



Portfolio Highlight & Investment Summary

Property Address:	1) 89 Maple Street, Yonkers NY 10701 2) 91 Maple Street, Yonkers NY 10701 3) 95 Maple Street, Yonkers NY 10701 4) 27 Garfield Street, Yonkers NY 10701 5) 35 Garfield Street, Yonkers NY 10701
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Acquisition Structure:	
Purchase Price	\$ 6,100,000 A
Initial Equity Investment	\$ 1,741,000
Loan Amount	\$ 4,359,000

Acquisition Matrix:	
Number of Units	31 (30 Apts & 1 Storage)
Price Per Unit	\$ 196,774
Net Operating Income (NOI)	\$ 411,199
Gross Rent Multiple (GRM)	9.31
Capitalization Rate	6.74%

Assumable Debt Structure:	
Interest Rate	4.81%
Fixed Rate Period	7 Years
Fixed Rate Expiration Date	10/1/2029
Maturity Date	10/1/2039
Equity Percentage	29%
Loan-to-Value Percentage	71%
Prepayment	2/2/2/1/1/1/1
Loan Term	30 Years

Unit Mix	<u>89 Maple Street</u>	<u>91 Maple Street</u>	<u>95 Maple Street</u>	<u>27 Garfield Street</u>	<u>35 Garfield Street</u>	<u>Total</u>
Storage	-	1	-	-	-	1
1 Bedroom	-	5	-	-	-	5
2 Bedroom	1	-	-	-	-	1
3 Bedroom	6	-	6	6	6	24
4 Bedroom	-	-	-	-	-	-
Total Number of Units	7	6	6	6	6	31



Portfolio Highlight & Investment Summary

Proposed Annual Inflation Rate:

Residential Income	3.50%
Operating Expenditures	1.50%

Cash Flow After Debt Service (CFADS) for Hold Period:

<u>Period</u>	<u>CFADS</u>	<u>Cash-On-Cash %</u>	<u>CAP Rate %</u>
Year 1	\$ 136,441	7.84%	6.74%
Year 2	\$ 154,554	8.88%	7.04%
Year 3	\$ 173,357	9.96%	7.35%
Year 4	\$ 192,874	11.08%	7.67%
Year 5	\$ 213,132	12.24%	8.00%
Year 6	\$ 234,158	13.45%	8.34%
Year 7	\$ 255,978	14.70%	8.70%
Year 8	\$ 278,623	16.00%	9.07%
Year 9	\$ 302,121	17.35%	9.46%
Year 10	\$ 326,503	18.75%	9.86%
Total CFADS Earned During Loan Term	\$ 2,267,740 B	13.03%	8.22%

Disposition Matrix (Valuation Arrived by Using same Matrix as Acquisition Period to remain Conservative):

Net Operating Income at Year 10	\$ 601,261	
Price Per Unit	\$ 323,259	
Disposition Capitalization Rate	6.00%	
Property Valuation at Year 10	\$ 10,021,021	C
Less: Purchase Price	\$ 6,100,000	A
Gross Excess Equity Earned at Year 10	\$ 3,921,021	D
Add: Total CFADS Earned During Hold Period / Loan Term	\$ 2,267,740	B
Total Excess Equity and CFADS Recognized at Year 10	\$ 6,188,761	(D + B)

Refinance at Year 10 (Valuation Arrived by Using same Matrix as Acquisition Period):

Property Valuation at Year 10	\$ 10,021,021	C
Loan-to-Value Percentage	75%	
Principal Loan Amount for Refinance	\$ 7,515,766	
Principal Balance of Initial Loan due at Year 10	\$ 3,525,226	
Refinance - Cash Out	\$ 3,990,540	(4)
New Buying Power with New Cash Out Proceeds (25% Equity)	\$ 15,962,159	

Summary:

- At Year 10, the property would have collected a total Cash Flow After Debt Service (CFADS) of:	\$ 2,267,740
- At Year 10, all of the Initial Equity has been recovered and the valuation of the property has increased by:	\$ 3,921,021
- At Year 10, you will be able to refinance the property up to a 75% Loan-to-Value (LTV) for a Cash Out of:	\$ 3,990,540
- At Year 10, you will be able to purchase a New Property using the Cash Out Proceeds of up to:	\$ 15,962,159



