

# EQUITY STRUCTURE & RETURNS

[Property Name]

10/1/2018

[INSERT PROPERTY IMAGE]

## Levered Returns

Project IRR 45.29%

Project Profit \$20,145,877

Project Multiple 7.72

## Equity Structure

Preferred Return 5%  
Preferred Return Type Quarterly Compounding

LP Split after Pref 50%  
Manager Split after Pref 50%

1st Hurdle 8%  
1st Hurdle Type Monthly Compounding  
LP Split after 1st Hurdle 50%  
Manager Split after 1st Hurdle 50%

2nd Hurdle 12%  
2nd Hurdle Type Semiannual Compounding  
LP Split after 2nd Hurdle 50%  
Manager Split after 2nd Hurdle 50%

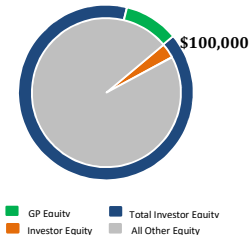
3rd Hurdle 15%  
3rd Hurdle Type Annual Compounding  
LP Residual Split 50%  
Manager Residual Split 50%

\*Equity will be returned on capital events only

## Equity Contribution Breakdown

Investor 90%  
GP Co-Investment 10%

## Ownership in the Deal



	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Levered Cash Flow	(3,000,000)	120,000	20,599	441,940	995,184	1,042,942	20,525,212	-	-	-	-
Manager Fees											
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-
Acquisition Fee	-	-	-	-	-	-	-	-	-	-	-
Debt Fee (Initial)	-	-	-	-	-	-	-	-	-	-	-
Debt Fee (Refi)	-	-	-	-	-	-	-	-	-	-	-
Disposition Fee	-	-	-	-	-	-	-	-	-	-	-
Construction Fee	-	-	-	-	-	-	-	-	-	-	-
Legal Fee	-	-	-	-	-	-	-	-	-	-	-
Tenant Improvement Fee	-	-	-	-	-	-	-	-	-	-	-
Lease Commission Fee	-	-	-	-	-	-	-	-	-	-	-
Total Manager Fees	-	-	-	-	-	-	-	-	-	-	-
Levered Cash Flow Net Fees	(3,100,000)	120,000	20,599	441,940	995,184	1,042,942	20,525,212	-	-	-	-
Investor Pref	(2,790,000)	108,000	18,539	147,350	147,350	147,350	3,082,058	-	-	-	-
GP Co-Investment Pref	(310,000)	12,000	2,060	16,372	16,372	16,372	342,451	-	-	-	-
Manager Pref (N/A)											
Remaining Cash Flow After Pref	-	-	-	278,218	831,463	879,221	17,100,703	-	-	-	-
Investor CF up to First Hurdle	-	-	-	78,343	104,630	104,630	298,670	-	-	-	-
GP Co-Investment CF up to First Hurdle	-	-	-	8,705	11,626	11,626	33,186	-	-	-	-
Manager CF up to First Hurdle	-	-	-	87,048	116,256	116,256	331,855	-	-	-	-
Remaining Cash Flow After First Hurdle	-	-	-	104,121	598,951	646,709	16,436,994	-	-	-	-
Investor CF up to Second Hurdle	-	-	-	46,071	162,467	162,467	452,903	-	-	-	-
GP Co-Investment CF up to Second Hurdle	-	-	-	5,119	18,052	18,052	50,323	-	-	-	-
Manager CF up to Second Hurdle	-	-	-	51,190	180,519	180,519	503,225	-	-	-	-
Remaining Cash Flow After Second Hurdle	-	-	-	1,741	237,914	285,671	15,430,543	-	-	-	-
Investor CF up to Third Hurdle	-	-	-	784	104,261	126,776	353,901	-	-	-	-
GP Co-Investment CF up to Third Hurdle	-	-	-	87	11,585	14,086	39,322	-	-	-	-
Manager CF up to Third Hurdle	-	-	-	871	115,846	140,862	393,223	-	-	-	-
Remaining Cash Flow After Third Hurdle	-	-	-	-	6,222	3,947	14,644,097	-	-	-	-
Investor Residual Split	-	-	-	-	2,800	1,776	6,589,843	-	-	-	-
GP Co-Investment Residual Split	-	-	-	-	311	197	732,205	-	-	-	-
Manager Residual Split	-	-	-	-	3,111	1,973	7,322,048	-	-	-	-
Total Investor Cash Flow		104,516	17,941	263,756	504,685	525,483	10,429,718	-	-	-	-
Total GP Co-Investment Cash Flow		11,613	1,993	29,306	56,076	58,387	1,158,858	-	-	-	-
Total Manager Cash Flow w/o Fees		-	-	139,109	415,731	439,610	8,550,352	-	-	-	-

## Investor Returns

Investor Profit	Investor IRR	Investor Multiple	Investor Total Cash Distributions
\$9,146,097	31.03%	4.39	\$11,846,097

## GP Returns

GP Profit	GP IRR	GP Multiple	GP Total Cash Distributions
\$10,561,036	94.37%	36.20	\$10,861,036

## Returns Based on Amount Invested

Initial Investment	100,000	Multiple	Total Cash Distributions
Total Cash Flow Received	438,744		
Preferred Return	135,209		
Return of Capital	100,000		
Total Net Profit	338,744	4.39	\$438,744