

The Oak Portfolio, Houston Texas

Properties Info

Property	Year Built	Adjusted NOI	Vacancy	Purchase Price	Price per Unit
ShadowTree	1979	1,524,551	9.31%	32,750,000	76,490
Townhomes	1981	317,601	6.00%	7,800,000	106,849
Plaza at Hobby	1976	1,110,105	13.87%	22,700,000	69,207
Airport Crossing	1983	762,381	2.42%	16,000,000	89,888
Casa Grande	1979	791,836	3.99%	17,550,000	65,485
<b>Total/Avg.</b>		<b>4,506,474</b>	<b>8.22%</b>	<b>96,800,000</b>	<b>75,922</b>

Unit Mix

Property	Studio	1 BD	2BD	Total
ShadowTree	120	210	98	428
Townhomes	-	56	17	73
Plaza at Hobby	-	259	69	328
Airport Crossing	-	130	48	178
Casa Grande	-	204	64	268
<b>Total</b>	<b>120</b>	<b>859</b>	<b>296</b>	<b>1,275</b>

Key Dates

<b>Closing</b>	<b>September 2021</b>
Stabilize & Renovations	12
Renovation & Operation	24
Operate & Sale	24
<b>Total Project Duration</b>	<b>60 Months</b>
<b>Expected Exit Date</b>	<b>September 2026</b>

Debt Assumptions

<b>Senior Loan</b>	
Purchase Loan	72,600,000
Value-Add Loan	8,756,900
<b>Total Senior Loan</b>	<b>81,356,900</b>
LTV	75.00%
Term	4+1
Interest Rate	3.55%
<b>Preferred Equity</b>	
Current Interest	8.00%
Accrued Interest	2.00%

Uses

Item	Amount \$
Purchase	96,800,000
Legal	484,000
Closing Costs	121,000
Acquisition	1,810,000
Title	45,000
3rd Party Reports	75,000
Loan Fees	1,749,454
Working Capital	1,000,000
<b>Total</b>	<b>102,084,454</b>

Value Add

Common Area	3,442,500
Interior	5,314,400
<b>Total Value add</b>	<b>8,756,900</b>
<b>Total Project Scope</b>	<b>110,841,354</b>

Sources

Senior Loan	65.50%	72,600,000
Value Add Loan	7.90%	8,756,900
Preferred Equity	4.37%	4,840,000
Common Equity	22.23%	24,644,454
<b>Total sources</b>		<b>110,841,354</b>
LP Equity	80.00%	19,715,563
GP Equity	20.00%	4,928,891
<b>Total Common Equity</b>		<b>24,644,454</b>

Exit Assumptions	
Target NOI (Year 5)	6,797,117
Cap Rate (average)	5.16%
<b>Gross Sale Value</b>	<b>131,792,194</b>
Sale Costs	(2,518,511)
<b>Net Sale Proceeds</b>	<b>129,273,683</b>
On-going Cash Flow	11,631,001
<b>Total Project Proceeds</b>	<b>140,904,684</b>
Debt Balance Repayment	(63,382,800)
Pref. Equity Repayment	(22,565,567)
Equity Repayment	(24,644,454)
<b>Deal Expected Profit</b>	<b>30,311,864</b>