

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Effective Gross Income	5,538,431	5,617,452	6,194,267	6,380,039	6,571,395	6,768,504	6,971,539	7,180,679	7,396,108	7,618,014	
Net Operating Income	3,939,276	4,026,619	4,540,054	4,677,281	4,819,047	4,965,498	5,116,782	5,273,053	5,434,472	5,505,201	
BASE RENT											
Debt Service - Principal	0	0	0	0	0	0	0	0	0	0	0
Debt Service - Interest	2,016,625	2,022,150	2,016,625	2,016,625	2,016,625	2,022,150	2,016,625	2,016,625	2,016,625	2,022,150	20,182,825
Replacement Reserves	66,250	67,575	68,927	70,305	71,711	73,145	74,608	76,100	77,622	79,175	725,419
Base Rent - TOTAL	2,082,875	2,089,725	2,085,552	2,086,930	2,088,336	2,095,295	2,091,233	2,092,725	2,094,247	2,101,325	20,908,244
ADDITIONAL RENT											
Master Lease Base Rent	2,082,875	2,089,725	2,085,552	2,086,930	2,088,336	2,095,295	2,091,233	2,092,725	2,094,247	2,101,325	20,908,244
OpEx - Taxes (incl. Franchise & Excise)	837,391	853,839	870,616	887,728	905,183	922,986	941,146	959,669	978,562	997,833	9,154,953
MRO Payment	(765,000)	(816,000)	(816,000)	(816,000)	(816,000)	(816,000)	(816,000)	(816,000)	(816,000)	(720,000)	(8,013,000)
OpEx - Insurance & Utilities	315,687	322,001	328,441	335,010	341,710	348,544	355,515	362,625	369,878	377,275	3,456,685
Remaining OpEx	1,068,062	1,086,654	1,125,465	1,148,950	1,172,979	1,197,566	1,222,724	1,248,467	1,274,809	1,301,764	11,847,441
Asset Management Fees	0	0	0	0	0	0	0	0	0	0	0
Additional Rent Breakpoint	3,574,000	3,594,000	3,649,000	3,685,000	3,754,000	3,817,000	3,885,000	3,937,000	3,992,000	4,162,000	38,049,000
Additional Rent Cap	5,538,431	5,617,452	5,585,010	5,633,346	5,679,597	5,660,696	5,635,603	5,670,676	5,496,697	5,661,072	56,178,580
Cash Flow Over Breakpoint	1,964,430	2,023,452	2,545,267	2,695,039	2,817,395	2,951,504	3,086,540	3,243,679	3,404,108	3,456,014	28,187,429
Additional Rent Cash Flow	1,964,430	2,023,452	1,936,010	1,948,347	1,925,597	1,843,696	1,750,603	1,733,676	1,504,697	1,499,072	18,129,580
% to Trust	100.00%										
Additional Rent - TRUST	1,964,430	2,023,452	1,936,010	1,948,347	1,925,597	1,843,696	1,750,603	1,733,676	1,504,697	1,499,072	18,129,580
BONUS RENT											
Bonus Rent Breakpoint	5,538,431	5,617,452	5,585,010	5,633,346	5,679,597	5,660,696	5,635,603	5,670,676	5,496,697	5,661,072	56,178,580
Bonus Rent Cash Flow	0	0	609,257	746,692	891,798	1,107,808	1,335,937	1,510,003	1,899,411	1,956,942	10,057,848
Bonus Rent Cap	0	0	190,000	326,000	470,000	692,000	926,000	1,101,000	1,512,000	1,557,000	6,774,000
% to Trust	85.00%										
Bonus Rent - TRUST	0	0	161,500	277,100	399,500	588,200	787,100	935,850	1,285,200	1,323,450	5,757,900
Total Distributable Rent to Trust	1,964,430	2,023,452	2,097,510	2,225,447	2,325,097	2,431,896	2,537,703	2,669,526	2,789,897	2,822,522	23,887,480
TREG Supplemental Payment to Investors	0	425,000	370,000	255,000	173,000	77,000		0	0	0	1,300,000
Trust Administrative Expenses	(76,765)	(76,765)	(76,765)	(76,765)	(76,765)	(76,765)	(76,765)	(76,765)	(76,765)	(76,765)	(767,648)
Total Cash for Distribution to Investors	1,887,666	2,371,687	2,390,745	2,403,682	2,421,332	2,432,131	2,460,938	2,592,761	2,713,133	2,745,758	24,419,832
YIELD % OF OFFERING EQUITY	\$ 59,049,855	3.20%	4.02%	4.05%	4.07%	4.10%	4.12%	4.17%	4.39%	4.59%	4.65%
Additional Rent to Sponsor	0	0	0	0	0	0	0	0	0	0	0
Trust Holdback	34,985	57,782	72,388	60,390	80,364	87,762	110,135	109,886	111,513	125,469	850,674
Bonus Rent to Sponsor	0	0	447,757	469,592	492,298	519,608	548,837	574,153	614,211	633,492	4,299,948
Total Rent to Sponsor	34,985	57,782	520,145	529,982	572,662	607,370	658,972	684,039	725,724	758,961	5,150,622