Individual Property Information

Property Address	89 Maple Street, Yonkers NY 10701	91 Maple Street, Yonkers NY 10701	95 aka 97 Maple St, Yonkers NY 10701	27 Garfield Street, Yonkers NY 10701	35 Garfield Street, Yonkers NY 10701
Parcel No.	1800-001-000-00186-000-0008	1800-001-000-00456-000-0038	1800-001-000-00456-000-0035	1800-001-000-00447-000-0042	1800-001-000-00447-000-0039
Building SF	6,500	4,564	7,200	5,700	7,200
Lot SF	3,072	2,398	3,485	4,792	4,792
Block / Lot	186 / 8	456 / 38	456 / 35	447 / 42	447 / 39
Stories	5	4	4	4	4
Year Built	1908	1908	1901	1965 (Est)	1960 (Est)
Layout	Six 3BRs & One 2BR	Five 1BRs & 1 Storage	Six 3BRs	Six 3BRs	Six 3BRs
No. of Units	7	5 Apts & 1 Storage	6	6	6
Construction	Frame	Frame	Frame	Frame	Frame
Heat Source	Gas	Oil	Gas	Oil	Gas
Landlord Responsible	Heat & Hot Water	Heat & Hot Water	Water	Heat & Hot Water	Heat & Hot Water
Tenant Responsible	Electric & Cooking Gas	Electric & Cooking Gas	Heat, Electric, & Cooking Gas	Electric & Cooking Gas	Electric, Cooking Gas & Heat for Water

Cash Flow Analysis

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Gross Potential Income (GPI)	\$ 873,156	\$ 903,716	\$ 935,347	\$ 968,084	\$ 1,001,967	\$ 1,037,035	\$ 1,073,332	\$ 1,110,898	\$ 1,149,780	\$ 1,190,022
<i>Loss to Lease</i>	<i>\$ (218,280)</i>	<i>\$ (225,920)</i>	<i>\$ (233,827)</i>	<i>\$ (242,011)</i>	<i>\$ (250,481)</i>	<i>\$ (259,248)</i>	<i>\$ (268,322)</i>	<i>\$ (277,713)</i>	<i>\$ (287,433)</i>	<i>\$ (297,493)</i>
Net Annual Income	\$ 654,876	\$ 677,797	\$ 701,520	\$ 726,073	\$ 751,485	\$ 777,787	\$ 805,010	\$ 833,185	\$ 862,347	\$ 892,529
<i>Vacancy / Reserves</i>	<i>\$ (32,744)</i>	<i>\$ (33,890)</i>	<i>\$ (35,076)</i>	<i>\$ (36,304)</i>	<i>\$ (37,574)</i>	<i>\$ (38,889)</i>	<i>\$ (40,250)</i>	<i>\$ (41,659)</i>	<i>\$ (43,117)</i>	<i>\$ (44,626)</i>
