

| Leveraged Proforma | 20.00% | Dov | vnpayment |
|----------------------------------|--------|-----|------------|
| Property In | fo | | |
| Purchase Price | | \$ | 125,000.00 |
| Down Payment | | \$ | 25,000.00 |
| Estimated Closing Costs | | \$ | 5,000.00 |
| Rehab Expenses | | \$ | - |
| Acquisition Fee | | \$ | 4,500.00 |
| Short Term Reserves (*Admin only | () | \$ | 1,000.00 |
| GRM Tost | | | 114 |

| Total Property Investment | \$ | 36,500.00 |
|---|----|-----------|
| Long Term Pre Funded Reserves (*Admin only) | \$ | 5,000.00 |
| Leasing Fee & LLC Setup (*Admin only) | \$ | 1,000.00 |
| Year Built | | 1974 |
| Square Feet | | 1421 |
| Bedrooms | | 3 |
| Bathrooms | | 2 |

| Financed Income Breakdown | | | | | |
|------------------------------|----|----------|--|--|--|
| Monthly Rent | \$ | 1,100.00 | | | |
| Monthly Principal & Interest | \$ | 544.49 | | | |
| Montly Taxes | \$ | 110.75 | | | |
| Monthly Insurance | \$ | 112.50 | | | |
| PITI Monthly | \$ | 767.74 | | | |

| Cash on Cash F | Returns | |
|----------------|------------------------|---------------|
| 4.10% | Client Average Cash or | n Cash 5 Year |
| 4.19% | Client Average Cash or | n Cash 7 Year |
| 4.48% | Client Average Cash on | Cash 10 Year |
| Cap Rate | 7.25% | |

Raintree Dr, Memphis, TN 38135



| Assumptions | |
|------------------------------|--------|
| Down Payment | 20.00% |
| Closing Costs | 4.00% |
| Interest Rate | 5.13% |
| Property Management Fee | 8.00% |
| Vacancy/Repairs | 10.00% |
| Annual Appreciation (YR 1-3) | 4.50% |
| Annual Appreciation (YR 4+) | 4.00% |
| Annual Rent Increase | 2.50% |
| Closing Costs on Future Sale | 7.50% |

| Prov | 2000 | d Appreciation | Table | n |
|------|------|----------------|-------|----------|
| FIU | JUSE | | aui | |
| 1 | \$ | 125,000.00 | \$ | 5,625.00 |
| 2 | \$ | 130,625.00 | \$ | 5,878.13 |
| 3 | \$ | 136,503.13 | \$ | 6,142.64 |
| 4 | \$ | 142,645.77 | \$ | 5,705.83 |
| 5 | \$ | 148,351.60 | \$ | 5,934.06 |
| 6 | \$ | 154,285.66 | \$ | 6,171.43 |
| 7 | \$ | 160,457.09 | \$ | 6,418.28 |
| 8 | \$ | 166,875.37 | \$ | 6,675.01 |
| 9 | \$ | 173,550.38 | \$ | 6,942.02 |

| | | | | Income | | | | | | |
|---|--|--|---|---|---|--|--|--|---|--|
| End of YEAR | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Gross Rent | \$ | 13,200.00 | \$ 13,530.00 | \$ 13,868.25 | \$ 14,214.96 | \$ 14,570.33 | \$ 14,934.59 | \$ 15,307.95 | \$ 15,690.65 | \$ 16,082.92 |
| | | | | Expenses | | | | | | |
| Taxes | \$ | 1,329.00 | \$ 1,388.81 | \$ 1,451.30 | \$ 1,509.35 | \$ 1,569.73 | \$ 1,632.52 | \$ 1,697.82 | \$ 1,765.73 | \$ 1,836.36 |
| Insurance | \$ | 1,350.00 | \$ 1,350.00 | \$ 1,350.00 | | \$ 1,350.00 | \$ 1,350.00 | | \$ 1,350.00 | \$ 1,350.00 |
| HOA | \$ | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Property Management Vacancy/Repairs | \$ | 1,056.00 | \$ 1,082.40 \$ 1,353.00 | \$ 1,109.46 \$ 1,386.83 | \$ 1,137.20 \$ 1,421.50 | \$ 1,165.63 \$ 1,457.03 | \$ 1,194.77 \$ 1,493.46 | \$ 1,224.64 \$ 1,530.80 | \$ 1,255.25 \$ 1,569.07 | \$ 1,286.63 \$ 1,608.29 |
| LLC Compliance Costs** (Admin Only) | s | 400.00 | \$ 400.00 | \$ 400.00 | | | | | \$ 400.00 | \$ 400.00 |
| Net Operating Income | \$ | | \$ 7,955.80 | \$ 8,170.66 | | \$ 8,627.94 | | | | \$ 9,601.63 |
| Debt Maintenance: Annual Principal and Interest | \$ | 6,533.84 | \$ 6,533.84 | \$ 6,533.84 | \$ 6,533.84 | \$ 6,533.84 | \$ 6,533.84 | \$ 6,533.84 | \$ 6,533.84 | \$ 6,533.84 |
