

123 Main Street, NY
Summary of Mixed-Use Apartment Building Development Assumptions - 7/11/2012

BUILDING PROFILE				
Property Name	123 Main Street, NY			
Lot Square Footage	TBD	Average Garage Floorplate	10,000 SF	
Total Gross Building Area Above Grade	(TBD) 233,293 GSF	Useable SF Required Per Parking Spot	375 GSF	
Density	NA	Retail Parking Spots	0 Spots	
Zoning	To be rezoned	Res'l Paid Pkg	0.3 spots per Apt	75 Spots
Allowable Lot Coverage	To be rezoned	Programmed Gross Parking Area (Retail + Res'l)	28,125 GSF	
Building Allowable Footprint	To be rezoned	Levels of Parking Required	2.81 levels	
Height Limit (Stories)	10 Stories	Residential Storage SF / Units	1,500 SF	45 Units
Number of Floors	10.00 floors			
Average Slab to Slab Height	TBD	Above-Grade GSF excluding Parking	233,293 SF	
Height Limit (Feet)	TBD	Total Building Gross SF including Parking	261,418 SF	
Building Height (Feet)	TBD			
Ground Floor Retail	19,300 RSF	<i>Average Unit</i>	<i>Share % Total</i>	Unit Count
Residual Apartment GSF	213,993 GSF	Market Rate Units	542 RSF	67.73%
Residential Use Efficiency Factor	78.0%	Affordable Units	510 RSF	32.27%
Rentable Apartment SF	166,915 RSF	Total Units	531 RSF	100.00%
				282 Units

DEVELOPMENT USES OF FUNDS					
	<i>% Total</i>	<i>Per GSF</i>	<i>Total</i>		
Land & Acquisition Costs	2.00%	Deposit	14.01%	\$50.00	<i>\$41,364/Unit</i>
Parking Space Acquisition Costs		\$55,000/Space			
Total Hard Costs			56.53%	\$201.74	<i>\$166,898/Unit</i>
Apartment Building Hard Costs		<i>\$198.41/Apt. GSF</i>	<i>51.00%</i>	\$182.00	<i>\$42,459,326</i>
Retail Hard Costs		<i>\$76.17/Apt. GSF</i>	<i>1.77%</i>	<i>\$6.30</i>	\$1,470,000
Owner Directed Hard Costs			<i>0.42%</i>	<i>\$1.50</i>	\$350,000
FF&E			<i>0.36%</i>	<i>\$1.29</i>	\$300,000
Contingency		5.00% of Base Building Hard Costs	<i>2.64%</i>	<i>\$9.42</i>	\$2,196,466
Retail Tenant Improvements			<i>0.35%</i>	<i>\$1.24</i>	\$289,500
Total Soft Costs and Fees		<i>28.46% of Base Building Hard Costs</i>	15.02%	\$53.59	<i>\$44,338/Unit</i>
Soft Costs				\$40.00	\$9,331,720
Sponsor/Developer Fee		5.00% of Base Building Hard Costs			25.00% paid during Pre-Dev.
CM Fee (Sponsor/Developer)		2.00% of Base Building Hard Costs			\$878,587
Retail Leasing Commissions					\$96,500
Financing Costs Incl. Cash and Capitalized Int./Fees			9.49%	\$33.85	<i>\$28,007/Unit</i>
Total Development Cost (Uses of Funds)			<i>100.00%</i>	<i>\$356.87</i>	<i>\$295,235/Unit</i>
Operating Deficit					\$14,100
Total Development Cost Including Operating Deficit				\$356.93	\$83,270,266