Effective Gross Income (EGI)	\$ 622,132	\$ 643,907	\$ 666,444	\$ 689,769	\$ 713,911	\$ 738,898	\$ 764,759	\$ 791,526	\$ 819,229	\$ 847,902
Real Estate Taxes	\$ 58,475	\$ 59,352	\$ 60,242	\$ 61,146	\$ 62,063	\$ 62,994	\$ 63,939	\$ 64,898	\$ 65,872	\$ 66,860
Water & Sewage	\$ 15,531	\$ 15,764	\$ 16,000	\$ 16,240	\$ 16,484	\$ 16,731	\$ 16,982	\$ 17,237	\$ 17,496	\$ 17,758
Electric & Gas (Heat)	\$ 37,142	\$ 37,699	\$ 38,264	\$ 38,838	\$ 39,421	\$ 40,012	\$ 40,612	\$ 41,222	\$ 41,840	\$ 42,467
Insurance	\$ 24,000	\$ 24,360	\$ 24,725	\$ 25,096	\$ 25,473	\$ 25,855	\$ 26,243	\$ 26,636	\$ 27,036	\$ 27,441
Heat (Fuel)	\$ 19,200	\$ 19,488	\$ 19,780	\$ 20,077	\$ 20,378	\$ 20,684	\$ 20,994	\$ 21,309	\$ 21,629	\$ 21,953
Superintendent	\$ 16,200	\$ 16,443	\$ 16,690	\$ 16,940	\$ 17,194	\$ 17,452	\$ 17,714	\$ 17,979	\$ 18,249	\$ 18,523
Repairs & Maintenance	\$ 15,500	\$ 15,733	\$ 15,968	\$ 16,208	\$ 16,451	\$ 16,698	\$ 16,948	\$ 17,203	\$ 17,461	\$ 17,723
Management & Administration	\$ 24,885	\$ 25,756	\$ 26,658	\$ 27,591	\$ 28,556	\$ 29,556	\$ 30,590	\$ 31,661	\$ 32,769	\$ 33,916
Total Expenditures	\$ 210,933	\$ 214,595	\$ 218,329	\$ 222,137	\$ 226,021	\$ 229,982	\$ 234,023	\$ 238,145	\$ 242,350	\$ 246,641
Net Operating Income (NOI)	\$ 411,199	\$ 429,312	\$ 448,115	\$ 467,632	\$ 487,890	\$ 508,916	\$ 530,736	\$ 553,381	\$ 576,879	\$ 601,261
Equity	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000	\$ 1,741,000
Principal	\$ 4,292,455	\$ 4,222,638	\$ 4,149,388	\$ 4,072,536	\$ 3,991,905	\$ 3,907,308	\$ 3,818,552	\$ 3,725,431	\$ 3,627,730	\$ 3,525,226
<i>Annual Debt Service</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>	<i>\$ (274,758)</i>
Cash Flow After Debt Service (CFADS)	\$ 136,441	\$ 154,554	\$ 173,357	\$ 192,874	\$ 213,132	\$ 234,158	\$ 255,978	\$ 278,623	\$ 302,121	\$ 326,503