| | | | | | | | | | | |
| | | | | nd Contingent Fees | | | | | | |
| Gross Profits | \$ | , | | , , , , , , , | | . , | , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | , |
| Monthly Gross Cash Flow | Ş | 210.93 | \$ 118.50 | \$ 136.40 | | \$ 174.51 | | | | \$ 255.65 |
| Client Cash on Cash Return WITHOUT ADMIN | | 6.93% | 3.90% | 4.48% | 5.10% | 5.74% | 6.38% | 7.04% | 7.72% | 8.40% |
| | | | | | | | | | | |
| Owner Minimum Threshold Return (4%) HIDE Leftover after Minimum Theshold for CALCULATIONS (hide) | \$ | 1,460.00 1,071.16 | \$ 1,460.00 \$ (38.05) | \$ 1,460.00 \$ 176.82 | \$ 1,460.00 \$ 403.07 | \$ 1,460.00 \$ 634.10 | \$ 1,460.00 \$ 870.00 | \$ 1,460.00 \$ 1,110.86 | \$ 1,460.00 \$ 1,356.76 | \$ 1,460.00 \$ 1,607.79 |
| Bedrock ADMIN fixed fee for CALCULATIONS (hide) | \$ | | \$ 800.00 | \$ 800.00 | | \$ 800.00 | | | | \$ 800.00 |
| Owner Minimum Threshold Return (*Admin only) 4.00% | \$ | 1,460.00 | \$ 1,421.95 | \$ 1,460.00 | | \$ 1,460.00 | \$ 1,460.00 | \$ 1,460.00 | | \$ 1,460.00 |
| Bedrock Administration Fee (*Admin only) | \$ | 800.00 | \$ - | \$ 176.82 | \$ 403.07 | \$ 634.10 | \$ 800.00 | \$ 800.00 | \$ 800.00 | \$ 800.00 |
| Leftover after Bedrock ADMIN fee for CALCULATIONS (hide) | \$ | 271.16 | > - | \$ - | > - | > - | \$ 70.00 | \$ 310.86 | \$ 556.76 | \$ 807.79 |
| | | | | | | | | | | |
| Net Profits after Fees | \$ | 271.16 | \$ - | \$ - | \$ - | \$ - | \$ 70.00 | \$ 310.86 | \$ 556.76 | \$ 807.79 |
| Owner Performance Bonus (*Admin only) 80.00% Bedrock Performance Bonus (*Admin only) 20.00% | \$ | 216.93 54.23 | \$ - | \$ - | \$ - | \$ - | \$ 56.00 \$ 14.00 | \$ 248.69 \$ 62.17 | \$ 445.41 \$ 111.35 | \$ 646.23 \$ 161.56 |
| Total Property Investment | 5 | 36,500.00 | \$ 36,500.00 | \$ 36,500.00 | \$ 36,500.00 | \$ 36,500.00 | | | | \$ 36,500.00 |
| Owner Total Return | \$ | 1,676.93 | \$ 1,421.95 | \$ 1,460.00 | \$ 1,460.00 | \$ 1,460.00 | \$ 1,516.00 | \$ 1,708.69 | \$ 1,905.41 | \$ 2,106.23 |
| Client Cash on Cash Return after ADMIN costs | | 4.59% | 3.90% | 4.00% | 4.00% | 4.00% | 4.15% | 4.68% | 5.22% | 5.77% |
| Cheffe Cash off Cash Netari area Abivilly Costs | | 4.3370 | 3.3070 | 4.0070 | 4.00% | 4.0070 | 4.13/0 | 4.0070 | 3.22/0 | 3.7770 |
| | | | Other NON cash | on cash sources of RETURN | ıs | | | | | |
| | | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 | YEAR 5 | YEAR 6 | YEAR 7 | YEAR 8 | YEAR 9 |
| Principal Reduction Annual Principal Reduction Cumulative | \$ | 1,480.00 1,480.00 | \$ 1,550.00 \$ 3,030.00 | \$ 1,630.00 \$ 4,660.00 | | \$ 1,790.00 \$ 8,160.00 | \$ 1,870.00 \$ 10,030.00 | \$ 1,950.00 \$ 11,980.00 | \$ 2,030.00 \$ 14,010.00 | \$ 2,110.00 \$ 16,120.00 |
| Principal Reduction ALONE Annual Expressed as ROI | , | 4.05% | 4.25% | 4.47% | 4.68% | 4.90% | 5.12% | 5.34% | 5.56% | 5.78% |
| Cash on Cash + Principal Reduction | | 8.65% | 8.14% | 8.47% | 8.68% | 8.90% | 9.28% | 10.02% | 10.78% | 11.55% |
| Conservative Appreciation 3.00% | \$ | 3,750.00 | \$ 3,862.50 | \$ 3,978.38 | | \$ 4,220.66 | \$ 4,347.28 | \$ 4,477.70 | \$ 4,612.03 | \$ 4,750.39 |
| Conservative Apprecation ROI Proposed Appreciation 4.50% | ć | 10.27% 5,625.00 | 10.58% \$ 5,878.13 | 10.90% \$ 6,142.64 | \$ 5,705.83 | 11.56% \$ 5,934.06 | \$ 6,171.43 | 12.27% \$ 6.418.28 | 12.64% \$ 6,675.01 | 13.01% \$ 6,942.02 |
