

<b>CASH FLOW After Taxes</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Total Partnership Cash Flow	\$ 9,061	\$ 11,821	\$ 13,836	\$ 15,901	\$ 18,018
Limited Partner's Preferred Return	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)
Other Limited Partner's Preferred Return	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)
Managing Partner's Share	(930)	(2,311)	(3,318)	(4,351)	(5,409)
Other Limited Partner's Share	(465)	(1,155)	(1,659)	(2,175)	(2,705)
<b>Limited Partner's Share</b>	<b>\$ 465</b>	<b>\$ 1,155</b>	<b>\$ 1,659</b>	<b>\$ 2,175</b>	<b>\$ 2,705</b>
<b>Limited Partner's Share with Preferred Return</b>	<b>\$ 4,065</b>	<b>\$ 4,755</b>	<b>\$ 5,259</b>	<b>\$ 5,775</b>	<b>\$ 6,305</b>

<b>SALE PROCEEDS After Taxes</b>					
Total Partnership Cash Flow from Sale	\$ 128,569	\$ 157,254	\$ 186,965	\$ 217,740	\$ 249,618
All Partner's Return of Investment Capital	(90,000)	(90,000)	(90,000)	(90,000)	(90,000)
Remaining Funds from Sale to be Distributed	<u>\$ 38,569</u>	<u>\$ 67,254</u>	<u>\$ 96,965</u>	<u>\$ 127,740</u>	<u>\$ 159,618</u>
Managing Partner's Share	(19,284)	(33,627)	(48,483)	(63,870)	(79,809)
Other Limited Partner's Share	(9,642)	(16,814)	(24,241)	(31,935)	(39,905)
<b>Limited Partner's Share</b>	<b>\$ 9,642</b>	<b>\$ 16,814</b>	<b>\$ 24,241</b>	<b>\$ 31,935</b>	<b>\$ 39,905</b>
<b>This Partner's Share with Preferred Return</b>	<b>\$ 9,642</b>	<b>\$ 16,814</b>	<b>\$ 24,241</b>	<b>\$ 31,935</b>	<b>\$ 39,905</b>

### Total Potential CASH Generated

#### Partnership

Cash Generated this year	\$ 9,061	\$ 11,821	\$ 13,836	\$ 15,901	\$ 18,018
Previous Year's Cash Generated	n/a	9,061	20,882	34,718	50,620
Cash Flow From Property Sale	128,569	157,254	186,965	217,740	249,618
All Partner's Return of Investment Capital	(90,000)	(90,000)	(90,000)	(90,000)	(90,000)
<b>Total Partnership Profit Generated</b>	<b>\$ 47,630</b>	<b>\$ 88,136</b>	<b>\$ 131,684</b>	<b>\$ 178,360</b>	<b>\$ 228,256</b>

#### Limited Partner Interest **25.00%**

Net Cash Flow Allocation - Rent Activity	\$ 4,065	\$ 4,755	\$ 5,259	\$ 5,775	\$ 6,305
Previous Year's Cash Generated	n/a	4,065	8,820	14,079	19,854
Net Cash Flow Allocation - Sale	<u>9,642</u>	<u>16,814</u>	<u>24,241</u>	<u>31,935</u>	<u>39,905</u>
<b>Limited Partner's Share of Profit</b>	<b>\$ 13,707</b>	<b>\$ 25,634</b>	<b>\$ 38,320</b>	<b>\$ 51,789</b>	<b>\$ 66,064</b>
Partner's Return of Investment Capital	45,000	45,000	45,000	45,000	45,000
<b>Limited Partner's Share of Total Cash</b>	<b>\$ 58,707</b>	<b>\$ 70,634</b>	<b>\$ 83,320</b>	<b>\$ 96,789</b>	<b>\$ 111,064</b>
<b>Limited Partner's Percentage Share</b>	<b>42.66%</b>	<b>39.65%</b>	<b>37.59%</b>	<b>36.07%</b>	<b>34.90%</b>

### Return on Investment (ROI)

#### Partnership's Return on Investment

Cash on Cash Return - After Taxes	10.07%	13.13%	15.37%	17.67%	20.02%
Internal Rate of Return (IRR) - After Taxes	52.92%	42.19%	37.55%	34.65%	32.57%
Modified Internal Rate of Return (MIRR) - After Taxes	52.92%	40.69%	35.05%	31.41%	28.74%

#### Limited Partner's Return on Investment

Cash on Cash Return - After Taxes	9.03%	10.57%	11.69%	12.83%	14.01%
Internal Rate of Return (IRR) - After Taxes	30.46%	26.23%	24.44%	23.31%	22.49%
Modified Internal Rate of Return (MIRR) - After Taxes	30.46%	25.29%	22.79%	21.10%	19.80%