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Number of Units	31	31	31	31	31	31	31	31	31	31
Acquisition Price per SF	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196
Acquisition Price per Unit	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774	\$ 196,774
Gross Rent Multiple	9.31	9.00	8.70	8.40	8.12	7.84	7.58	7.32	7.07	6.83
Capitalization Rate	6.74%	7.04%	7.35%	7.67%	8.00%	8.34%	8.70%	9.07%	9.46%	9.86%
Cash-On-Cash Return	7.84%	8.88%	9.96%	11.08%	12.24%	13.45%	14.70%	16.00%	17.35%	18.75%
Recovery of Equity (Years)	12.76	11.26	10.04	9.03	8.17	7.44	6.80	6.25	5.76	5.33
Operating Expenditure Ratio (OER)	34%	33%	33%	32%	32%	31%	31%	30%	30%	29%
Debt Service Coverage Ratio (DSCR)	1.50	1.56	1.63	1.82	1.94	2.07	2.21	2.36	2.52	2.71
Maximum Annual DSCR (Utilizing 1.40)	\$ 293,714	\$ 306,652	\$ 320,082	\$ 334,023	\$ 348,493	\$ 363,511	\$ 379,097	\$ 395,272	\$ 412,056	\$ 429,472
Free & Clear Rate of Return	6.74%	7.04%	7.35%	7.67%	8.00%	8.34%	8.70%	9.07%	9.46%	9.86%
Constant Percentage Rate a/k/a Mortgage Cap Rate	4.81%	4.81%	4.81%	4.81%	4.81%	4.81%	4.81%	4.81%	4.81%	4.81%
+ Positive / - Negative Leverage	1.93%	2.23%	2.54%	2.86%	3.19%	3.53%	3.89%	4.26%	4.65%	5.05%



