

Net Present Value Report

830 East Park Avenue

These cash flows and dates are those on which the Rate of Return After Tax in our analysis of the 830 East Park Avenue are based.

Our analysis plans operating cash flows monthly, and assumes that cash flows occurring during the month all occur at the middle of the month. Calculators and Spreadsheets typically schedule these cash flows at the end of the year (year-end convention). Since cash flows do actually occur unevenly during the year, the mid-month convention is more accurate.

The Net Present Value (NPV) of the Cash Flows shown in the table below, when discounted at 8.0000% to 1 Oct 2017 is \$5,854,731.07. One interpretation of this NPV is that you can afford to pay an additional \$5,854,731.07 on 1 Oct 2017 for the right to receive the cash flows shown, and still receive a 8.0000% Internal Rate of Return on your total investment

Date	Years	Cash Flow	Present Value Discount Factor	Present Value at 8.0000%
1 Oct 2017	0.00	(\$1,083,000.00)	1.0000000	(\$1,083,000.00)
15 Oct 2017	0.04	(21,885.00)	0.9970524	(21,820.49)
15 Nov 2017	0.12	(21,885.00)	0.9905565	(21,678.33)
15 Dec 2017	0.21	(21,885.00)	0.9843105	(21,541.63)
15 Jan 2018	0.29	(21,885.00)	0.9778976	(21,401.29)
15 Feb 2018	0.38	(21,885.00)	0.9715265	(21,261.86)
15 Mar 2018	0.45	(21,885.00)	0.9658076	(21,136.70)
15 Apr 2018	0.54	(21,885.00)	0.9595153	(20,998.99)
15 May 2018	0.62	(21,885.00)	0.9534650	(20,866.58)
15 Jun 2018	0.70	(21,885.00)	0.9472531	(20,730.63)
15 Jul 2018	0.79	(21,885.00)	0.9412801	(20,599.91)
15 Aug 2018	0.87	(21,885.00)	0.9351475	(20,465.70)
15 Sep 2018	0.96	(21,885.00)	0.9290549	(20,332.37)
15 Oct 2018	1.04	9,970.00	0.9231967	9,204.27
15 Nov 2018	1.12	9,970.00	0.9171820	9,144.30
15 Dec 2018	1.21	9,970.00	0.9113986	9,086.64
15 Jan 2019	1.29	9,970.00	0.9054607	9,027.44
15 Feb 2019	1.38	9,970.00	0.8995616	8,968.63
15 Mar 2019	1.45	9,970.00	0.8942663	8,915.84
15 Apr 2019	1.54	9,970.00	0.8884401	8,857.75
15 May 2019	1.62	9,970.00	0.8828379	8,801.89
15 Jun 2019	1.70	9,970.00	0.8770862	8,744.55
15 Jul 2019	1.79	9,970.00	0.8715556	8,689.41
15 Aug 2019	1.87	9,970.00	0.8658773	8,632.80
15 Sep 2019	1.96	9,970.00	0.8602361	8,576.55
15 Oct 2019	2.04	13,743.00	0.8548117	11,747.68
15 Nov 2019	2.12	13,743.00	0.8492426	11,671.14
15 Dec 2019	2.21	13,743.00	0.8438876	11,597.55

