



FINANCIAL ANALYSIS OVERVIEW

OCTOBER 2014 UPDATE



Comparison to Original Underwriting

	<u>Scenario #1</u>	<u>Scenario #2</u>	<u>Scenario #3*</u>	<u>Today**</u>
Hold Period	10 years	10 years	10 years	10 years
Net Capital Investment	\$0	\$0	(\$13,368,320)	(\$8,184,272)
Cash Flows	\$19,377,142	\$21,766,094	\$59,337,988	\$40,996,191
Profit	\$19,377,142	\$21,766,094	\$45,969,758	\$32,811,919
Exit Cap	6%	6%	6%	6%
Terminal Value	\$12,139,167	\$14,167,067	\$42,418,683	\$28,358,333
Terminal Value/SF	\$90.70	\$105.85	\$275.00	\$189.62
Net Present Value Non Risk Adjusted	@ 6% \$12,235,111	@ 6% \$13,620,089	@ 6% \$22,683,297	@ 6% \$18,016,362
Net Present Value Risk Adjusted	@ 6% \$12,235,111	@ 8% \$11,810,712	@ 10% \$13,406,873	@ 8% \$14,631,431

* Scenario based on square footage of 154,000

**Scenario based on square footage of 149,544



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Comparison to Walmart Lease Assumption and Negotiation Progress

	<u>Walmart Lease Assumption</u>	<u>2 Tenant initial offer Economics*</u>	<u>2 Tenant Current Economics**</u>
Hold Period	10 years	10 years	10 years
Net Capital Investment	\$0	(\$7,937,368)	(\$8,184,272)
Cash Flows	\$19,377,142	\$34,996,866	\$40,996,191
Profit	\$19,377,142	\$27,059,498	\$32,811,919
Exit Cap	6%	6%	6%
Terminal Value	\$12,139,167	\$23,736,217	\$28,358,333
Terminal Value/SF	\$90.70	\$169.05	\$189.62
Net Present Value Non Risk Adjusted	@ 6% \$12,235,111	@ 6% \$13,553,190	@ 6% \$18,016,362
Net Present Value Risk Adjusted	@ 6% \$12,235,111	@ 8% \$10,592,144	@ 8% \$14,631,431

* Scenario based on square footage of 140,411 **Scenario based on square footage of 149,544



FINANCIAL ANALYSIS OVERVIEW

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Summary of Capital Investment

	<u>June 2014</u>	<u>Today</u>
Building Purchase	\$4,479,004	\$4,479,004
Building Renovation	\$4,077,651	\$2,849,099
Tenant Improvements	\$696,000	\$696,000
Leasing Commissions	\$826,322	\$826,322
Total	\$10,078,977	\$8,850,425