Rent Roll

#	Bldg	Apt	Tenant Name	Unit Type	Occupancy Date	Lease Expiration	Market Rent	Legal Rent	Concession	Actual Rent	Loss to Lease	Security Deposit
1	89M	1L	Victoria Trejo	3BR	7/1/2016	9/30/2023	\$2,515	\$1,293	\$0	\$1,293	(\$1,222)	\$1,150
2	89M	1R	Clementino T. Coronado	3BR	9/1/2021	8/31/2024	\$2,515	\$2,020	\$0	\$2,020	(\$495)	\$2,000
3	89M	2L	Annery Arias	3BR	7/1/2016	9/30/2023	\$2,515	\$1,588	\$0	\$1,588	(\$927)	\$1,500
4	89M	2R	Migdalia Linares	3BR	7/1/2016	9/30/2022	\$2,515	\$1,292	\$0	\$1,292	(\$1,223)	\$1,254
5	89M	3L	Rosa Luna	3BR	7/1/2016	9/30/2023	\$2,515	\$1,032	\$0	\$1,032	(\$1,483)	\$750
6	89M	3R	Ivelisse Maldonado	3BR	3/1/2018	2/28/2023	\$2,515	\$2,086	\$0	\$2,086	(\$429)	\$0
7	89M	Bsmt	Daniela Cotes	2BR	7/1/2016	9/30/2023	\$2,029	\$1,111	\$0	\$1,111	(\$918)	\$1,000
8	91M	1R	Emilia Negron	2BR	7/1/2016	7/31/2022	\$2,029	\$1,420	\$0	\$1,420	(\$609)	\$1,300
9	91M	2F	Johnathan Alvarez	1BR	4/1/2019	3/31/2022	\$1,669	\$1,450	\$0	\$1,450	(\$219)	\$1,400
10	91M	2R	Jose Lopez	1BR	7/1/2016	9/30/2022	\$1,669	\$1,310	\$0	\$1,310	(\$359)	\$900
11	91M	3F	Fransheska Gonzalez	1BR		12/30/2022	\$1,669	\$1,400	\$0	\$1,400	(\$269)	Voucher
12	91M	3R	Milagros Anvujar	1BR	7/1/2016	9/30/2023	\$1,669	\$1,350	\$0	\$1,350	(\$319)	\$0
13	91M	Bsmt	Jocelyn Roman	1BR	4/1/2019	11/30/2022	\$1,669	\$1,150	\$0	\$1,150	(\$519)	\$2,200
14	95M	1E	TBD	3BR	TBD	TBD	\$2,515	\$2,300	\$0	\$2,300	(\$215)	
15	95M	1W	TBD	3BR	TBD	TBD	\$2,515	\$2,300	\$0	\$2,300	(\$215)	
16	95M	2E	TBD	3BR	TBD	TBD	\$2,515	\$2,300	\$0	\$2,300	(\$215)	
17	95M	2W	TBD	3BR	TBD	TBD	\$2,515	\$2,300	\$0	\$2,300	(\$215)	
18	95M	3E	TBD	3BR	TBD	TBD	\$2,515	\$2,300	\$0	\$2,300	(\$215)	
19	95M	3W	TBD	3BR	TBD	TBD	\$2,515	\$2,300	\$0	\$2,300	(\$215)	
20	27G	1L	Ines Polanco	3BR	6/1/2021	5/31/2023	\$2,515	\$2,000	\$60	\$2,060	(\$455)	\$2,030
21	27G	1R	Ana Gell	3BR	3/1/120	1/31/2023	\$2,515	\$2,000	\$0	\$2,000	(\$515)	\$2,000
22	27G	2L	Stephanie Dotel	3BR	3/1/2016	5/31/2022	\$2,515	\$1,650	\$0	\$1,650	(\$865)	\$1,250
23	27G	2R	Michael Nevarez	3BR	4/1/2016	9/30/2023	\$2,515	\$1,730	\$0	\$1,730	(\$785)	\$1,350
24	27G	3L	Melky Thomas	3BR	4/1/2021	3/31/2023	\$2,515	\$2,050	\$0	\$2,050	(\$465)	\$2,000
25	27G	3R	Michael Molina	3BR	2/1/2021	1/31/2023	\$2,515	\$2,000	\$0	\$2,000	(\$515)	\$2,000
26	35G	1E	Kimberly Rodriguez	3BR	5/1/2020	4/30/2023	\$2,515	\$1,780	\$0	\$1,780	(\$735)	\$1,700
27	35G	1W	Marilyn Cabrera	3BR	4/1/2021	8/31/2023	\$2,515	\$1,900	\$0	\$1,900	(\$615)	\$1,900
28	35G	2E	Vanessa Fernandez	3BR	12/1/2019	11/30/2022	\$2,515	\$1,750	\$0	\$1,750	(\$765)	\$1,700
29	35G	2W	Marcelina Mason	3BR	9/1/2019	8/31/2023	\$2,515	\$1,850	\$0	\$1,850	(\$665)	\$1,800
30	35G	3E	Jennifer Menjivar	3BR	10/1/2020	9/30/2023	\$2,515	\$1,750	\$0	\$1,750	(\$765)	\$1,700
31	35G	3W	Yovany Almonte	3BR	11/1/2021	10/31/2023	\$2,515	\$1,750	\$0	\$1,750	(\$765)	\$1,750