| | \$ | | | | | | | , | | |
| Cumulative Equity Gain | \$ | 5,625.00 | \$ 11,503.13 | \$ 17,645.77 | | \$ 29,285.66 | \$ 35,457.09 | \$ 41,875.37 | \$ 48,550.38 | \$ 55,492.40 |
| Hypothetical Appreciation as ROI based on Property Investment | | 15.41% | 16.10% | 16.83% | 15.63% | 16.26% | 16.91% | 17.58% | 18.29% | 19.02% |
| Cumulative Equity Gain with Hypothetical Appreciation | \$ | 5,625.00 | \$ 11,503.13 | \$ 17,645.77 | \$ 23,351.60 | \$ 29,285.66 | \$ 35,457.09 | \$ 41,875.37 | \$ 48,550.38 | \$ 55,492.40 |
| Profit In Event of Sale with Hypothetical Apprecation | S | | \$ (7,204.61) | \$ 107.33 | \$ 7,095.23 | \$ 14,374.24 | \$ 21,952.81 | \$ 29,839.72 | \$ 38,044.11 | \$ 46,575.47 \$ 37,260.38 |
| Profit in Event of Sale (*Admin Only) | - 1 | (14,191.88) | | | | | | | | |
| Bedrock Deffered Fee (Deferral Bonus) | \$ | (14,191.88) (14,191.88) | \$ (5,763.69) | \$ 85.87 | \$ 5,676.18 \$ 1,419.05 | \$ 11,499.39 \$ 2.874.85 | \$ 17,562.24 \$ 4,390.56 | \$ 23,871.77 \$ 5,967.94 | \$ 30,435.28 \$ 7,608.82 | \$ 9,315,09 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year | \$ | (14,191.88) | | \$ 85.87 \$ 21.47 \$ 7.16 | \$ 1,419.05 | \$ 11,499.39 \$ 2,874.85 \$ 574.97 | \$ 4,390.56 \$ 731.76 | \$ 5,967.94 | \$ 30,435.28 \$ 7,608.82 \$ 951.10 | \$ 9,315.09 \$ 1,035.01 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year Property Gross | \$ | (14,191.88) 130,625.00 | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 | \$ 85.87 \$ 21.47 \$ 7.16 \$ 142,645.77 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 | \$ 4,390.56 | \$ 5,967.94 | \$ 7,608.82 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year Property Gross Paydown TPI | \$ | (14,191.88) | \$ (5,763.69) \$ (1,440.92) | \$ 85.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 | \$ 4,390.56 \$ 731.76 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 | \$ 7,608.82 | \$ 9,315.09 \$ 1,035.01 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year Property Gross Paydown TPI Closing Costs | \$ \$ \$ \$ | (14,191.88) 130,625.00 98,520.00 36,500.00 9,796.88 | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 10,237.73 | \$ 85.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 10,698.43 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 36,500.00 \$ 12,034.28 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year Property Gross Paydown TP! Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TP! | \$ \$ \$ \$ \$ \$ \$ | 130,625.00 98,520.00 36,500.00 9,796.88 (14,191.88) | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 10,237.73 \$ (7,204.61) | \$ 85.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 10,698.43 \$ 107.33 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 \$ 14,374.24 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 36,500.00 \$ 12,034.28 \$ 21,952.81 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 \$ 29,839.72 | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 \$ 38,044.11 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 \$ 46,575.47 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year Property Gross Paydown TPI Closing Costs | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | (14,191.88) 130,625.00 98,520.00 36,500.00 9,796.88 | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 10,237.73 | \$ 85.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 10,698.43 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 36,500.00 \$ 12,034.28 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 |