PROJECT TIMING VARIABLES					
	<i>Elapsed Month #</i>	<i>Date/Duration</i>			
<u>General Project Timing Schedule</u>					
<u>Land Purchase and Lease Timing</u>					
Project/Analysis Start Date	1	4/1/2012	# of Affordable Units Pre-Leased by 1 st C of O	10 Units	
Land Contract Execution		3/1/2013	Monthly Absorption Rate/Pre-Lease Duration	10.00/month	9 months
Land Deposit Date		3/1/2013	Units to Lease / Post-Const. Duration	91	9.1 months
Land Closing Date		11/1/2014	Last Unit Leased	Month 45	1/1/2016
<u>Market Rate Apartment Unit Lease-up Schedule</u>					
# of Mkt Units Pre-Leased by 1 st C of O					
				25 Units	
<u>Construction Timing and Schedule</u>					
Months of Pre-Construction *		19 months	Monthly Absorption Rate/Pre-Lease Duration	17.00/month	12 months
Construction Start Date	20	11/1/2013	Units to Lease / Post-Const. Duration	191	9.8 months
# of Months of Construction		22 months	Last Unit Leased	Month 51	6/1/2016
1 st C of O Lead Time		5 months	Total Number of Mos. of Residential Lease-up	15 months	
1 st C of O and Unit Rent Received	37	5/1/2015	<u>Retail Space Timing Schedule</u>		
Construction End & Final C of O Received	41	9/1/2015	First Retail TI Payment	6/1/2016	
Stabilization (Last Mkt Unit Leased)	51	7/1/2016	First Retail Rent Commencement	9/1/2016	

DEVELOPMENT SOURCES OF FUNDS					
Equity	<i>% of Total Equity</i>	<i>Initial Amount</i>	<i>Deficit Share *</i>	<i>% of Cost</i>	<i>Total Equity</i>
Sponsor/Developer Equity	21.05%	\$4,000,000	\$194,493	5.04%	\$4,194,493
Third Party Investor Equity	78.95%	\$15,000,000	\$729,348	18.89%	\$15,729,348
Equity Total	100.00%	\$19,000,000	\$923,841	23.93%	\$19,923,841
Total					
Debt					
Senior Loan **		<i>Date</i>			
		7/1/2014	6.0% Interest	<i>100.00%</i>	<i>75.35%</i>
Mortgage Recording Tax		7/1/2014	1.45%		\$62,740,738
Loan Fees - Front End		7/1/2014	0.50%		
Loan Fees - At Draws			0.75%		
				Debt Total	75.35%
				Property Cash Flow	0.73%
				Total Sources of Funds	100.00%
					\$605,687
					\$83,270,266

* Operating Deficit and Financing-related Deficits (includes any shortfalls on Refinancing Principal, and on Permanent Loan Origination Costs)

** Loan amount includes capitalized interest and capitalized points/fees

123 Main Street, NY
Summary of Apartment Building Operating & Sale Assumptions - 7/11/2012

CASH FLOW			
<u>Apartment and Parking Use</u>			
Apartment Vacancy			5.0%
Credit & Collection Loss			1.0%
Operating Expenses Per Market Rate Unit Per Year			\$5,225
Taxes at Assessed Value at Delivery	\$210,000	0.85%	\$1,785
Total Operating Expenses and RE Taxes Per Unit Per Year			\$7,010
<u>Initial / Ongoing Lease-Up Rent Concessions and LCs</u>			
Downtime	0.50 mos.		0.5 / 0.25 mos. of rent
Annual Rent/Parking Spot		% of Leases Renewed	80.0%
Parking Vacancy		\$250/month	\$3,000
Average Storage Income Per Unit, Monthly			5.0%
CapEx Reserve Per Unit Per Year			\$100
Miscellaneous Income Per Unit Per Year			\$175
Affordable Unit Average Rent - Today's values			\$0.60
Market Unit Average Rent - Today's values	\$2.39 PSF		\$1,220/month
Rent Escalates Prior to Delivery?	No		\$2,734/month
Unleased Apartment Unit O&M			\$300/Unit/Year
Unleased Storage Space O&M			\$0/SF/Year
Unleased Retail Space O&M			\$7/SF/Year
Unleased Parking O&M			\$100/Spot/Year
<u>Retail Use</u>			
Vacancy			5.0%
Credit & Collection Loss			1.0%
Rentable SF			19,300 RSF
CapEx Reserve Per RSF Per Year			\$0.50

Annual Inflation Factors	
Income	3.50%
Expenses	2.50%

RETAIL COMPONENT INCOME, TI AND LC ASSUMPTIONS						
Retail	<u>NNN Rent</u> \$25.00	<u>TI Allowance</u> \$15.00	<u>TI Start Month #</u> Month 51	<u>TI Schedule</u> 3 Months	<u>NOI Start Month</u> Month 54	<u>Rent Growth</u> 3.50%
	<u>Leasing Commission</u> 4.00%	<u>Term</u> 5 Years	<u>LC Payment Lead Time *</u> 3 Months * # of months prior to TI Start Month		<u>Expense/CapEx Growth</u> 2.50%	