Total Monthly Income	\$72,763	\$54,513	\$60	\$54,573	(\$18,190)	\$34,634
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Total Annual Income	\$873,156	\$654,156	\$720	\$654,876	(\$218,280)
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Amortization Schedule

Loan Terms	
Loan Start Date	3/1/2023
Loan Amount	4,359,000
Interest Rate	4.810%
Term of Loan (Years)	30

	Monthly Payments	Annual Payments
Years 1-7	(\$22,897)	(\$274,758)

Principal Balance	
After 5 Years:	3,991,905
After 7 Years:	3,818,552
After 10 Years:	3,525,226

Date	No.	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
3/1/2023	1	4,359,000	17,472	(5,424)	4,353,576	17,472	-	4,353,576
4/1/2023	2	4,353,576	17,451	(5,446)	4,348,130	34,923	-	4,348,130
5/1/2023	3	4,348,130	17,429	(5,468)	4,342,662	52,352	-	4,342,662
6/1/2023	4	4,342,662	17,407	(5,490)	4,337,172	69,758	-	4,337,172
7/1/2023	5	4,337,172	17,385	(5,512)	4,331,661	87,143	-	4,331,661
8/1/2023	6	4,331,661	17,363	(5,534)	4,326,127	104,506	-	4,326,127
9/1/2023	7	4,326,127	17,341	(5,556)	4,320,571	121,847	-	4,320,571
10/1/2023	8	4,320,571	17,318	(5,578)	4,314,993	139,165	-	4,314,993
11/1/2023	9	4,314,993	17,296	(5,601)	4,309,392	156,461	-	4,309,392
12/1/2023	10	4,309,392	17,273	(5,623)	4,303,769	173,734	-	4,303,769
1/1/2024	11	4,303,769	17,251	(5,646)	4,298,124	190,985	-	4,298,124
2/1/2024	12	4,298,124	17,228	(5,668)	4,292,455	208,214	-	4,292,455
2/29/2024	13	4,292,455	17,206	(5,691)	4,286,764	225,419	-	4,286,764
3/31/2024	14	4,286,764	17,183	(5,714)	4,281,051	242,602	-	4,281,051
4/30/2024	15	4,281,051	17,160	(5,737)	4,275,314	259,762	-	4,275,314
5/31/2024	16	4,275,314	17,137	(5,760)	4,269,554	276,899	-	4,269,554
6/30/2024	17	4,269,554	17,114	(5,783)	4,263,772	294,013	-	4,263,772
7/31/2024	18	4,263,772	17,091	(5,806)	4,257,966	311,103	-	4,257,966
8/31/2024	19	4,257,966	17,067	(5,829)	4,252,137	328,170	-	4,252,137
9/30/2024	20	4,252,137	17,044	(5,853)	4,246,284	345,214	-	4,246,284
10/31/2024	21	4,246,284	17,021	(5,876)	4,240,408	362,235	-	4,240,408
11/30/2024	22	4,240,408	16,997	(5,900)	4,234,509	379,232	-	4,234,509
12/31/2024	23	4,234,509	16,973	(5,923)	4,228,585	396,205	-	4,228,585
1/31/2025	24	4,228,585	16,950	(5,947)	4,222,638	413,155	-	4,222,638
3/1/2025	25	4,222,638	16,926	(5,971)	4,216,668	430,081	-	4,216,668
4/1/2025	26	4,216,668	16,902	(5,995)	4,210,673	446,982	-	4,210,673
5/1/2025	27	4,210,673	16,878	(6,019)	4,204,654	463,860	-	4,204,654
6/1/2025	28	4,204,654	16,854	(6,043)	4,198,611	480,714	-	4,198,611
7/1/2025	29	4,198,611	16,829	(6,067)	4,192,544	497,543	-	4,192,544
8/1/2025	30	4,192,544	16,805	(6,091)	4,186,453	514,348	-	4,186,453
9/1/2025	31	4,186,453	16,781	(6,116)	4,180,337	531,129	-	4,180,337
10/1/2025	32	4,180,337	16,756	(6,140)	4,174,197	547,885	-	4,174,197
11/1/2025	33	4,174,197	16,732	(6,165)	4,168,032	564,617	-	4,168,032
12/1/2025	34	4,168,032	16,707	(6,190)	4,161,842	581,324	-	4,161,842
1/1/2026	35	4,161,842	16,682	(6,214)	4,155,628	598,006	-	4,155,628
2/1/2026	36	4,155,628	16,657	(6,239)	4,149,388	614,663	-	4,149,388
3/1/2026	37	4,149,388	16,632	(6,264)	4,143,124	631,295	-	4,143,124
4/1/2026	38	4,143,124	16,607	(6,289)	4,136,834	647,902	-	4,136,834
5/1/2026	39	4,136,834	16,582	(6,315)	4,130,520	664,484	-	4,130,520
6/1/2026	40	4,130,520	16,556	(6,340)	4,124,180	681,040	-	4,124,180
7/1/2026	41	4,124,180	16,531	(6,365)	4,117,814	697,571	-	4,117,814
8/1/2026	42	4,117,814	16,506	(6,391)	4,111,423	714,077	-	4,111,423

Amortization Schedule

Loan Terms	
Loan Start Date	3/1/2023
Loan Amount	4,359,000
Interest Rate	4.810%
Term of Loan (Years)	30

	Monthly Payments	Annual Payments
Years 1-7	(\$22,897)	(\$274,758)

Principal Balance	
After 5 Years:	3,991,905
After 7 Years:	3,818,552
After 10 Years:	3,525,226