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| Bedrock Deflered Fee (Defleral Bonus) Deferred profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tas Savings © 28% Braket | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 130,625.00 98,520.00 36,500.00 9,796.88 (14,191.88) -38.88% 24.06% | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 10,237.73 \$ (7,204.61) -19.74% 24.25% \$ 1,018.18 | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 107.33 0.29% 25.29% \$ 1,018.18 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% 24.32% \$ 1,018.18 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 \$ 14,374.24 39.38% 25.16% \$ 1,018.18 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 36,500.00 \$ 12,034.28 \$ 21,952.81 60.14% 26.18% \$ 1,018.18 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 \$ 29,839.72 81.75% 27.61% \$ 1,018.18 | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 38,044.11 104.23% 29.07% \$ 1,018.18 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 \$ 46,575.47 127.60% \$ 30.57% \$ 1,018.18 |
| Bedrock Deffered Fee (Deferral Bonus) Defered profit Per year Property Gross Paydown TP! Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TP! Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tax Savings @ 28% Braket Depreciation NOI | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | (14,191.88) 130,625.00 98,520.00 36,500.00 9,796.88 (14,191.88) -38.88% | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 10,237.73 \$ (7,204.61) -19.74% 24.25% | \$ 85.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 10,698.43 \$ 107.33 0.29% | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.24 \$ 14,374.24 39.38% | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 36,500.00 \$ 12,034.28 \$ 21,952.81 60.14% | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.5 \$ 29,839.72 81.75% | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 \$ 38,044.11 104.23% | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.50 \$ 46,575.47 127.60% |
| Bedrock Deflered Fee (Defleral Bonus) Deflered profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tax Savings @ 28% Braket Depreciation ROI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 130,625.00 98,520.00 36,500.00 9,796.88 (14,191.88) -38.88% 24.06% | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 10,237.73 \$ (7,204.61) -19.74% 24.25% \$ 1,018.18 | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 107.33 0.29% 25.29% \$ 1,018.18 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% 24.32% \$ 1,018.18 | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 \$ 14,374.24 39.38% 25.16% \$ 1,018.18 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 36,500.00 \$ 12,034.28 \$ 21,952.81 60.14% 26.18% \$ 1,018.18 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 \$ 29,839.72 81.75% 27.61% \$ 1,018.18 | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 38,044.11 104.23% 29.07% \$ 1,018.18 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 \$ 46,575.47 127.60% \$ 30.57% \$ 1,018.18 |
