Economic Analysis & Proje \$9.5M of Capital Renovation	ct Feasilbili	ty for Build	lings A-F	with	teturns		Estimated Cost Analysis						
TOTAL CONTROL RELIGIONS	SF		CA L dilas	Monthly	Annual	\$/SF/YR			Initial Investment	CRA Funds	Total Investments		
	5,			,	Aiiiibai	4,51,110	Purchase Price/Capital Inv.		Investment	CRA Fullus	\$5,905,000		
Buildings A-B	17,277			\$40,194.79	\$482,337.47	\$27.93	Projected Rehab Costs				\$9,500,000		
Buildings E-F	32,202			\$70,777.58		\$26.38					\$9,500,000		
Buildings C-D	10,770			\$25,053.94			Projected Total Investment				\$15,405,000		
											410,100,000		
							Total Investment						
Potential Gross Revenue	60,249			\$136,026.3	\$1,632,315.66	\$27.09	CRA Capital Investment			\$2,500,000			
Vacancy		10%		\$13,602.63	#162 221 57	42.7	Ownership Investment Less Debt	\$2,823,35			\$12,905,000		
vacancy		10%		\$13,002.03	\$163,231.57	\$2.7.	Capital investment without				\$10,081,649		
Effective Gross Income				\$122,423.67	\$1,469,084.10	\$24.38	Capital investment with CRA				\$10,081,649		
							· · · · · · · · · · · · · · · · · · ·						
Property Tax post													
renovation)				\$16,515.58			5- Year Return Analysis - Le	everaged Returns					
Insurance				\$6,078.67		\$1.21							Annual
Property Management				\$5,816.50		\$1.16		Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	<u>Average</u>
Repairs & Maintenance Irrigation-CAM				\$2,603.00 \$1,853.00		\$0.52							
Electric-CAM				\$1,853.00		\$0.37 \$0.37							
Expenses				\$34,719.75		\$6.92							
	-			7 - 7	4	70.00	Total	\$44,203	\$884,056	\$910,577	\$937,895	\$966,031	
							Interest Payments	-\$118,709	-\$115,201	-\$111,797	-\$108,494	-\$105,288	
		_					Total	-\$74,506	\$768,855	\$798,780	\$829,401	\$860,743	\$636,654.50
As Stabilized NOI				\$87,703.92	\$1,052,447.10	\$17.47			Annual Return		e Return (5 Yrs)		4000,00 1100
Rent Analysis				40.7.05.55	42,002,111120	427117	5-Year ROI with CRA		4.93%		24.67%	5-Yr Return \$3,183,273	
Buildings	SF	\$/SF NNN	\$/SF Exp	\$/SF Gross/Mo	Annual Gross Revenue					•	24.07 %	\$3,103,273	
Building A-B	7.660	+24.00	+6.00	+27.02	+0.40.000.00		Annual return with CRA Assista	nce (over 5-Year avera	age)			(average per ann	um)
Front Bldg (B)	7,660	\$21.00		\$27.92	\$213,830.83						0.00%		
Rear Bldg (A) Total	9,617 17,277	\$21.00	\$6.92	\$27.92 \$27.92	\$268,506.64 \$482,337.47		Note 1: The properties are enco	umbered with \$2,823,3	351.				