Date	No.	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
9/1/2026	43	4,111,423	16,480	(6,417)	4,105,007	730,557	-	4,105,007
10/1/2026	44	4,105,007	16,454	(6,442)	4,098,564	747,011	-	4,098,564
11/1/2026	45	4,098,564	16,428	(6,468)	4,092,096	763,440	-	4,092,096
12/1/2026	46	4,092,096	16,402	(6,494)	4,085,602	779,842	-	4,085,602
1/1/2027	47	4,085,602	16,376	(6,520)	4,079,082	796,219	-	4,079,082
2/1/2027	48	4,079,082	16,350	(6,546)	4,072,536	812,569	-	4,072,536
3/1/2027	49	4,072,536	16,324	(6,572)	4,065,964	828,893	-	4,065,964
4/1/2027	50	4,065,964	16,298	(6,599)	4,059,365	845,191	-	4,059,365
5/1/2027	51	4,059,365	16,271	(6,625)	4,052,740	861,462	-	4,052,740
6/1/2027	52	4,052,740	16,245	(6,652)	4,046,088	877,707	-	4,046,088
7/1/2027	53	4,046,088	16,218	(6,678)	4,039,409	893,925	-	4,039,409
8/1/2027	54	4,039,409	16,191	(6,705)	4,032,704	910,116	-	4,032,704
9/1/2027	55	4,032,704	16,164	(6,732)	4,025,972	926,281	-	4,025,972
10/1/2027	56	4,025,972	16,137	(6,759)	4,019,213	942,418	-	4,019,213
11/1/2027	57	4,019,213	16,110	(6,786)	4,012,427	958,528	-	4,012,427
12/1/2027	58	4,012,427	16,083	(6,813)	4,005,613	974,611	-	4,005,613
1/1/2028	59	4,005,613	16,056	(6,841)	3,998,773	990,667	-	3,998,773
2/1/2028	60	3,998,773	16,028	(6,868)	3,991,905	1,006,696	-	3,991,905
2/29/2028	61	3,991,905	16,001	(6,896)	3,985,009	1,022,697	-	3,985,009
3/31/2028	62	3,985,009	15,973	(6,923)	3,978,086	1,038,670	-	3,978,086
4/30/2028	63	3,978,086	15,945	(6,951)	3,971,135	1,054,615	-	3,971,135
5/31/2028	64	3,971,135	15,918	(6,979)	3,964,156	1,070,533	-	3,964,156
6/30/2028	65	3,964,156	15,890	(7,007)	3,957,149	1,086,423	-	3,957,149
7/31/2028	66	3,957,149	15,862	(7,035)	3,950,114	1,102,284	-	3,950,114
8/31/2028	67	3,950,114	15,833	(7,063)	3,943,051	1,118,118	-	3,943,051
9/30/2028	68	3,943,051	15,805	(7,091)	3,935,959	1,133,923	-	3,935,959
10/31/2028	69	3,935,959	15,777	(7,120)	3,928,839	1,149,699	-	3,928,839
11/30/2028	70	3,928,839	15,748	(7,148)	3,921,691	1,165,447	-	3,921,691
12/31/2028	71	3,921,691	15,719	(7,177)	3,914,514	1,181,167	-	3,914,514
1/31/2029	72	3,914,514	15,691	(7,206)	3,907,308	1,196,857	-	3,907,308
3/1/2029	73	3,907,308	15,662	(7,235)	3,900,073	1,212,519	-	3,900,073
4/1/2029	74	3,900,073	15,633	(7,264)	3,892,810	1,228,152	-	3,892,810
5/1/2029	75	3,892,810	15,604	(7,293)	3,885,517	1,243,756	-	3,885,517
6/1/2029	76	3,885,517	15,574	(7,322)	3,878,195	1,259,330	-	3,878,195
7/1/2029	77	3,878,195	15,545	(7,351)	3,870,843	1,274,875	-	3,870,843
8/1/2029	78	3,870,843	15,516	(7,381)	3,863,462	1,290,391	-	3,863,462
9/1/2029	79	3,863,462	15,486	(7,410)	3,856,052	1,305,877	-	3,856,052
10/1/2029	80	3,856,052	15,456	(7,440)	3,848,612	1,321,333	-	3,848,612
11/1/2029	81	3,848,612	15,427	(7,470)	3,841,142	1,336,760	-	3,841,142
12/1/2029	82	3,841,142	15,397	(7,500)	3,833,642	1,352,156	-	3,833,642
1/1/2030	83	3,833,642	15,367	(7,530)	3,826,112	1,367,523	-	3,826,112
2/1/2030	84	3,826,112	15,336	(7,560)	3,818,552	1,382,859	-	3,818,552
3/1/2030	85	3,818,552	15,306	(7,590)	3,810,961	1,398,165	-	3,810,961

Amortization Schedule

Loan Terms	
Loan Start Date	3/1/2023
Loan Amount	4,359,000
Interest Rate	4.810%
Term of Loan (Years)	30

	Monthly Payments	Annual Payments
Years 1-7	(\$22,897)	(\$274,758)

Principal Balance	
After 5 Years:	3,991,905
After 7 Years:	3,818,552
After 10 Years:	3,525,226