| Bedrock Deffered Fee (Deferral Bonus) Deferred profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tas Savings @ 28% Braket Depreciation ROI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation > Depreciation > Depreciation | | (14,191.88) 130,625.00 98,520.00 36,500.00 97,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% | \$ (5,763.69) \$ (1,440.25) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 36,500.00 \$ (7,204.61) -19,74% 24.25% \$ 1,018.18 2.79% | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 10,698.43 \$ 107.33 0.29% \$ 25.29% \$ 1,018.18 2.79% | \$ 1,419.05 \$ 354,76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19,44% 24,32% \$ 1,018.18 2.79% | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 \$ 14,374.24 39.38% 25.16% \$ 1,018.18 2.79% | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 12,034.28 \$ 21,952.81 60.14% 26.18% \$ 1,018.18 2.79% | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 \$ 29,839.72 81.75% 27.61% \$ 1,018.18 2.79% | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 13,016.28 \$ 38,044.11 104.23% 29.07% \$ 1,018.18 2.79% | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 \$ 46,575.47 127.60% 30.57% \$ 1,018.18 2.79% |
| Bedrock Deflered Fee (Defleral Bonus) Deflered profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tax Savings © 28% Braket Depreciation ROI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation All Returns | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | (14,191.88) 130,625.00 98,520.00 36,500.00 9,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% 26.85% | \$ (5,763.69) \$ (1,440.25) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 36,500.00 \$ 10,237.35 \$ (7,204.61) -19.74% 24.25% \$ 1,018.18 2.79% 27,04% \$ 9,868.26 | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 10,698.43 \$ 107.33 \$ 0.29% \$ 25.29% \$ 1,018.18 2.79% \$ 28.08% \$ 10,250.82 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% \$ 1,018.18 2.79% 27.11% \$ 9,894.01 | \$ 2,874.85 \$ 574.75 \$ 154,285.86 \$ 91,840.00 \$ 11,571.42 \$ 14,374.24 39.38% 25.16% \$ 1,018.18 2.79% 27.95% \$ 10,202.25 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 12,034.28 \$ 21,952.81 \$ 60.14% \$ 1,018.18 2.79% \$ 28,97% \$ 10,575.61 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 12,515.65 \$ 29,837.75 \$ 1,018.18 2.79% 30,40% \$ 11,095.15 | \$ 7,608.82 \$ 951.05 \$ 173,550.38 \$ 85,990.00 \$ 13,016.28 \$ 38,044.11 \$ 104.23% \$ 29.07% \$ 1,018.18 2.79% \$ 1,018.18 \$ 2,79% \$ 1,018.18 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 13,536.93 \$ 46,575.47 127.60% \$ 1,018.18 2.79% \$ 1,018.18 \$ 2,79% \$ 1,176.43 |
| Bedrock Deffered Fee (Deferral Bonus) Defered profit Per year Property Gross Paydown TP! Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TP! Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tax Savings @ 28% Braket Depreciation NOI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation + Depreciation All Returns Cumulative Returns | S S | (14,191.88) 130,625.00 95,520.00 35,500.00 9,796.88 (14,191.88) -38.88% 24.06% 1.018.18 2.79% 26.85% | \$ (5,763.69) \$ (1,440.25) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 36,500.00 \$ (7,204.61) -19,74% 24.25% \$ 1,018.18 2.79% | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 36,500.00 \$ 10,698.43 \$ 107.33 0.29% \$ 25.29% \$ 1,018.18 2.79% | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% 