<b>CASH FLOW After Taxes</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
Total Partnership Cash Flow	\$ 20,187	\$ 22,410	\$ 24,686	\$ 27,017	\$ 29,403
Limited Partner's Preferred Return	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)
Other Limited Partner's Preferred Return	(3,600)	(3,600)	(3,600)	(3,600)	(3,600)
Managing Partner's Share	(6,494)	(7,605)	(8,743)	(9,908)	(11,102)
Other Limited Partner's Share	(3,247)	(3,802)	(4,371)	(4,954)	(5,551)
<b>Limited Partner's Share</b>	<b>\$ 3,247</b>	<b>\$ 3,802</b>	<b>\$ 4,371</b>	<b>\$ 4,954</b>	<b>\$ 5,551</b>
<b>Limited Partner's Share with Preferred Return</b>	<b>\$ 6,847</b>	<b>\$ 7,402</b>	<b>\$ 7,971</b>	<b>\$ 8,554</b>	<b>\$ 9,151</b>

<b>SALE PROCEEDS After Taxes</b>					
Total Partnership Cash Flow from Sale	\$ 282,639	\$ 316,848	\$ 352,289	\$ 389,009	\$ 427,060
All Partner's Return of Investment Capital	(90,000)	(90,000)	(90,000)	(90,000)	(90,000)
Remaining Funds from Sale to be Distributed	<u>\$ 192,639</u>	<u>\$ 226,848</u>	<u>\$ 262,289</u>	<u>\$ 299,009</u>	<u>\$ 337,060</u>
Managing Partner's Share	(96,320)	(113,424)	(131,144)	(149,505)	(168,530)
Other Limited Partner's Share	(48,160)	(56,712)	(65,572)	(74,752)	(84,265)
<b>Limited Partner's Share</b>	<b>\$ 48,160</b>	<b>\$ 56,712</b>	<b>\$ 65,572</b>	<b>\$ 74,752</b>	<b>\$ 84,265</b>
<b>This Partner's Share with Preferred Return</b>	<b>\$ 48,160</b>	<b>\$ 56,712</b>	<b>\$ 65,572</b>	<b>\$ 74,752</b>	<b>\$ 84,265</b>

### Total Potential CASH Generated

#### Partnership

Cash Generated this year	\$ 20,187	\$ 22,410	\$ 24,686	\$ 27,017	\$ 29,403
Previous Year's Cash Generated	68,638	88,825	111,235	135,921	162,938
Cash Flow From Property Sale	282,639	316,848	352,289	389,009	427,060
All Partner's Return of Investment Capital	(90,000)	(90,000)	(90,000)	(90,000)	(90,000)
<b>Total Partnership Profit Generated</b>	<b>\$ 281,465</b>	<b>\$ 338,083</b>	<b>\$ 398,209</b>	<b>\$ 461,947</b>	<b>\$ 529,401</b>

#### Limited Partner Interest **25.00%**

Net Cash Flow Allocation - Rent Activity	\$ 6,847	\$ 7,402	\$ 7,971	\$ 8,554	\$ 9,151
Previous Year's Cash Generated	26,159	33,006	40,408	48,379	56,933
Net Cash Flow Allocation - Sale	<u>48,160</u>	<u>56,712</u>	<u>65,572</u>	<u>74,752</u>	<u>84,265</u>
<b>Limited Partner's Share of Profit</b>	<b>\$ 81,166</b>	<b>\$ 97,120</b>	<b>\$ 113,951</b>	<b>\$ 131,685</b>	<b>\$ 150,349</b>
Partner's Return of Investment Capital	45,000	45,000	45,000	45,000	45,000
<b>Limited Partner's Share of Total Cash</b>	<b>\$ 126,166</b>	<b>\$ 142,120</b>	<b>\$ 158,951</b>	<b>\$ 176,685</b>	<b>\$ 195,349</b>
<b>Limited Partner's Percentage Share</b>	<b>33.96%</b>	<b>33.20%</b>	<b>32.56%</b>	<b>32.01%</b>	<b>31.54%</b>

### Return on Investment (ROI)

#### Partnership's Return on Investment

Cash on Cash Return - After Taxes	22.43%	24.90%	27.43%	30.02%	32.67%
Internal Rate of Return (IRR) - After Taxes	30.98%	29.72%	28.68%	27.82%	27.08%
Modified Internal Rate of Return (MIRR) - After Taxes	26.65%	24.96%	23.54%	22.33%	21.28%

#### Limited Partner's Return on Investment

Cash on Cash Return - After Taxes	15.22%	16.45%	17.71%	19.01%	20.34%
Internal Rate of Return (IRR) - After Taxes	21.83%	21.29%	20.84%	20.45%	20.10%
Modified Internal Rate of Return (MIRR) - After Taxes	18.75%	17.86%	17.09%	16.41%	15.81%