PERMANENT LOAN REFINANCING OF DEVELOPMENT LOAN(S)			
Stabilization		Month 51	NOI at Point of Refinancing
Month # of Refinancing (Enter 0	3 mos. after 90% occy.	Month 54	Maximum Loan Amount *
Date of Refinancing		09/01/2016	Amount Borrowed
			Maximum Loan Amount
			Principal Amount
			\$76,840,667
Term		10 Years	
Amortization Period		35 Years	Remaining Senior Loan Principal
Interest Rate		6.0%	\$62,740,738
Monthly Payment		\$438,138	Excess Proceeds to Equity
New Loan LTC		92.29%	Loan/Broker Fees/Closing Costs
			1.5%
			Interest Only Period (Enter 0 if None)
			0

DISPOSITION			
	<u>Apartment Building Asset</u>		<u>Retail Asset</u>
Disposition of Apartments & Parking	Month 106	Disposition of Retail	Month 106
Sale Date	1/1/2021	Sale Date	1/1/2021
(Year 2,021 of model)	(Year 6 of operation)	(Year 2,021 of model)	(Year 6 of operation)
Capitalization Rate	6.0%	Capitalization Rate	6.75%
Selling Costs	1.5%	Selling Costs	1.5%
Annual NOI in Month 118:	\$6,908,389	Annual NOI in Month 118:	\$6,908,389
Apartment Building Disposition, Net	\$113,412,714	Retail Disposition, Net	\$7,959,927

RETURNS SUMMARY, FROM MONTHLY CASH FLOWS			
Total Equity Invested *	\$19,923,841		<u>Internal Rate of Return</u>
Going-In NOI	\$5,718,967	Project	26.13%
Going-In Yield	6.87%		
Net Cash Flow	\$51,436,438	Waterfall	
Multiple on Equity **	3.58x	Sponsor/Developer/Developer	26.96%
Net Present Value	\$28,532,986	Third Party Investor	25.78%

Notes
* Includes equity funding of any operating and funding shortfalls.
** Ignores the time value of money.

Capital Structure

123 Main Street, NY

(Bar heights are illustrative and are not to scale.)

	% Equity	% TDC	Equity % TDC	Debt % TDC	Amount *	Total Equity ^	Total Debt *	Deficits Funded By Equity	Equity Investment including Deficit Liabilities		% TDC - Actual %s
Sponsor/Developer Equity ⁺	21.05%	4.89%			\$4,000,000				\$4,194,493	Sponsor/Developer Equity +	5.04%
Third Party Investor Equity ⁺	78.95%	18.35%	23.24%		\$15,000,000	\$19,000,000		\$923,841	\$15,729,348	Third Party Investor Equity +	18.89%
Senior Loan **		<u>76.76%</u>		76.76%	<u>\$62,740,738</u>		\$62,740,738			Senior Loan **	75.35%
Sources of Funds (TDC)	100.00%	100.00%			\$82,664,579					Property Cash Flow As Source of Funds	<u>0.73%</u>
											100.00%

Sources of Funds From Above \$82,664,579
 Property Cash Flow As Source of Funds \$605,687
 Total Sources of Funds **\$83,270,266**
\$295,285 / Unit

⁺ While the equity slices are shown stacked vertically, note that this is simply the graphic representation and does not imply that there is any Preferred equity in the transaction.
^{*} The Senior Loan Amount on a residual basis after designating the dollar amounts of the other sources of funds.
^{**} Principal Amount includes Funded Interest Reserve and Funded Loan Fees.
[^] Equity amounts in this column do not include the pro-rata portion of the Operating and Financing Deficits to be funded by the Equity investors. See Column S for adjusted totals.

