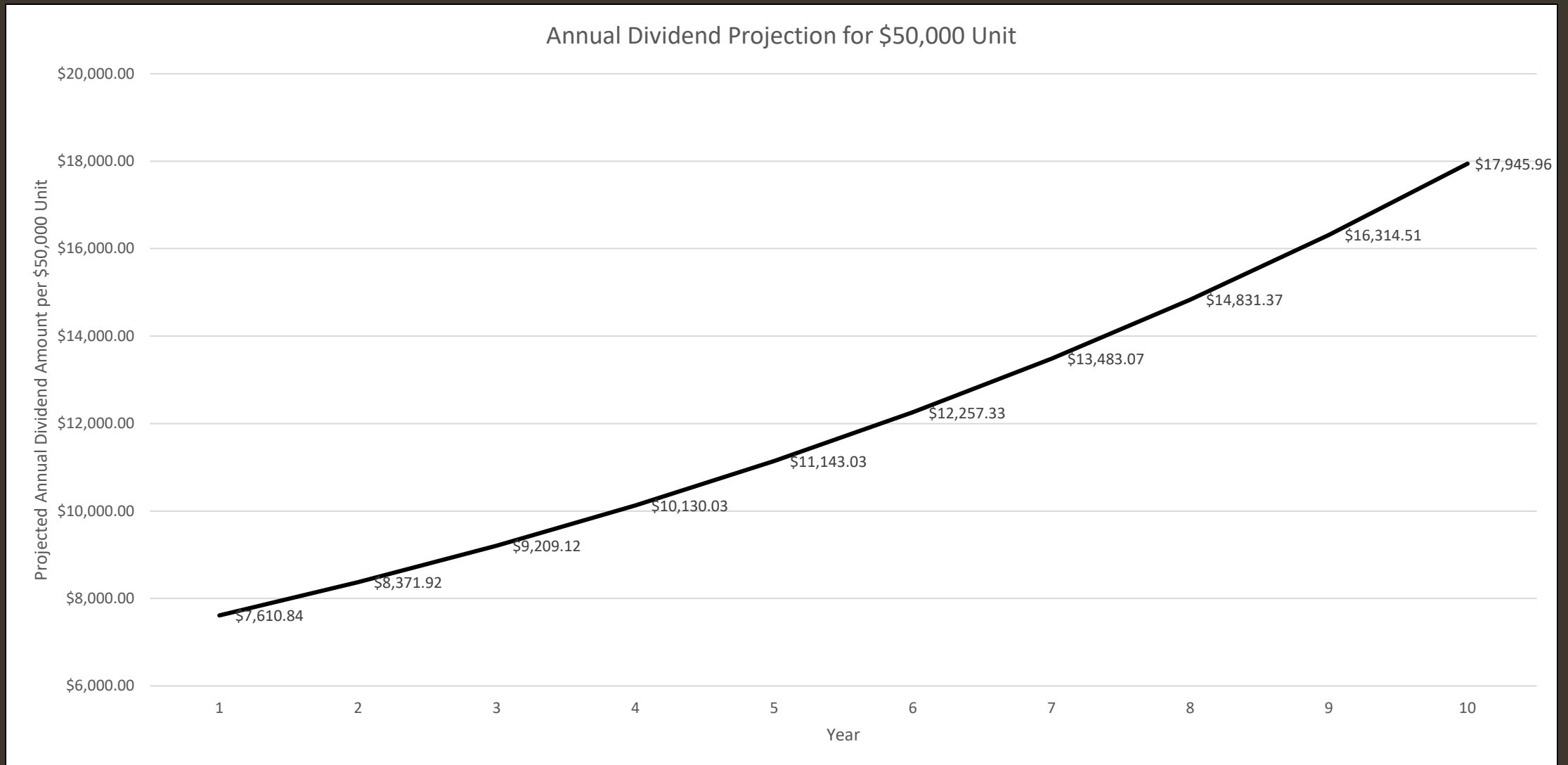
Prepared November 2, 2022



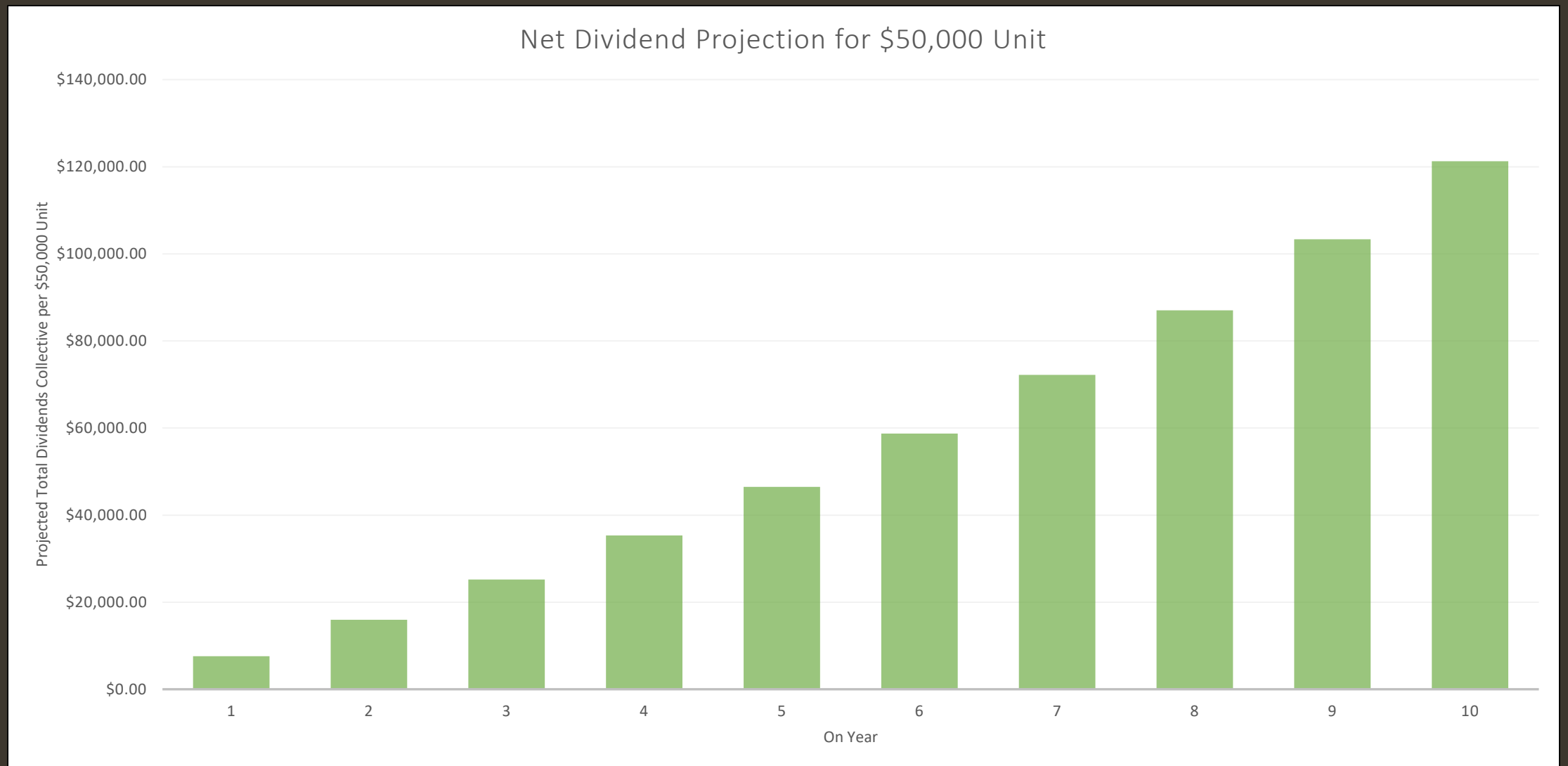
## Assumptions

1. 4 Properties, with differing initial costs.
2. Rent Increase: 10% Annually
3. Initial Property Value At Year 1: Total Rent Revenue after Vacancy Factor \* 10
4. Property Value Increase: 5% Annually
5. Vacancy Factor: 20% (except for Property 3, which is 50%)
6. Operating Costs: 20% of Income after Vacancy Factor
7. Management Fees: 5% of Income after Vacancy Factor and Operating Costs