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15 Jan 2020	2.29	13,743.00	0.8383896	11,521.99
15 Feb 2020	2.38	13,743.00	0.8329274	11,446.92
15 Mar 2020	2.45	13,743.00	0.8278498	11,377.14
15 Apr 2020	2.54	13,743.00	0.8224563	11,303.02
15 May 2020	2.62	13,743.00	0.8172702	11,231.74
15 Jun 2020	2.71	13,743.00	0.8119456	11,158.57
15 Jul 2020	2.79	13,743.00	0.8068258	11,088.21
15 Aug 2020	2.87	13,743.00	0.8015692	11,015.97
15 Sep 2020	2.96	13,743.00	0.7963469	10,944.20
15 Oct 2020	3.04	15,131.00	0.7913255	11,973.55
15 Nov 2020	3.13	15,131.00	0.7861699	11,895.54
15 Dec 2020	3.21	15,131.00	0.7812126	11,820.53
15 Jan 2021	3.29	15,131.00	0.7761230	11,743.52
15 Feb 2021	3.38	15,131.00	0.7710664	11,667.01
15 Mar 2021	3.45	15,131.00	0.7665276	11,598.33
15 Apr 2021	3.54	15,131.00	0.7615336	11,522.76
15 May 2021	3.62	15,131.00	0.7567317	11,450.11
15 Jun 2021	3.71	15,131.00	0.7518015	11,375.51
15 Jul 2021	3.79	15,131.00	0.7470609	11,303.78
15 Aug 2021	3.87	15,131.00	0.7421937	11,230.13
15 Sep 2021	3.96	15,131.00	0.7373583	11,156.97
15 Oct 2021	4.04	16,562.00	0.7327088	12,135.12
15 Nov 2021	4.13	16,562.00	0.7279351	12,056.06
15 Dec 2021	4.21	16,562.00	0.7233450	11,980.04
15 Jan 2022	4.29	16,562.00	0.7186324	11,901.99
15 Feb 2022	4.38	16,562.00	0.7139504	11,824.45
15 Mar 2022	4.45	16,562.00	0.7097478	11,754.84
15 Apr 2022	4.54	16,562.00	0.7051237	11,678.26
15 May 2022	4.62	16,562.00	0.7006775	11,604.62
15 Jun 2022	4.71	16,562.00	0.6961125	11,529.01
15 Jul 2022	4.79	16,562.00	0.6917231	11,456.32
15 Aug 2022	4.87	16,562.00	0.6872164	11,381.68
15 Sep 2022	4.96	15,772.00	0.6827391	10,768.16
15 Oct 2022	5.04	15,645.00	0.6784341	10,614.10
15 Nov 2022	5.13	15,640.00	0.6740140	10,541.58
15 Dec 2022	5.21	15,635.00	0.6697639	10,471.76
15 Jan 2023	5.29	15,631.00	0.6654004	10,400.87
15 Feb 2023	5.38	15,626.00	0.6610652	10,329.80
15 Mar 2023	5.45	15,621.00	0.6571739	10,265.71
15 Apr 2023	5.54	15,616.00	0.6528923	10,195.57
15 May 2023	5.62	15,612.00	0.6487754	10,128.68
15 Jun 2023	5.71	15,607.00	0.6445486	10,059.47
15 Jul 2023	5.79	15,602.00	0.6404843	9,992.84

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15 Aug 2023	5.87	15,597.00	0.6363115	9,924.55
15 Sep 2023	5.96	2,776,037.00	0.6321659	1,754,915.85
15 Oct 2023	6.04	5,556.00	0.6281797	3,490.17
15 Nov 2023	6.13	5,556.00	0.6240870	3,467.43
15 Dec 2023	6.21	5,556.00	0.6201518	3,445.56
15 Jan 2024	6.29	5,556.00	0.6161114	3,423.12
15 Feb 2024	6.38	5,556.00	0.6120974	3,400.81
15 Mar 2024	6.46	5,556.00	0.6083660	3,380.08
15 Apr 2024	6.54	5,556.00	0.6044025	3,358.06
15 May 2024	6.62	5,556.00	0.6005913	3,336.89
15 Jun 2024	6.71	5,556.00	0.5966784	3,315.15
15 Jul 2024	6.79	5,556.00	0.5929160	3,294.24
15 Aug 2024	6.88	5,556.00	0.5890531	3,272.78
15 Sep 2024	6.96	(2,780,444.00)	0.5852154	(1,627,158.54)
1 Oct 2024	7.01	10,957,905.00	0.5832444	6,391,136.58
TOTALS		\$10,504,908.00		\$5,854,731.07