

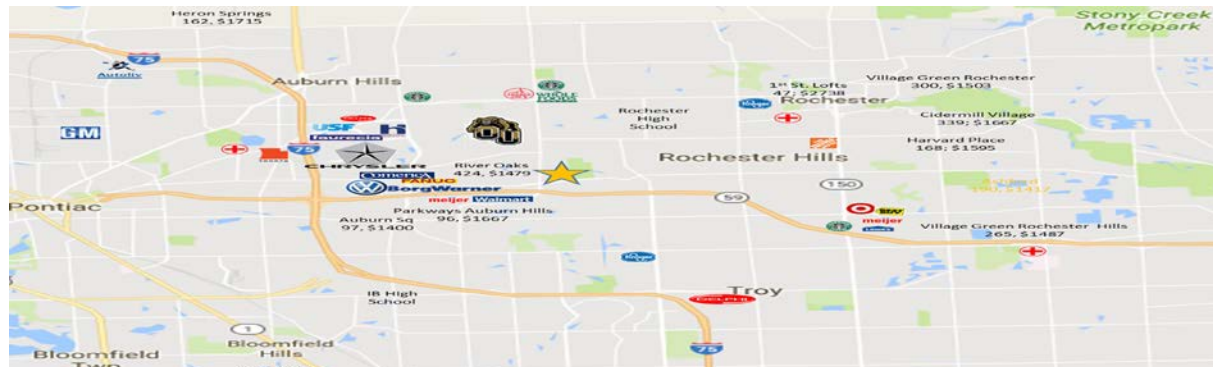
Legacy Rochester Hills		Rochester Hills, MI	
Units	Large Employers	Chrysler, 34k employees	
368	Downtown/Airport	23mi, 35mi	
Submarket Growth 0%	Highway Access	M-59, 0.2 mi	

Unit Mix			
Unit	#	%	Rent
1br - Small	60	16%	1,350
1br - Large	85	23%	1,400
2br - Small	84	23%	1,650
2br - Large	84	23%	1,750
3br	55	15%	2,150
<b>Total</b>	<b>368</b>	<b>100%</b>	<b>1,641</b>

Sources & Uses		
Construction Loan	50%	24,000,000
Equity	50%	23,996,787
<b>Total Sources</b>	<b>100%</b>	<b>47,996,787</b>

Environmental	9,619,587
Land & DD Process	4,150,000
Sitework	3,500,000
General Conditions	1,350,000
Architect/Engineering	950,000
Permits & Fees	350,000
General Construction	26,827,200
Loan Interest & Taxes	1,250,000
<b>Total Uses</b>	<b>130k per unit 47,996,787</b>

Rent Comps						
Property Name	Year, Distance	Class	Rent/SF	1br	2br	3br
1st Street Lofts Rochester	2016, 3 miles	A+	\$2.00	1,420	2,112	2,555
Regents Park Troy	2001, 6 miles	A	\$1.56	1,369	1,624	2,075
Parkways of Auburn Hills	2017, 2 miles	A-	\$1.12		1,567	1,917
Harvard Place	2017, 4 miles	A-	\$1.06		1,585	1,695
Cidermill Village	2005, 5 miles	B+	\$1.16	1,261	1,508	1,664
VG: Rochester	2001, 4 miles	B+	\$1.37	1,305	1,503	1,847
VG: Rochester Hills	1999, 5 miles	B+	\$1.29	1,224	1,403	1,800
Auburn Square	2014, 2 miles	B+	\$1.28	979	1,390	
River Oaks Rochester	1987, 1 miles	A-	\$1.00	1,038	1,479	1,825
Lake Village	2000, 0 miles	B-	\$1.20	1,008	1,187	
<i>Average</i>	3.2 miles	A-	<i>\$1.30</i>	1,200	1,536	1,836
<b>Legacy Rochester Hills</b>	<b>2019</b>	<b>A</b>	<b>\$1.38</b>	<b>1,379</b>	<b>1,700</b>	<b>2,150</b>



Income Statement		Per Unit
Gross Potential Rent	7,246,200	1,641
Vacancy Loss	(724,620)	10%
<b>Total Revenue</b>	<b>6,521,580</b>	<b>1,477</b>
Management Fees	326,079	5%
Payroll	601,680	1,635
Administrative	147,200	400
Marketing	128,800	350
Utilities	294,400	800
Pool/Landscape/Security	128,800	350
Repairs & Maintenance	220,800	600
Turns	220,800	600
Insurance	128,800	350
Real Estate Taxes	0	0
Replacement Reserves	92,000	250
<b>Total Operating Expense</b>	<b>2,289,359</b>	<b>6,221</b>
<b>Net Operating Income</b>	<b>4,232,221</b>	<b>3,242,572</b>
Stabilized Cap Rate	10.71%	8.21%
Debt Payment	1,644,500	5.00%
Cap-Ex	184,000	500
Cashflow before Taxes	2,403,721	15 yrs
Annual Cashflow	1,414,072	20 yrs
Value / Waterfalls		
Value & Equity	107k	<b>39,500,000</b>
Proceeds	0.82x	24,016,000
Construction Loan		24,000,000
GCI return & IRR	6.83%	16,000

Real Estate Taxes 989,649 10.71%  
50.11%