

Wright Dynasty, LLC
Balance Sheet
Three Year Projection

	Projection 2020	Projection 2021	Projection 2022
ASSETS			
Current Assets			
Petty Cash	500.00	1,000.00	1,000.00
Regular Checking Account	0.00	25,960.00	35,500.00
Accounts Receivable	0.00	0.00	0.00
Construction on Progress	7,391,017.00	6,487,800.00	0.00
Prepaid Expenses	0.00	0.00	0.00
Total Current Assets	7,391,517.00	6,514,760.00	36,500.00
Property and Equipment			
Furniture and Fixtures	0.00	0.00	6,500.00
Computers and Software	0.00	0.00	5,000.00
Equipment	0.00	0.00	7,500.00
Vehicles & Transportation Equipment	0.00	0.00	0.00
Leasehold Improvements	0.00	0.00	0.00
Accumulated Depreciation - Furniture	0.00	0.00	(2,166.67)
Accumulated Depreciation - Computer & Software	0.00	0.00	(1,666.67)
Accumulated Depreciation - Equipment	0.00	0.00	(2,500.00)
Total Property and Equipment	0.00	0.00	12,666.67
Other Assets			
Deposits	0.00	0.00	0.00
Raw Land Acquisition	560,000.00	0.00	0.00
Commercial Properties	280,000.00	0.00	6,680,604.00
Organization Costs	0.00	0.00	0.00
Total Other Assets	840,000.00	0.00	6,680,604.00
Total Assets	8,231,517.00	6,514,760.00	6,729,770.67
LIABILITIES AND CAPITAL			
Current Liabilities			
Accounts Payable	0.00	15,000.00	20,000.00
Accrued Interest on Construction Loan	24,500.00	166,871.00	0.00
Accrued Commissions	0.00	0.00	0.00
Total Current Liabilities	24,500.00	181,871.00	20,000.00
Long-Term Liabilities			
Construction Loan	7,391,017.00	5,647,800.00	0.00
Long-Term Loan	0.00	0.00	5,893,094.34
Total Long-Term Liabilities	7,391,017.00	5,647,800.00	5,893,094.34
Total Liabilities	7,415,517.00	5,829,671.00	5,913,094.34
Capital			
Retained Earnings	0.00	(90,200.00)	(221,111.00)
Member's Draw	0.00	0.00	0.00
Common Stock	1,000.00	1,000.00	1,000.00
Additional Paid in Capital	905,200.00	905,200.00	905,200.00
Net Income	(90,200.00)	(130,911.00)	131,587.33
Total Capital	816,000.00	685,089.00	816,676.33
Total Liabilities & Capital	8,231,517.00	6,514,760.00	6,729,770.67

Wright Dynasty, LLC
Income Statement
Three Year Projection

	Projection 2020	Projection 2021	Projection 2022
Revenues			
Land Sales	0.00	0.00	0.00
Property Sales	0.00	0.00	0.00
Property Rentals	0.00	62,013.00	700,950.00
Commercial Rental Income	0.00	0.00	0.00
Other Income	0.00	0.00	0.00
Total Revenues	0.00	62,013.00	700,950.00
Cost of Sales			
Land Sales	0.00	0.00	0.00
Property Sales	0.00	0.00	0.00
Property Rentals	0.00	0.00	0.00
Commissions	0.00	62,013.00	0.00
Other	0.00	0.00	0.00
Total Cost of Sales	0.00	62,013.00	0.00
Gross Profit	0.00	0.00	700,950.00
Sales & Admin Expenses			
Advertising Expense	0.00	6,000.00	3,000.00
Auto Expenses	6,000.00	6,000.00	6,000.00
Travel Expense	0.00	0.00	0.00
Meals & Entertainment	3,000.00	3,500.00	3,850.00
Bank Charges/Loan Fees	75,000.00	75,000.00	0.00
Charitable Contributions Expense	0.00	1,500.00	1,500.00
Real Estate Sales Commissions	0.00	0.00	0.00
Depreciation Expense	0.00	0.00	12,667.67
Property Management Expense	0.00	3,721.00	42,057.00
Property Maintenance Expense	0.00	1,240.00	14,019.00
Property Tax Expense	0.00	16,667.00	100,000.00
Property Insurance Expense	0.00	8,333.00	50,000.00
Rent Expense	0.00	0.00	0.00
Office Supplies Expense	0.00	1,200.00	1,250.00
Office Equip Maintenance & Rep	0.00	0.00	0.00
Insurance Expense	0.00	0.00	0.00
Utilities Expense	0.00	0.00	0.00
Telephone Expense	1,200.00	1,250.00	1,350.00
Legal and Professional Expense	5,000.00	6,500.00	6,800.00
MIS/Systems Expense	0.00	0.00	0.00
Other Office Expenses	0.00	0.00	0.00
Interest Expense on Commercial Property Loan	0.00	0.00	326,869.00
Gain/Loss on Sale of Assets	0.00	0.00	0.00
Total Expenses	90,200.00	130,911.00	569,362.67
Net Income	(90,200.00)	(130,911.00)	131,587.33

