

Property Summary

Property Summary		SF	
Property Name	Sandy Creek	Apartment Units	113 units
City, State	Livingston, TX	Upfront CapEx	\$908,500
Current Occupancy	74.0%	Acquisition Cost	1.15%
Purchase Price Method	Manual Input	All-in-Basis	2,880,925
Analysis Start	1-Mar-25	Year 1 Cap Rate	10.35%
Analysis Period	4 years	Price/Unit	17,257
Terminal Cap Year	Year 4	Year 1 NOI	295,937
Terminal Cap Rate Growth/Yr	25 bps	Year 3 NOI	422,488
Going In Cap Rate	7.43%	Terminal Cap Rate (Yr. 4)	11.35%
Discount Rate	15.00%	Terminal Value	5,319,833
Replacement Cost (per unit)	40,000	Other Income/Year	40,698
Set Purchase Price	\$1,950,000	General Vacancy	20.00%

Property Metrics		Financing Assumptions		Growth Rates	
Purchase Price	1,950,000	Investor Loan Amount	2,880,925	Rent	3.00%
Present Value @ 15.00%	4,135,723	LTV	69.66%	Other Income	3.00%
Replacement Cost @ 40k/unit	4,520,000			Operating Expenses	3.00%
				Capital Expenditures	3.00%
Unlevered IRR	27.31%			Releasing Costs	3.00%
Unlevered Equity Multiple	2.39x				
Avg. Free and Clear Return	13.57%				
		Interest Rate	10.00%		
		Years I/O	4.00 years		
		Amo. Period	0.0 years		
		Term	4.00 years		
		Lender Fees (%)	0.00%		
Min. DSCR (NOI)	1.26x				
Min. Debt Yield (NOI)	10.27%				



Rent Roll

Multifamily Rent Roll				Residential Units			
Unit Name	# of Units	Beds	Baths	Rentable Area (SF)	In-Place Rent/Mo.	Market Rent/Mo	Month to Roll to Market
RV Pad Site	60 units	0.0	0.0	1,120	350	375	Month 3
Mobile Home	7 units	0.0	0.0	1,400	500	500	Month 3
Storage Unit	36 units	0.0	0.0	300	25	85	Month 3
Vivabox Studio	3 units	1.0	1.0	200	350	3,422	Month 5
Vivabox 2 Bed	5 units	2.0	1.0	400	350	5,133	Month 5
Container Home w Porch	1 units	2.0	1.0	320	350	3,764	Month 5
Container Home w Rooftop Deck	1 units	2.0	1.0	320	350	4,448	Month 5



Expenses

Operating Expense Assumptions

Growth Rate	Year 1 per Unit	Stabilized			
		Year 1	Year 2	Year 3	Year 4
3.00% - Marketing & Advertising	(161)	(18,200)	(12,000)	(12,360)	(12,731)
3.00% - Administrative	(22)	(2,500)	(2,575)	(2,652)	(2,732)
3.00% - Utilities	(163)	(18,425)	(18,978)	(19,547)	(20,133)
3.00% - Payroll	(619)	(70,000)	(72,100)	(74,263)	(76,491)
3.00% -Repair & Maintenance	(105)	(11,900)	(12,257)	(12,625)	(13,003)
- Mgmt (% of EGR) 15.0%	(806)	(91,129)	(114,861)	(118,307)	(121,856)
3.00% -Misc Expenses	(18)	(2,000)	(2,060)	(2,122)	(2,185)
3.00% -Airbnb Fees	(350)	(39,551)	(61,107)	(62,940)	(64,828)
3.00% -Insurance	(265)	(30,000)	(30,900)	(31,827)	(32,782)
3.00% -Taxes	(247)	(27,885)	(28,722)	(29,583)	(30,471)
6.58% Operating Expenses	2,757	(311,591)	(355,559)	(366,226)	(377,213)



Annual Cash Flow

Multifamily Annual Cash Flow					
	Ratios	Year 1	Year 2	Year 3	Year 4
+ Base Rent		708,538	904,779	931,922	959,880
+ Other Income	4.6% of PGI	<u>40,698</u>	<u>41,918</u>	<u>43,176</u>	<u>44,471</u>
Potential Gross Income		749,235	946,697	975,098	1,004,351
- Rent Abatement	0.0% of PGI	-	-	-	-
- Vacancy	19.1% of PGI	<u>(141,708)</u>	<u>(180,956)</u>	<u>(186,384)</u>	<u>(191,976)</u>
Effective Gross Revenue	80.9% of PGI	607,528	765,742	788,714	812,375
- Marketing		(18,200)	(12,000)	(12,360)	(12,731)
- Administrative		(2,500)	(2,575)	(2,652)	(2,732)
- Utilities		(18,425)	(18,978)	(19,547)	(20,133)
- Payroll		(70,000)	(72,100)	(74,263)	(76,491)
-Repair and maintenance		(11,900)	(12,257)	(12,625)	(13,003)
- Mgmt (% of EGR)		(91,129)	(114,861)	(118,307)	(121,856)
-Misc Expenses		(2,000)	(2,060)	(2,122)	(2,185)
-Airbnb Fees		(39,551)	(61,107)	(62,940)	(64,828)
-Insurance		(30,000)	(30,900)	(31,827)	(32,782)
-Taxes		<u>(27,885)</u>	<u>(28,722)</u>	<u>(29,583)</u>	<u>(30,471)</u>
Operating Expenses	47.4% of EGI	(311,591)	(355,559)	(366,226)	(377,213)
Net Operating Income	52.6% of EGI	295,937	410,182	422,488	435,162



Property Returns

Property Level Returns				
Year Ending	Year 1 28-Feb-26	Year 2 28-Feb-27	Year 3 29-Feb-28	Year 4 28-Feb-29
Effective Gross Revenue	607,528	765,742	788,714	812,375
Operating Expenses	<u>(311,591)</u>	<u>(355,559)</u>	<u>(366,226)</u>	<u>(377,213)</u>
Net Operating Income	295,937	410,182	422,488	435,162
Capital Expenditures	=	=	=	=
Cash Flow From Operations	295,937	410,182	422,488	435,162
Cap Rate at Sale	7.43%	7.68%	7.93%	8.18%
Net Sales Price	3,983,000	5,340,915	5,327,714	5,319,833
Net Sales Price PSF	35,248	47,265	47,148	47,078
Cash Flow from Operations	295,937	410,182	422,488	435,162
Free and Clear Return	10.27%	14.24%	14.67%	15.10%
Avg. Free and Clear Return	10.27%	12.26%	13.06%	13.57%
<i>Unlevered CF w/Residual</i>	<i>295,937</i>	<i>410,182</i>	<i>422,488</i>	<i>5,754,996</i>
Unlevered Internal Rate of Return	48.53%	46.52%	33.29%	27.31%
Unlevered Equity Multiple	1.49x	2.10x	2.24x	2.39x
Portion of IRR from Income	21.17%	26.34%	39.22%	49.69%
Portion of IRR from Sale	78.83%	73.66%	60.78%	50.31%
Debt Service	144,046	288,093	288,093	345,711
Debt Coverage Ratio (NOI)	2.05x	1.42x	1.47x	1.26x
Debt Yield (NOI)	10.27%	14.24%	14.67%	15.10%
Loan Balance	2,880,925	2,880,925	2,880,925	2,880,925
Net Cash on Sale	1,102,075	2,459,990	2,446,789	2,438,908
Net Gain	1,102,075	2,459,990	2,446,789	2,438,908
Cash Flow after Financing	151,891	122,090	134,395	89,451
Levered Before Tax Cash Flow	151,891	122,090	134,395	2,528,360