Building E-F													
Front Bldg (E)	15,670	\$21.00	\$6.92	\$27.92	\$437,431.99								
Rear Bldg (F)	16,532	\$18.00	\$6.92	\$24.92	\$411,898.94								
Total	32,202			\$26.38	\$849,330.94								
Building C-D Front Bldg & 2nd Floor(C)	7,650	\$21.00	\$6.92	\$27.92	4212 FF1 60								
Rear Bldg (D)	3,120	\$21.00		\$27.92 \$27.92	\$213,551.68 \$87,095.59								
Total	10,770	\$21.00	ф 0.92	\$27.92 \$27.92	\$300,647.26		1						
	10,770			427.32	4500,047.20		ı						

Economic Analysis & Proje	ect Feasilbilit	y for Build	ings A-F	with	otuumo		Estimated Cost Analysis		·				
\$9.5M of Capital Renovati	on Costs With	1 \$3.5M CK	A Funas	- Leveraged K	eturns				Initial				
	SF			Monthly	Annual	\$/SF/YR			Investment	CRA Funds	Total Investments		
							Purchase Price/Capital Inv.				\$5,905,000		
Buildings A-B	17,277			\$40,194.79			Projected Rehab Costs				\$9,500,000		
Buildings E-F	32,202			\$70,777.58		\$26.38							
Buildings C-D	10,770			\$25,053.94	\$300,647.26	\$27.92	Projected Total Investment				\$15,405,000		
							Total Investment						
Potential Gross Revenue	60,249			\$136,026.31	\$1,632,315.66	\$27.09	CRA Capital Investment			\$3,500,000			
Vacancy		10%		\$13,602.63	\$163,231.57	\$2.7	Ownership Investment Less Debt	\$2,823,35	1		\$11,905,000 \$9,081,649		
		2070				•	Capital investment without	CRA Capital Investm	nent				
Effective Gross Income				\$122,423.67	\$1,469,084.10	\$24.38	Capital investment with CRA	Capital Investment	t Less Debt		\$9,081,649		
Property Tax post													
renovation)				\$16,515.58			5- Year Return Analysis - Le	veraged Returns					}
Insurance				\$6,078.67				V 2002	W 2024	V 2025	W 2026	V 0007	Annual
Property Management				\$5,816.50				<u>Year 2023</u>	<u> Үеаг 2024</u>	<u> Үеаг 2025</u>	<u> Үеаг 2026</u>	<u>Year 2027</u>	Average
Repairs & Maintenance				\$2,603.00		\$0.52 \$0.37							
Irrigation-CAM				\$1,853.00									
Electric-CAM				\$1,853.00 \$34,719.75		\$6.9							
Expenses	-			\$34,715.73	\$+10,037.00	\$0.5	Total	\$44,203	\$884,056	\$910,577	\$937,895	\$966,031	
							Interest Payments	-\$118,709	-\$115,201	-\$111,797	-\$108,494	-\$105,288	
		_					Total	-\$74,506	\$768,855	\$798,780	\$829,401	\$860,743	\$636,654.50
As Stabilized NOI				\$87,703.92	\$1,052,447.10	\$17.47	-		Annual Return		e Return (5 Yrs)	5-Yr Return	
Rent Analysis							5-Year ROI with CRA		5.35%		26.74%	\$3,183,273	
Buildings	SF	\$/SF NNN	\$/SF Exp	\$/SF Gross/Mo	Annual Gross Revenue								
Building A-B							Annual return with CRA Assista	nce (over 5-Year aver	age)			(average per ann	um)
Front Bldg (B)	7,660	\$21.00	\$6.92	\$27.92	\$213,830.83						0.00%		
Rear Bldg (A)	9,617	\$21.00	\$6.92	\$27.92	\$268,506.64		Note 1: The properties are enco	umbered with \$2,823,	351.				
Total	17,277			\$27.92	\$482,337.47								
Building E-F	45.670	+24 00	46.00	427.02	*427.424.00								
Front Bldg (E)	15,670	\$21.00	\$6.92 \$6.92	\$27.92 \$24.92	\$437,431.99 \$411,898.94								
Rear Bidg (F) Total	16,532 32,202	\$10.00	\$0.9Z	\$26.38	\$849,330.94								
Building C-D													
Front Bldg & 2nd Floor(C)	7,650	\$21.00	\$6.92	\$27.92	\$213,551.68								
Rear Bldg (D)	3,120	\$21.00	\$6.92	\$27.92	\$87,095.59		l						
Total	10,770			\$27.92	\$300,647.26		J						