Date	No.	Beginning Balance	Interest	Principal Repayments	Ending Balance	Cumulative Interest	Additional Principal	Ending Balance
4/1/2030	86	3,810,961	15,276	(7,621)	3,803,340	1,413,441	-	3,803,340
5/1/2030	87	3,803,340	15,245	(7,651)	3,795,689	1,428,686	-	3,795,689
6/1/2030	88	3,795,689	15,214	(7,682)	3,788,007	1,443,900	-	3,788,007
7/1/2030	89	3,788,007	15,184	(7,713)	3,780,294	1,459,084	-	3,780,294
8/1/2030	90	3,780,294	15,153	(7,744)	3,772,550	1,474,237	-	3,772,550
9/1/2030	91	3,772,550	15,122	(7,775)	3,764,775	1,489,358	-	3,764,775
10/1/2030	92	3,764,775	15,090	(7,806)	3,756,969	1,504,449	-	3,756,969
11/1/2030	93	3,756,969	15,059	(7,837)	3,749,132	1,519,508	-	3,749,132
12/1/2030	94	3,749,132	15,028	(7,869)	3,741,263	1,534,536	-	3,741,263
1/1/2031	95	3,741,263	14,996	(7,900)	3,733,363	1,549,532	-	3,733,363
2/1/2031	96	3,733,363	14,965	(7,932)	3,725,431	1,564,496	-	3,725,431
3/1/2031	97	3,725,431	14,933	(7,964)	3,717,467	1,579,429	-	3,717,467
4/1/2031	98	3,717,467	14,901	(7,996)	3,709,471	1,594,330	-	3,709,471
5/1/2031	99	3,709,471	14,869	(8,028)	3,701,444	1,609,199	-	3,701,444
6/1/2031	100	3,701,444	14,837	(8,060)	3,693,384	1,624,035	-	3,693,384
7/1/2031	101	3,693,384	14,804	(8,092)	3,685,291	1,638,840	-	3,685,291
8/1/2031	102	3,685,291	14,772	(8,125)	3,677,167	1,653,612	-	3,677,167
9/1/2031	103	3,677,167	14,739	(8,157)	3,669,010	1,668,351	-	3,669,010
10/1/2031	104	3,669,010	14,707	(8,190)	3,660,820	1,683,058	-	3,660,820
11/1/2031	105	3,660,820	14,674	(8,223)	3,652,597	1,697,731	-	3,652,597
12/1/2031	106	3,652,597	14,641	(8,256)	3,644,341	1,712,372	-	3,644,341
1/1/2032	107	3,644,341	14,608	(8,289)	3,636,052	1,726,980	-	3,636,052
2/1/2032	108	3,636,052	14,575	(8,322)	3,627,730	1,741,554	-	3,627,730
2/29/2032	109	3,627,730	14,541	(8,355)	3,619,375	1,756,096	-	3,619,375
3/31/2032	110	3,619,375	14,508	(8,389)	3,610,986	1,770,603	-	3,610,986
4/30/2032	111	3,610,986	14,474	(8,422)	3,602,564	1,785,077	-	3,602,564
5/31/2032	112	3,602,564	14,440	(8,456)	3,594,108	1,799,518	-	3,594,108
6/30/2032	113	3,594,108	14,406	(8,490)	3,585,617	1,813,924	-	3,585,617
7/31/2032	114	3,585,617	14,372	(8,524)	3,577,093	1,828,296	-	3,577,093
8/31/2032	115	3,577,093	14,338	(8,558)	3,568,535	1,842,634	-	3,568,535
9/30/2032	116	3,568,535	14,304	(8,593)	3,559,942	1,856,938	-	3,559,942
10/31/2032	117	3,559,942	14,269	(8,627)	3,551,315	1,871,208	-	3,551,315
11/30/2032	118	3,551,315	14,235	(8,662)	3,542,653	1,885,443	-	3,542,653
12/31/2032	119	3,542,653	14,200	(8,696)	3,533,957	1,899,643	-	3,533,957
1/31/2033	120	3,533,957	14,165	(8,731)	3,525,226	1,913,808	-	3,525,226