Affordable/Rent-Controlled Component

Unit Type	Annual O & M Expenses	Utility Allowance Per Month	Utility Allowance Per Year PSF	Average Rent / Month Net of Utility Allow.	Average Unit Size (NSF)	Monthly Rent PSF	# of Units	% of Total Units	RSF	Monthly Revenues by Unit Type	Share of Revenues by Unit Type	
Studio - AMI 30%	\$9.00	\$95.00	\$3.43	\$470	332 RSF	\$1.42	18%	16.0	6%	5,312 RSF	\$7,520	7%
Studio - AMI 50%	\$9.00	\$95.00	\$3.48	\$846	328 RSF	\$2.58	18%	16.0	6%	5,248 RSF	\$13,536	12%
Studio - AMI 100%	\$9.00	\$51.56	\$1.65	\$1,882	375 RSF	\$5.02	11%	10.0	4%	3,750 RSF	\$18,820	17%
Studio - AMI 120%	\$9.00	\$61.05	\$1.65	\$2,050	444 RSF	\$4.62	3%	3.0	1%	1,332 RSF	\$6,150	6%
1 Bed / 1 Bath - AMI 30%	\$9.00	\$95.00	\$1.88	\$510	605 RSF	\$0.84	11%	10.0	4%	6,050 RSF	\$5,100	5%
1 Bed / 1 Bath - AMI 50%	\$9.00	\$95.00	\$1.88	\$913	606 RSF	\$1.51	11%	10.0	4%	6,060 RSF	\$9,130	8%
1 Bed / 1 Bath - AMI 100%	\$9.00	\$85.53	\$1.65	\$2,016	622 RSF	\$3.24	9%	8.0	3%	4,976 RSF	\$16,128	15%
1 Bed / 1 Bath - AMI 120%	\$9.00	\$82.78	\$1.65	\$2,419	602 RSF	\$4.02	7%	6.0	2%	3,612 RSF	\$14,514	13%
2 Bed / 2 Bath - AMI 30%	\$9.00	\$200.00	\$2.97	\$526	807 RSF	\$0.65	3%	3.0	1%	2,421 RSF	\$1,578	1%
2 Bed / 2 Bath - AMI 50%	\$9.00	\$200.00	\$2.90	\$1,010	828 RSF	\$1.22	3%	3.0	1%	2,484 RSF	\$3,030	3%
2 Bed / 2 Bath - AMI 100%	\$9.00	\$121.00	\$1.65	\$2,420	880 RSF	\$2.75	4%	4.0	1%	3,520 RSF	\$9,680	9%
2 Bed / 2 Bath - AMI 120%	\$9.00	\$112.06	\$1.65	\$2,904	815 RSF	\$3.56	2%	2.0	1%	1,630 RSF	\$5,808	5%
3 Bed / 2 Bath	\$9.00	\$0.00	\$0.00	\$0	0 RSF	\$0.00	0%	0.0	0%	0 RSF	\$0	0%
	\$9.00	\$105.86			510 RSF	\$2.39 PSF	100%	91.0	32%	46,395 RSF	\$110,994	100%
		\$78.42										

Market Rate Component

Unit Type	Annual O & M Expenses PSF	Annual Service Charge PSF	Average Rent / Month	Average Unit Size	Monthly Rent PSF	# of Units	% of Total Units	RSF	Monthly Revenues by Unit Type	Share of Revenues by Unit Type	
Studio - Style A	\$9.00	\$1.65	\$2,500	380 RSF	\$6.58	58%	111.0	39%	42,180 RSF	\$277,500	53%
Studio - Style B	\$9.00	\$1.65	\$0	0 RSF	\$0.00	0%	0.0	0%	0 RSF	\$0	0%
1 Bed / 1 Bath	\$9.00	\$1.65	\$2,600	600 RSF	\$4.33	24%	45.0	16%	27,000 RSF	\$117,000	22%
2 Bed / 2 Bath	\$9.00	\$1.65	\$3,650	980 RSF	\$3.72	18%	35.0	12%	34,300 RSF	\$127,750	24%
3 Bed / 2 Bath	\$9.00	\$1.65	\$0	0 RSF	\$0.00	0%	0.0	0%	0 RSF	\$0	0%
	\$9.00	\$1.65		542 RSF	\$5.05 PSF	191.0	68%	103,480 RSF	\$522,250	100%	

