

Deal/Fund Level IRR Template

Investment Name		309 H ST	1812 H PL	Total Unrealized	Fund Expenses	Total All
Source of Valuation		Estimate	Estimate			
<u>Hypothetical Sale/Refinance</u>						
Gross Proceeds / Sales Price		6.750.000	6.700.000	13.450.000		13.450.000
Financing Fees 4%		(270.000)	(268.000)	(538.000)		(538.000)
Closing Costs & Taxes 2%		(135.000)	(134.000)	(269.000)		(269.000)
Cost of Investment		7.155.000	7.102.000	14.257.000		14.257.000
<u>Investment Timeline</u>						
	Period					
	Haz.24 -	(0)	(0)	(0)	-	(0)
	Haz.24 Q	-	-	-	(64.861)	(64.861)
	Eyl.24 Q	(7.155.000)	(7.102.000)	(14.257.000)	(64.861)	(14.321.861)
	Ara.24 Q	143.496	137.718	281.213	(64.861)	216.352
	Mar.25 Q	143.496	137.718	281.213	(64.861)	216.352
	Haz.25 Q	143.496	137.718	281.213	(39.861)	241.352
	Eyl.25 Q	143.496	139.095	282.590	(39.861)	242.730
	Ara.25 Q	143.496	139.095	282.590	(39.861)	242.730
	Mar.26 Q	143.496	139.095	282.590	(39.861)	242.730
	Haz.26 Q	147.800	140.486	288.286	(39.861)	248.425
	Eyl.26 Q	147.800	140.486	288.286	(39.861)	248.425
	Ara.26 Q	147.800	140.486	288.286	(39.861)	248.425
	Mar.27 Q	147.800	140.486	288.286	(39.861)	248.425
	Haz.27 Q	152.235	141.890	294.125	(39.861)	254.264
	Eyl.27 Q	152.235	141.890	294.125	(39.861)	254.264
	Ara.27 Q	152.235	141.890	294.125	(39.861)	254.264
	Mar.28 Q	152.235	141.890	294.125	(39.861)	254.264
	Haz.28 Q	156.802	143.309	300.111	(39.861)	260.250
	Eyl.28 Q	156.802	143.309	300.111	(39.861)	260.250
	Ara.28 Q	156.802	143.309	300.111	(39.861)	260.250
	Mar.29 Q	156.802	143.309	300.111	(39.861)	260.250
	Haz.29 Q	161.506	144.742	306.248	(39.861)	266.387
	Eyl.29 Q	161.506	144.742	306.248	(39.861)	266.387
	Ara.29 Q	161.506	144.742	306.248	(39.861)	266.387
	Mar.30 Q	161.506	144.742	306.248	(39.861)	266.387
	Haz.30 Q	166.351	146.190	312.541	(39.861)	272.680
	Eyl.30 Q	166.351	146.190	312.541	(39.861)	272.680
	Ara.30 Q	166.351	146.190	312.541	(39.861)	272.680
	Mar.31 Q	166.351	146.190	312.541	(39.861)	272.680
	Haz.31 Q	166.351	146.190	312.541	(39.861)	272.680
	Eyl.31 Q	13.084.800	9.320.520	22.405.320	(39.861)	22.365.459
Deal Level Net Income		10.095.896	6.061.618	16.157.514	(1.295.821)	14.861.693
Cost Basis		(7.155.000)	(7.102.000)	(14.257.000)	(1.295.821)	(15.552.821)
Realized Proceeds		17.250.896	13.163.618	30.414.514	-	30.414.514
Deal Level xIRR*		16,05%	11,27%	13,82%	-1,27%	12,54%
Return Multiple (MOIC)		2,41x	1,85x	2,13x	-0,18x	1,96x