Wright Dynasty, LLC
Statement of Cash Flows
Three Year Projection

	Projection 2020	Projection 2021	Projection 2022
Cash Flows from operating activities			
Net Income	(90,200.00)	(130,911.00)	131,587.33
Adjustments to reconcile net income to cash provided by operating activities			
Accumulated Depreciation - Furniture	0.00	0.00	2,166.67
Accumulated Depreciation - Computer & Software	0.00	0.00	1,666.67
Accumulated Depreciation - Equipment	0.00	0.00	2,500.00
Accounts Receivable	0.00	0.00	0.00
Construction in Progress	(7,391,017.00)	903,217.00	6,487,800.00
Prepaid Expenses	0.00	0.00	0.00
Other Current Assets	0.00	0.00	0.00
Accounts Payable	0.00	15,000.00	5,000.00
Accrued Interest on Construction Loan	24,500.00	142,371.00	(166,871.00)
Accrued Commissions	0.00	0.00	0.00
Total Adjustments	(7,366,517.00)	1,060,588.00	6,332,262.33
Net Cash provided by Operations	(7,456,717.00)	929,677.00	6,463,849.66
Cash Flows from investing activities			
Furniture and Fixtures	0.00	0.00	(6,500.00)
Computers and Software	0.00	0.00	(5,000.00)
Equipment	0.00	0.00	(7,500.00)
Vehicles & Transportation Equipment	0.00	0.00	0.00
Leasehold Improvements	0.00	0.00	0.00
Deposits	0.00	0.00	0.00
Raw Land Acquisition	(560,000.00)	560,000.00	0.00
Commercial Properties	(280,000.00)	280,000.00	(6,680,604.00)
Organization Costs	0.00	0.00	0.00
Net cash used in investing	(840,000.00)	840,000.00	(6,699,604.00)
Cash Flows from financing activities			
Proceeds From			
Construction Loan	7,391,017.00	(1,743,217.00)	(5,647,800.00)
Long-Term Note	0.00	0.00	5,893,094.34
Member's Draw	0.00	0.00	0.00
Common Stock	1,000.00	0.00	0.00
Additional Paid in Capital	905,200.00	0.00	0.00
Net cash used in financing	8,297,217.00	(1,743,217.00)	245,294.34
Net increase <decrease> in cash	500.00	26,460.00	9,540.00
Summary			
Cash Balance at End of Period	0.00	500.00	26,960.00
Cash Balance at Beg of Period	500.00	26,960.00	36,500.00
Net Increase <Decrease> in Cash	500.00	26,460.00	9,540.00

Wright Dynasty, LLC

Rental Income Projections
1217- 1223 Sistrunk Blvd

1217 - 1223 Sistrunk Blvd: 24 Apartments & five (retail locations), 100% occupancy

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Sum (years 1-10)
Annual Rental income - Residential	37,200	403,200	403,200	411,264	411,264	411,264	423,602	423,602	436,310	436,310	3,797,216
Annual Rental income - Commercial	24,813	297,750	297,750	303,705	303,705	303,705	312,816	312,816	322,201	322,201	2,801,461
Rental Commissions	62,013	0	2,921	2,979	1,787	1,787	1,841	1,841	1,896	1,896	78,962
Advertising Expense	6,000	3,000	3,000	3,060	3,060	3,060	3,152	3,152	3,246	3,246	33,976
Management Fees	3,721	42,057	42,057	42,898	42,898	42,898	44,185	44,185	45,511	45,511	395,921
Maintenance Fees	1,240	14,019	14,019	14,299	14,299	14,299	14,728	14,728	15,170	15,170	131,974
Property Taxes	16,667	100,000	100,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	930,667
Property Insurance	8,333	50,000	50,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	465,333
Profit before Taxes	-35,961	491,874	488,953	498,732	499,924	499,924	519,512	519,512	539,687	539,687	4,561,844.76
Cost of Capital (6%)	0.943396226	0.88999644	0.83961928	0.79209366	0.74725817	0.70496054	0.66505711	0.62741237	0.59189846	0.55839478	
Net Present Value / Equity in today's dollars	-33,925	437,766	410,535	395,043	373,572	352,427	345,505	325,948	319,440	301,358	3,227,668.78
Valuation based on 6% CAP Rate	7,603,075										