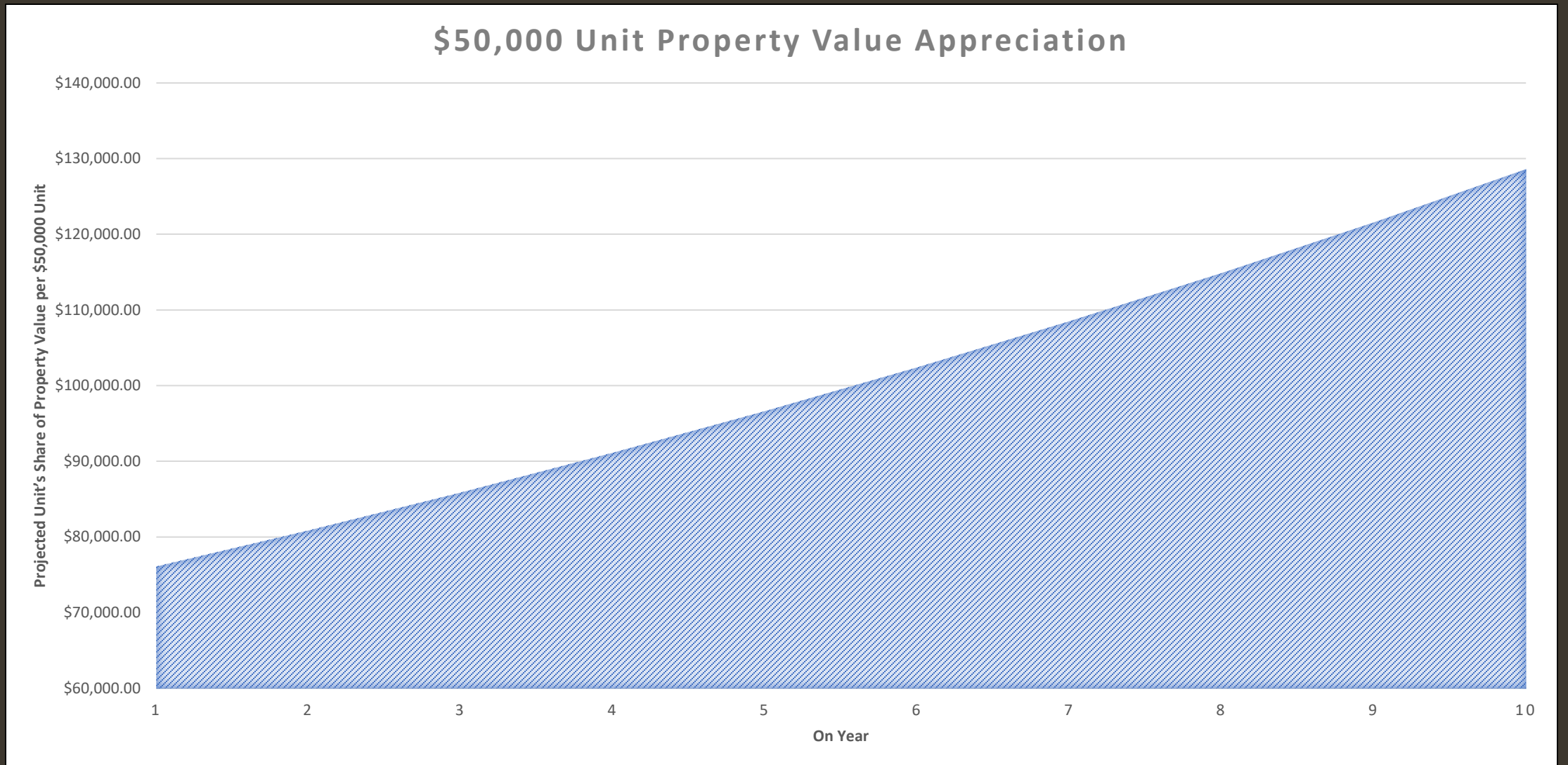
# Yearly Dividend Projection for \$50,000 Unit



# Total Dividend Projection for \$50,000 Unit



# Yearly Property Value Appreciation for \$50,000 Unit



## After 10 Years – The Fund Closes

- Properties are sold and the profits are split among the units and the business.
- Before we split the property profits, each unit gets their \$50,000 back, off the top.
- This means that each \$50,000 unit is projected to get \$128,586.38 just based on the property sales profit, on top of the projected \$121,297.19 from dividends.
- This means that each \$50,000 unit is projected to profit  
**\$249,883.57 or 499.8%**

# Total Income Projection per Unit

