

FINANCIAL PROJECTIONS

Paul Quinn Estates - Unit Home

Paul Quilli Estates - Offit Hoffie											
DATE:	3/14/2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Offering Price:	\$383,000.00										
Operating Reserve:	(\$11,400.00)										
Investment Value:	\$368,600.00										
Number of Tokens:	3,830										
Token Price:	\$100.00										
Token Fair Market Value:	\$95.30	\$100.07	\$105.07	\$110.32	\$115.84	\$121.63	\$127.71	\$134.10	\$140.80	\$147.84	\$155.23
Appraised Value:	\$365,000.00	\$383,250.00	\$402,413.00	\$422,534.00	\$443,661.00	\$465,844.00	\$489,136.00	\$513,593.00	\$539,273.00	\$566,237.00	\$594,549.00
INCOME ANALYSIS											
Monthly Rent:	\$2,460.00	\$2,583.00	\$2,712.00	\$2,848.00	\$2,990.00	\$3,140.00	\$3,297.00	\$3,462.00	\$3,635.00	\$3,817.00	\$4,008.00
Annual Rent:	\$29,520.00	\$30,996.00	\$32,544.00	\$34,176.00	\$35,880.00	\$37,680.00	\$39,564.00	\$41,544.00	\$43,620.00	\$45,804.00	\$48,096.00
Other Income:	\$4,000.00	\$4,200.00	\$4,410.00	\$4,631.00	\$4,863.00	\$5,106.00	\$5,361.00	\$5,629.00	\$5,910.00	\$6,206.00	\$6,516.00
Total Operating Income:	\$33,520.00	\$35,196.00	\$36,954.00	\$38,807.00	\$40,743.00	\$42,786.00	\$44,925.00	\$47,173.00	\$49,530.00	\$52,010.00	\$54,612.00
Property Taxes:	(\$7,080.00)	(\$7,292.00)	(\$7,657.00)	(\$8,040.00)	(\$8,442.00)	(\$8,864.00)	(\$9,307.00)	(\$9,772.00)	(\$10,261.00)	(\$10,774.00)	(\$11,313.00)
Insurance:	(\$1,350.00)	(\$1,391.00)	(\$1,433.00)	(\$1,476.00)	(\$1,520.00)	(\$1,566.00)	(\$1,613.00)	(\$1,661.00)	(\$1,711.00)	(\$1,762.00)	(\$1,815.00)
HOA Fees:	(\$1,750.00)	(\$1,803.00)	(\$1,857.00)	(\$1,913.00)	(\$1,970.00)	(\$2,029.00)	(\$2,090.00)	(\$2,153.00)	(\$2,218.00)	(\$2,285.00)	(\$2,354.00)
Maintenance:	(\$886.00)	(\$913.00)	(\$940.00)	(\$968.00)	(\$997.00)	(\$1,027.00)	(\$1,058.00)	(\$1,090.00)	(\$1,123.00)	(\$1,157.00)	(\$1,192.00)
Management Fees:		(\$1,550.00)	(\$1,627.00)	(\$1,709.00)	(\$1,794.00)	(\$1,884.00)	(\$1,978.00)	(\$2,077.00)	(\$2,181.00)	(\$2,290.00)	(\$2,405.00)
Reserve Fund/Other:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating Expenses:	(\$11,066.00)	(\$12,949.00)	(\$13,514.00)	(\$14,106.00)	(\$14,723.00)	(\$15,370.00)	(\$16,046.00)	(\$16,753.00)	(\$17,494.00)	(\$18,268.00)	(\$19,079.00)
NET Operating Income:	\$22,454.00	\$22,247.00	\$23,440.00	\$24,701.00	\$26,020.00	\$27,416.00	\$28,879.00	\$30,420.00	\$32,036.00	\$33,742.00	\$35,533.00
Monthly Rental Income	\$1,871.00	\$1,854.00	\$1,953.00	\$2,058.00	\$2,168.00	\$2,285.00	\$2,407.00	\$2,535.00	\$2,670.00	\$2,812.00	\$2,961.00
Rental Yield:	6.15%	5.80%	5.82%	5.85%	5.86%	5.89%	5.90%	5.92%	5.94%	5.96%	5.98%
Appreciation Rate:	5.00%	5.00%	5.25%	5.51%	5.79%	6.08%	6.38%	6.70%	7.04%	7.39%	7.76%
EXPECTED RETURN:	11.15%	10.80%	11.07%	11.36%	11.65%	11.96%	12.29%	12.62%	12.98%	13.35%	13.73%
DISTRIBUTION RATE:	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%