24.32% \$ 1,018.18 2.79% \$ 27.11% | \$ 2,874.85 \$ 574.97 \$ 154,285.66 \$ 91,840.00 \$ 36,500.00 \$ 11,571.42 \$ 14,374.24 39.38% 25.16% \$ 1,018.18 2.79% | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 12,034.28 \$ 21,952.81 60.14% 26.18% \$ 1,018.18 2.79% | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 36,500.00 \$ 12,515.65 \$ 29,839.72 81.75% 27.61% \$ 1,018.18 2.79% | \$ 7,608.82 \$ 951.10 \$ 173,550.38 \$ 85,990.00 \$ 13,016.28 \$ 38,044.11 104.23% 29.07% \$ 1,018.18 2.79% | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 36,500.00 \$ 13,536.93 \$ 46,575.47 127.60% 30.57% \$ 1,018.18 2.79% |
| Bedrock Deflered Fee (Defleral Bonus) Deflered profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tas Savings © 28% Braket Depreciation ROI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation + Depreciation All Returns Cumulative Comprehensive Return = Cash on Cash + Principal Reduction + Pro | S S | (14,191.88) 130,625.00 98,520.00 36,500.00 9,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% 26.85% | \$ (5,763.69) \$ (1,440.25) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 36,500.00 \$ 36,500.00 \$ 10,237.35 \$ (7,204.61) -19.74% 24.25% \$ 1,018.18 2.79% 27,04% \$ 9,868.26 | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 10,698.43 \$ 107.33 \$ 0.29% \$ 25.29% \$ 1,018.18 2.79% \$ 28.08% \$ 10,250.82 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% \$ 1,018.18 2.79% 27.11% \$ 9,894.01 | \$ 2,874.85 \$ 574.75 \$ 154,285.86 \$ 91,840.00 \$ 11,571.42 \$ 14,374.24 39.38% 25.16% \$ 1,018.18 2.79% 27.95% \$ 10,202.25 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 12,034.28 \$ 21,952.81 \$ 60.14% \$ 1,018.18 2.79% \$ 28,97% \$ 10,575.61 | \$ 5,967.94 \$ 852.56 \$ 166,875.37 \$ 88,020.00 \$ 12,515.65 \$ 29,837.75 \$ 1,018.18 2.79% 30,40% \$ 11,095.15 | \$ 7,608.82 \$ 951.05 \$ 173,550.38 \$ 85,990.00 \$ 13,016.28 \$ 38,044.11 \$ 104.23% \$ 29.07% \$ 1,018.18 2.79% \$ 1,018.18 \$ 2,79% \$ 1,018.18 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.00 \$ 13,536.93 \$ 46,575.47 127.60% \$ 1,018.18 2.79% \$ 1,018.18 \$ 2,79% \$ 1,176.43 |
| Bedrock Deffered Fee (Deferral Bonus) Defered profit Per year Property Gross Paydown TP! Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TP! Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tax Savings @ 28% Braket Depreciation NOI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation + Depreciation All Returns Cumulative Returns | S S | (14,191.88) 130,625.00 98,520.00 36,500.00 37,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% 26.85% 9,800.11 | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 10,237.73 \$ (7,204.61) -19.74% 24.25% \$ 1,018.18 2.79% 27,04% \$ 9,868.26 \$ 19,668.37 | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 10,698.43 \$ 0.29% 25.29% \$ 25.29% \$ 27.79% 28.05% \$ 10,250.82 \$ 10,250.82 \$ 29,919.19 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% 24.32% \$ 1,018.18 2.79% 27.11% \$ 9,894.01 \$ 39,813.20 | \$ 2,874.85 \$ 744.75 \$ 154,285.86 \$ 35,500.00 \$ 35,500.00 \$ 11,571.42 \$ 39.38% 25.16% \$ 1,018.18 2.79% \$ 10,202.25 \$ 50,015.45 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 35,500.00 \$ 12,034.28 \$ 21,952.16 \$ 60.14% 26.18% \$ 1,018.18 2.79% 28.97% \$ 10,575.61 \$ 60,591.06 | \$ 5,967.94 \$ 82.56 \$ 166,875.37 \$ 88,020.00 \$ 85,500.00 \$ 12,515.65 \$ 29,837.7 81.75% 27.61% \$ 1,018.18 2.79% 30.40% \$ 11,095.15 \$ 71,686.21 | \$ 7,608.82 \$ 951.05 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 \$ 38,044.11 104.23% 29,07% \$ 1,018.18 2,79% \$ 11,628.61 \$ 83,314.82 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 38,380.00 \$ 35,500.00 \$ 13,536.93 \$ 46,573.71 127.60% \$ 1,018.18 2.79% \$ 33,345% \$ 12,176.43 \$ 95,491.24 |