Total 282.0 100% 149,875 RSF \$633,244

Operating Expenses and RE Taxes - Per Unit Per Year

Management	\$750		
Administration	\$275		
Payroll	\$1,900		
Utilities	\$950		
Water & Sewer	\$0		
Repair & Maint.	\$950		
Insurance	\$300		
Taxes	\$1,785	Tax Rate 0.85%	Assessed Value At Delivery \$210,000
Make Ready/Unit Turnover Cost	\$100		
Total Operating Expenses	\$7,010		

Partnership Structure

123 Main Street, NY

Total Required Equity (Purchase + Operation) \$19,923,841 (Includes Operating Deficit Funding)

Sponsor/Developer	21.05%	\$4,194,493
Third Party Investor	78.95%	\$15,729,348
	<u>100.00%</u>	<u>\$19,923,841</u>

Profit Sharing

Waterfall #1

Partnership Structure

	% Total Equity			Preferred Return	Residual Split
Sponsor/Developer Equity	21.05%	<i>Profit >></i>	Sponsor/Developer Equity	21.05%	50.00%
Investor	78.95%	<i>Sharing >></i>	Sponsor/Developer Promote	10.00%	
<u>Total</u>	<u>100.00%</u>	<i>Splits >></i>	Investor Equity	68.95%	50.00%
				<u>100.00%</u>	<u>100.00%</u>

Note: By its nature, the Preferred Return includes the Return of Capital.

Annual Summary - Sources and Uses of Funds

123 Main Street, NY

		Data Series Profile	Year	2012	2013	2014	2015	2016	2017	2018	2019
USES OF FUNDS			Total								
Land and Acquisition Costs			\$15,789,650	0	315,793	15,473,857	0	0	0	0	0
Hard Costs incl. Contingency excl. Retail TIs			\$42,459,326	0	849,187	24,201,816	17,408,324	0	0	0	0
Retail TIs			\$289,500	0	0	0	0	289,500	0	0	0
Total Hard Costs			\$47,065,292	0	935,516	26,662,202	19,178,075	289,500	0	0	0
Retail Tenant Leasing Costs			\$96,500	0	0	0	0	96,500	0	0	0
All Other Soft Costs			\$9,331,720	3,753,796	5,286,471	291,452	0	0	0	0	0
Subtotal Eligible Development Costs for Senior Loan Funding			\$75,358,215	4,013,904	6,994,120	43,826,860	20,137,332	386,000	0	0	0
<u>Senior Debt Financing</u>											
Capitalized (funded) Loan Interest Reserve			\$5,646,133	0	0	313,536	3,170,517	2,162,080	0	0	0
Loan Interest - paid in Cash			\$605,687	0	0	0	0	605,687	0	0	0
Total Financing Costs			\$7,897,951	0	0	1,805,742	3,321,547	2,770,662	0	0	0
Total Development Costs before Operating Deficit (TDC)			\$83,256,166	4,013,904	6,994,120	45,632,602	23,458,879	3,156,662	0	0	0
Operating Deficit			(\$14,100)	0	0	0	(14,100)	0	0	0	0
Total Development Costs and Operating Deficit			\$83,270,266	4,013,904	6,994,120	45,632,602	23,472,979	3,156,662	0	0	0
SOURCES OF FUNDS											
Sponsor/Developer/Developer Sponsor/Developer Equity <i>Invests first</i>			Total								
Direct Project Costs Draw			\$4,000,000	4,000,000	0	0	0	0	0	0	0
Land Loan Financing Costs & Operating Deficit Funding			\$194,493	0	0	191,524	2,968	0	0	0	0
Refinancing Shortfall Funding			\$0	0	0	0	0	0	0	0	0
Total Funding			\$4,194,493	4,000,000	0	191,524	2,968	0	0	0	0
Third Party Investor Equity <i>Invests after Partner invests fully</i>											
Direct Project Costs Draw			\$15,000,000	13,904	6,994,120	7,991,976	0	0	0	0	0
Land Loan Financing Costs & Operating Deficit Funding			\$729,348	0	0	718,216	11,132	0	0	0	0
Refinancing Shortfall Funding			\$0	0	0	0	0	0	0	0	0
Total Funding			\$15,729,348	13,904	6,994,120	8,710,192	11,132	0	0	0	0
Senior Loan											
Direct Project Costs Draw			\$56,358,215	0	0	35,834,884	20,137,332	386,000	0	0	0
Loan Fees - Front End			\$313,704	0	0	313,704	0	0	0	0	0
Loan Fees - At Loan Draws			\$422,687	0	0	268,762	151,030	2,895	0	0	0
Funded Interest Reserve			\$5,646,133	0	0	313,536	3,170,517	2,162,080	0	0	0
Cash Interest Payments, if any			\$605,687	0	0	0	0	605,687	0	0	0
Loan Repayment From Refinancing or Sale			\$0	0	0	0	0	0	0	0	0
Sources of Funds after Shortfalls			\$83,270,266	4,013,904	6,994,120	45,632,602	23,472,979	3,156,662	0	0	0

