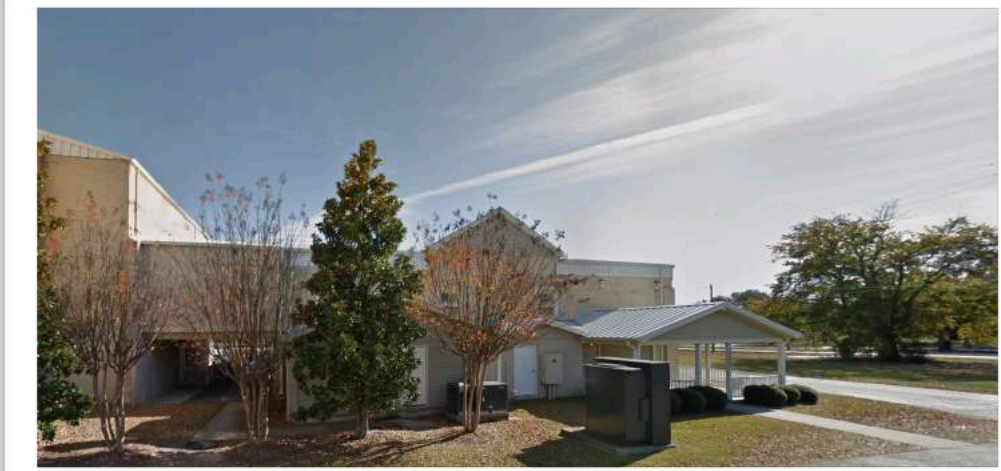
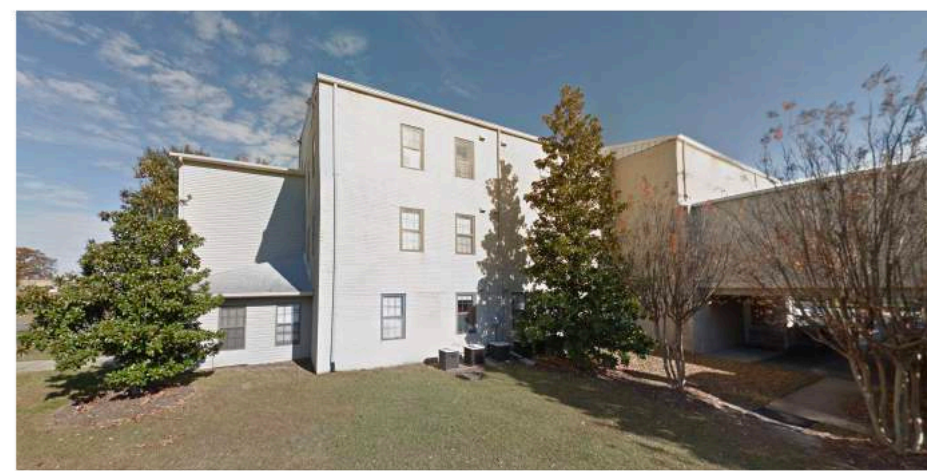


PROJECT SUMMARY

ADDRESS: 127 S 6th St, Warner Robins, GA, 31088

Acquisition Price	\$	574,400
Renovations	\$	28,720
Total Investment	\$	603,120
ADHD Investment	\$	28,720
Total Remaining Investment	\$	574,400
Estimated Monthly Rent	\$	6,500
Note = 8%	\$	3,829
Property Management	\$	600
Monthly Taxes	\$	0
Monthly Insurance	\$	350
Reserve for Maintenance	\$	600



Long Term Deal

DEAL OUTLINE:

Offered as Intermediate Hold

Debt Position: 1st Position Secured Lien
Term of Deal: 60 Months
Estimated ARV 2025: US\$750,100.00
Interest: 8% interest
Points: 2 points of total investment amount
Shared Equity: 25% of the sales price of property at sale
Payment Terms: i) Interest Only payments begin 180 days from funding**
 ii) Points Payable on sale of property

DEAL NOTES:

Dwelling is acquired at a Discount to assure marketability
This is a unique project that includes a multi-faceted commercial building that has various uses.
There is already a long-standing woman's shelter organization triple-net lease in force for the building (rent, taxes and insurance paid in lease)
 The building includes xx single bachelor units within the building as well as various spaces used by the organization to provide child care, social kitchen etc.
 Project is currently undergoing due diligence process. As it goes through the due diligence process - there is the potential the project may not proceed.

* If funded with Qualified Funds, i.e. SDIRA

POTENTIAL DEAL EARNINGS:

All numbers are modest projections

24 Mos I/O Payments \$ 91,904.00
25% Shared Equity \$ 35,140.00
2 Points \$ 11,488.00
***24 Mo Tax Deferred Income** \$ 138,532.00
Annualized Return 11.48%

WEBSITE:

www.atlantadhd.com/127S6St

WEBSITE LIVE BY:

2021-10-31

AQUISITION TYPE:

This unit is acquired Off Market

CLOSING DATE:

Closing is on or before August 11th, 2021

RENOVATIONS:

Will consist of:

- 1) Systems Update
- 2) General Cosmetic Updates
- 3) Landscaping/Parking Lot Improvements