| Bedrock Deflered Fee (Defleral Bonus) Deflered profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Nex After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tax Saving; © 28% Braket Depreciation ROI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Propagation All Returns Cumulative Returns Cumulative Returns Cumulative Comprehensive Return = Cash on Cash + Principal Reduction + Propagation + Depreciation | S S | (14,191.88) 130,625.00 98,520.00 36,500.00 37,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% 26.85% 9,800.11 | \$ (5,763.69) \$ (1,440.92) \$ (720.46) \$ 136,503.13 \$ 96,970.00 \$ 10,237.73 \$ (7,204.61) -19.74% 24.25% \$ 1,018.18 2.79% 27,04% \$ 9,868.26 \$ 19,668.37 | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 10,698.43 \$ 0.29% 25.29% \$ 25.29% \$ 27.79% 28.05% \$ 10,250.82 \$ 10,250.82 \$ 29,919.19 | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% 24.32% \$ 1,018.18 2.79% 27.11% \$ 9,894.01 \$ 39,813.20 | \$ 2,874.85 \$ 744.75 \$ 154,285.86 \$ 35,500.00 \$ 35,500.00 \$ 11,571.42 \$ 39.38% 25.16% \$ 1,018.18 2.79% \$ 10,202.25 \$ 50,015.45 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 35,500.00 \$ 12,034.28 \$ 21,952.16 \$ 60.14% 26.18% \$ 1,018.18 2.79% 28.97% \$ 10,575.61 \$ 60,591.06 | \$ 5,967.94 \$ 82.56 \$ 166,875.37 \$ 88,020.00 \$ 85,500.00 \$ 12,515.65 \$ 29,837.7 81.75% 27.61% \$ 1,018.18 2.79% 30.40% \$ 11,095.15 \$ 71,686.21 | \$ 7,608.82 \$ 951.05 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 \$ 38,044.11 104.23% 29,07% \$ 1,018.18 2,79% \$ 11,628.61 \$ 83,314.82 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 38,380.00 \$ 35,500.00 \$ 13,536.93 \$ 46,573.71 127.60% \$ 1,018.18 2.79% \$ 33,345% \$ 12,176.43 \$ 95,491.24 |
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| Bedrock Deflered Fee (Defleral Bonus) Deflered profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tas Savings © 28% Braket Depreciation Fas Savings © 28% Braket Depreciation ROI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation - Depreciation Cumulative Returns Cumulative Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation - Depreciation Glossary and Assumptions Appreciation - Appreciation on Appreciation on Appreciation on | \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | (14,191.88) 130,625.00 98,520.00 98,520.00 9,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% 9,800.11 9,800.11 26.85% | \$ (5,763.89) \$ (1,440.92) \$ (1,204.61) \$ (1,204.61) \$ (1,204.61) \$ (1,207.61) \$ (1, | \$ 88.87 \$ 21.47 \$ 7.16 \$ 142,645.77 \$ 95,340.00 \$ 16,500.00 \$ 10,698.43 \$ 0.29% 25.29% \$ 1,018.18 2.79% 28.03% \$ 29,919.19 81.97% | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 11,126.37 \$ 7,095.23 19.44% 24.32% 27.11% \$ 1,018.18 2.79% 27.11% \$ 9,894.01 \$ 39,813.20 | \$ 2,874.85 \$ 744.75 \$ 154,285.86 \$ 35,500.00 \$ 35,500.00 \$ 11,571.42 \$ 39.38% 25.16% \$ 1,018.18 