Annual Summary - Cash Flow

123 Main Street, NY

	Data Series Profile		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
		Total												
Market Rate Units Leased		191 units	0	0	0	178	13	0	0	0	0	0	0	0
Affordable Units Leased		91 units	0	0	0	91	0	0	0	0	0	0	0	0
Apartment and Parking Gross Potential Rent		\$57,766,089	0	0	0	3,516,690	8,157,841	8,443,366	8,738,884	9,044,744	9,361,310	9,688,956	814,297	0
Less Apartment, Amenity, Misc. Income and Parking Vacancy		(\$2,861,915)	0	0	0	(173,756)	(404,236)	(418,384)	(433,028)	(448,184)	(463,870)	(480,106)	(40,350)	0
Less Initial and Ongoing Lease-Up Rent Concessions & Leasing Commissions		(\$278,759)	0	0	0	(243,352)	(19,255)	(3,020)	(3,095)	(3,173)	(3,252)	(3,333)	(279)	0
Apartment and Parking Effective Gross Income		\$54,207,038	0	0	0	3,099,581	7,700,069	7,951,600	8,229,936	8,518,015	8,816,177	9,124,776	766,882	0
Total Expense Reimbursements		\$2,033,517	0	0	0	128,626	291,166	299,483	308,045	316,859	325,932	335,272	28,135	0
Less Credit Loss		(\$572,383)	0	0	0	(34,751)	(80,847)	(83,677)	(86,606)	(89,637)	(92,774)	(96,021)	(8,070)	0
Total Apartment and Parking Expenses		\$14,564,585	0	0	0	752,839	1,898,672	2,227,353	2,282,965	2,339,967	2,398,395	2,458,283	206,112	0
Apartment and Parking Net Operating Income (NOI)		\$41,103,587	0	0	0	2,440,618	6,011,716	5,940,054	6,168,411	6,405,270	6,650,940	6,905,743	580,835	0
Capital Expenditures (Replacement Reserves)		(\$368,689)	0	0	0	(17,715)	(54,141)	(55,495)	(56,882)	(58,304)	(59,762)	(61,256)	(5,136)	0
Apartment & Parking NOI after Replacement Reserves		\$40,734,898	\$0	\$0	\$0	\$2,422,903	\$5,957,575	\$5,884,559	\$6,111,529	\$6,346,966	\$6,591,178	\$6,844,488	\$575,699	\$0
Retail Gross Potential Rent		\$2,925,080	0	0	0	0	166,463	505,214	522,896	541,198	560,139	579,744	49,426	0
Less Vacancy		(\$146,254)	0	0	0	0	(8,323)	(25,261)	(26,145)	(27,060)	(28,007)	(28,987)	(2,471)	0
Less Credit Loss		(\$29,251)	0	0	0	0	(1,665)	(5,052)	(5,229)	(5,412)	(5,601)	(5,797)	(494)	0
Retail and Retail Parking Net Operating Income (NOI)		\$2,749,575	0	0	0	0	156,475	474,901	491,522	508,726	526,531	544,960	46,461	0
Capital Expenditures (Replacement Reserves)		(\$72,094)	0	0	0	(3,464)	(10,587)	(10,852)	(11,123)	(11,401)	(11,686)	(11,978)	(1,004)	0
Retail & Retail Parking NOI after Replacement Reserves		\$2,677,481	\$0	\$0	\$0	(\$3,464)	\$145,888	\$464,049	\$480,400	\$497,325	\$514,845	\$532,982	\$45,456	\$0
Combined Apartment & Retail NOI		\$43,412,378	\$0	\$0	\$0	\$2,419,439	\$6,103,463	\$6,348,609	\$6,591,929	\$6,844,291	\$7,106,024	\$7,377,469	\$621,155	\$0
Total Debt Service Expense		\$24,298,582	\$0	\$0	\$909,741	\$0	\$1,920,100	\$5,257,651	\$5,257,651	\$5,257,651	\$5,257,651	\$438,138	\$0	\$0
Total Potential Capital Event Revenue, Net		\$121,372,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,372,641	\$0	\$0
Net Revenue After Financing Costs		\$133,086,121	\$0	\$0	(\$909,741)	\$2,419,439	\$4,183,363	\$1,090,958	\$1,334,278	\$1,586,640	\$1,848,373	\$121,532,812	\$0	\$0
Financing Cash Flows														
Sponsor/Developer Initial Equity Commitment Draw		(\$4,000,000)	(4,000,000)	0	0	0	0	0	0	0	0	0	0	0
Sponsor/Developer Land Loan Costs & Operating Deficit Draw		(\$194,493)	0	0	(191,524)	(2,968)	0	0	0	0	0	0	0	0
Third Party Investor Initial Equity Commitment Draw		(\$15,000,000)	(13,904)	(6,994,120)	(7,991,976)	0	0	0	0	0	0	0	0	0
Third Party Investor Land Loan Costs & Operating Deficit Draw		(\$729,348)	0	0	(718,216)	(11,132)	0	0	0	0	0	0	0	0
Senior Construction Loan Draw		\$56,358,215	0	0	35,834,884	20,137,332	386,000	0	0	0	0	0	0	0
Senior Construction Loan Repayment		(\$62,740,738)	0	0	0	0	(62,740,738)	0	0	0	0	0	0	0
Permanent Loan Proceeds		\$76,840,667	0	0	0	0	76,840,667	0	0	0	0	0	0	0
Permanent Loan Repayment from Sale of Retail Condominium		(\$7,959,927)	0	0	0	0	0	0	0	0	0	(7,959,927)	0	0
Permanent Loan Repayment from Sale of Apartment Building		(\$68,789,686)	0	0	0	0	0	0	0	0	0	(68,789,686)	0	0
Project Levered Cash Flow		\$51,436,438	(\$4,013,904)	(\$6,994,120)	(\$8,901,717)	\$2,419,439	\$18,283,293	\$1,090,958	\$1,334,278	\$1,586,640	\$1,848,373	\$44,783,199	\$0	\$0

Joint Venture Return Detail

123 Main Street, NY

	Sponsor/ Developer	Third Party Investor	Total Project
Equity Investment	\$4,194,493	\$15,729,348	\$19,923,841
<i>Share of Equity Investment</i>	<i>21.05%</i>	<i>78.95%</i>	<i>100.00%</i>
Gross Return	\$18,029,193	\$53,331,086	\$71,360,278
Net Profit (Return on Equity)	\$13,834,700	\$37,601,738	\$51,436,438
Multiple on Equity	4.30x	3.39x	3.58x
Internal Rate of Return	26.96%	25.78%	26.13%
Time from Equity Investment to Final Return (months)	106	106	106

<i>Profit Sharing Summary - Sponsor/ Developer and Third Party Investor</i>					
Tier	Sponsor/ Developer Cashflow	Sponsor/ Developer Share	Third Party Investor Cashflow	Third Party Investor Share	Total Cashflow
ROC and Pref Return	\$9,334,347	31%	\$20,725,414	69%	\$30,059,760
Tier 1	\$8,694,846	21%	\$32,605,672	79%	\$41,300,518
Total	\$18,029,193	25%	\$53,331,086	75%	\$71,360,278
Less Equity Investment	(\$4,194,493)	21%	(\$15,729,348)	79%	(\$19,923,841)
Net Profit (Return on Equity)	\$13,834,700	27%	\$37,601,738	73%	\$51,436,438

<i>Profit Sharing Structure - Sponsor/ Developer and Third Party Investor</i>							
	IRR Hurdle Ranges			Sponsor/ Developer Promote	Sponsor/ Developer Equity Pro- Rata Share	Investor Profit Share	Total (must be 100%)
	Preferred Return	0%	through	8%	10%	21%	69%
Residual Split		Above	8%	0%	21%	79%	100%