2.79% \$ 10,202.25 \$ 50,015.45 | \$ 4,390.56 \$ 731.76 \$ 160,457.09 \$ 89,970.00 \$ 35,500.00 \$ 12,034.28 \$ 21,952.16 \$ 60.14% 26.18% \$ 1,018.18 2.79% 28.97% \$ 10,575.61 \$ 60,591.06 | \$ 5,967.94 \$ 82.56 \$ 166,875.37 \$ 88,020.00 \$ 85,500.00 \$ 12,515.65 \$ 29,837.7 81.75% 27.61% \$ 1,018.18 2.79% 30.40% \$ 11,095.15 \$ 71,686.21 | \$ 7,608.82 \$ 951.05 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 13,016.28 \$ 38,044.11 104.23% 29,07% \$ 1,018.18 2,79% \$ 11,628.61 \$ 83,314.82 | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 38,380.00 \$ 35,500.00 \$ 13,536.93 \$ 46,573.71 127.60% \$ 1,018.18 2.79% \$ 33,345% \$ 12,176.43 \$ 95,491.24 |
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| Bedrock Deflered Fee (Defleral Bonus) Deflered profit Per year Property Gross Paydown TPI Closing Costs Profit at SALE, Net After Reduced Mortgage, Appreciation, and TPI Gain / Loss in Event of Sale Cash on Cash + Principal Reduction+ Hypothetical Appreciation Depreciation / Tas Savings © 25% Braket Depreciation NOI Year over year Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation + Depreciation All Returns Cumulative Comprehensive Return = Cash on Cash + Principal Reduction + Pro Appreciation + Depreciation Glossary and Assumptions Appreciation Appreciation Appreciation ROI Cash Return Client Portfolio Bonus Closing Costs Depreciation ROI Depreciation ROI Client Portfolio Bonus Closing Costs Depreciation ROI Portfolio Bonus Principal Reduction Profit on Sale Return on Investment (ROI) | S S S S S S S S S S S S S S S S S S S | (14,191.88) 130,625.00 98,520.00 98,520.00 99,520.00 9,796.88 (14,191.88) -38.88% 24.06% 1,018.18 2.79% 26,85% 26,85% 9,800.11 9,800.11 26,85% e Appreciation value is turn as calculated by e Cash on Cash Return 31-0use m. SW) [47-5 recentage of closing cost uturn based on design cost using the cash on the State of Cash Cash Cash Cash Cash Cash Cash Cash | \$ (5,763.69) \$ (1,440.92) \$ (1,240.92) \$ (120.46) \$ (120.46) \$ (136.70.31) \$ (136.70.3 | \$ 85.87 \$ 21.47 \$ 121.47 \$ 121.47 \$ 121.47 \$ 195.340.00 \$ 36,500.00 \$ 10,698.43 \$ 10,698.43 \$ 2.79% 25.29% \$ 1,018.18 2.79% 28.08% \$ 10,250.82 \$ 29,919.19 81.97% Samound | \$ 1,419.05 \$ 354.76 \$ 148,351.60 \$ 93,630.00 \$ 36,500.00 \$ 11,126.37 \$ 7,095.23 19.44% \$ 1,018.18 2.79% 27.11% \$ 9,894.01 \$ 39,813.20 109.08% chase Price. Flow by the Total Propert 4%, 150k-200K=3.5%, & | \$ 2,874.85 \$ 574.85 \$ 154,285.60 \$ 91,840.00 \$ 36,500.00 \$ 36,500.00 \$ 11,571.42 \$ 14,374.24 \$ 39.38% \$ 27.95% \$ 1,018.18 2,79% 27.95% \$ 10,202.25 \$ 50,015.45 137.03% | \$ 4,90.56 \$ 731.76 \$ 160,457.09 \$ 89,970.05 \$ 36,500.00 \$ 12,034.28 \$ 21,952.81 60.14% 26.18% \$ 1,018.18 2.79% 28.97% \$ 10,575.61 \$ 60,591.06 | \$ 5,967,94 \$ 852.56 \$ 166,875.37 \$ 88,020.05 \$ 36,500.00 \$ 12,515.65 \$ 29,839.72 81.75% 27.61% \$ 1,018.18 2.79% 30.40% \$ 11,095.15 \$ 71,686.21 | \$ 7,608.82 \$ 951.0 \$ 173,550.38 \$ 85,990.00 \$ 36,500.00 \$ 36,500.00 \$ 38,044.11 104.23% 29.07% \$ 1,018.18 2.79% \$ 1,108.18 \$ 2,79% \$ 11,628.61 \$ 83,314.82 228.26% | \$ 9,315.09 \$ 1,035.01 \$ 180,492.40 \$ 83,880.05 \$ 36,500.00 \$ 36,500.00 \$ 36,500.00 \$ 36,507.47 127.60% \$ 30.57% \$ 1,018.18 2.79% \$ 33.36% \$ 1,018.18 2.79% \$ 33.36% \$ 95,491.24 261.62% |
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