

100 North Pointe Ln | Danville , VA 24540



PO Box 139
Lookout Mtn, TN 37350
none

DREW LANCASTER
Managing Partner
423-713-9788
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Price: \$4,900,000

Property Highlights

Analysis

Analysis Date	June 2020
Scenario	Investor Deal

Property

Property Type	MultiFamily
Property	NorthPointe
Address	100 North Pointe Ln
City, State	Danville , VA 24540
Year Built	1996

Purchase Information

Purchase Price	\$4,900,000
Units	168
Total Rentable Sq. Ft.	149,664
Resale Valuation	7.000% (capitalization of noi)
Resale Expenses	4.000%

Income & Expense

Gross Operating Income	\$1,114,549
Monthly GOI	\$92,879
Total Annual Expenses	(\$700,400)
Monthly Expenses	(\$58,367)

Financial Information

Down Payment	\$1,100,000
Closing Costs	\$35,000

Loans

Type	Debt	Term	Amortization	Rate	Payment	LO Costs
Fixed	\$3,800,000	20 years	20 years	6.00000%	\$27,224	

NorthPointe

Drew is an amazing guy and you should invest in this deal with him. He is smart and cool. People like him. Oh, and the apartments we are sharing are a great value!

- Strong rental base
- Good location
- Beautiful property

PROPERTY DESCRIPTION

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04



Here are all the details you would ever want to know about this property.

There are three bedrooms.

Many buildings.

CASH FLOW ANALYSIS

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Before Tax Cash Flow	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS SCHEDULED INCOME	\$1,198,440	\$1,222,409	\$1,246,857	\$1,271,794	\$1,297,230
Turnover Vacancy	(\$83,891)	(\$85,569)	(\$87,280)	(\$89,026)	(\$90,806)
Total Operating Expenses	(\$700,400)	(\$710,150)	(\$720,046)	(\$730,091)	(\$740,286)
NET OPERATING INCOME	\$414,149	\$426,690	\$439,531	\$452,678	\$466,138
Loan Payment	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)
NET CASH FLOW (B/T)	\$87,457	\$99,998	\$112,838	\$125,985	\$139,445
Cash-On-Cash Return b/t	7.71%	8.81%	9.94%	11.10%	12.29%
Before Tax Cash Flow	Year 6	Year 7	Year 8	Year 9	Year 10
GROSS SCHEDULED INCOME	\$1,323,175	\$1,349,638	\$1,376,631	\$1,404,163	\$1,432,247
Turnover Vacancy	(\$92,622)	(\$94,475)	(\$96,364)	(\$98,291)	(\$100,257)
Total Operating Expenses	(\$750,635)	(\$761,138)	(\$771,799)	(\$782,620)	(\$793,603)
NET OPERATING INCOME	\$479,918	\$494,025	\$508,467	\$523,252	\$538,386
Loan Payment	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)
NET CASH FLOW (B/T)	\$153,225	\$167,333	\$181,775	\$196,559	\$211,693
Cash-On-Cash Return b/t	13.50%	14.74%	16.02%	17.32%	18.65%

* b/t = before taxes; a/t = after taxes

CASH FLOW ANALYSIS

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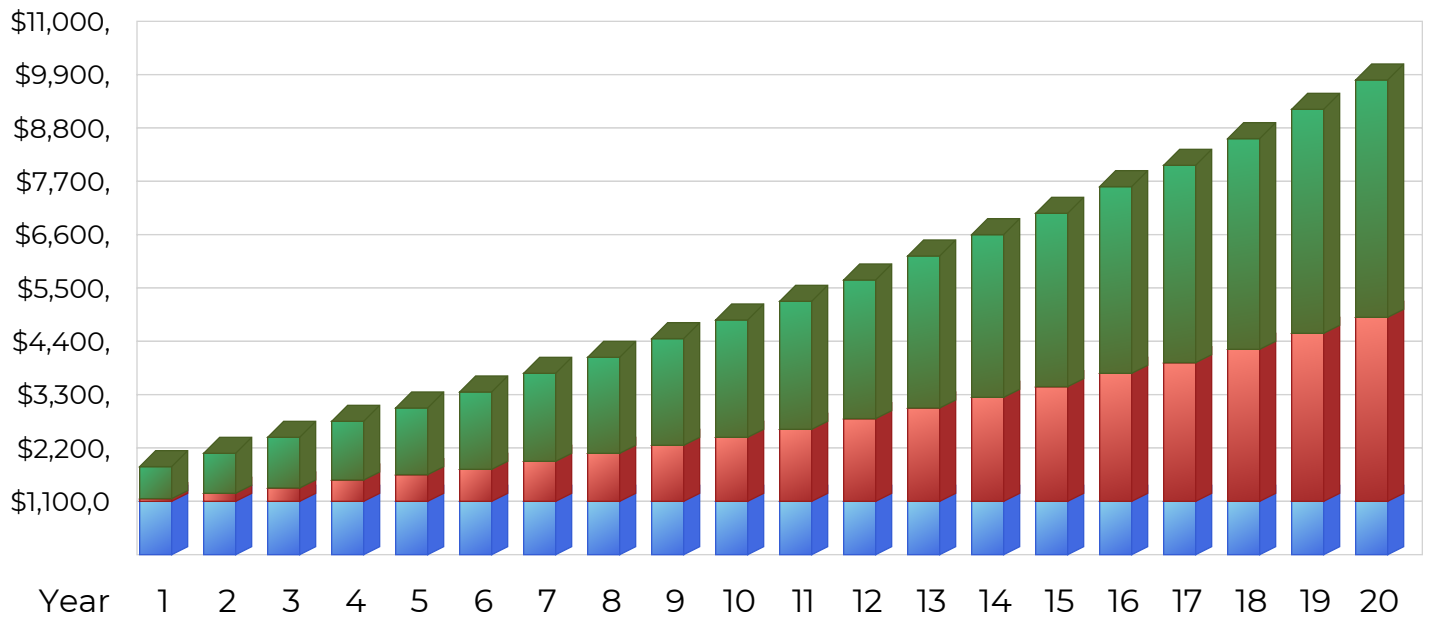
Before Tax Cash Flow	Year 11	Year 12	Year 13	Year 14	Year 15
GROSS SCHEDULED INCOME	\$1,460,892	\$1,490,110	\$1,519,912	\$1,550,310	\$1,581,316
Turnover Vacancy	(\$102,262)	(\$104,308)	(\$106,394)	(\$108,522)	(\$110,692)
Total Operating Expenses	(\$804,752)	(\$816,067)	(\$827,552)	(\$839,209)	(\$851,041)
NET OPERATING INCOME	\$553,878	\$569,735	\$585,966	\$602,579	\$619,583
Loan Payment	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)
NET CASH FLOW (B/T)	\$227,185	\$243,042	\$259,274	\$275,887	\$292,890
Cash-On-Cash Return b/t	20.02%	21.41%	22.84%	24.31%	25.81%

Before Tax Cash Flow	Year 16	Year 17	Year 18	Year 19	Year 20
GROSS SCHEDULED INCOME	\$1,612,942	\$1,645,201	\$1,678,105	\$1,711,667	\$1,745,901
Turnover Vacancy	(\$112,906)	(\$115,164)	(\$117,467)	(\$119,817)	(\$122,213)
Total Operating Expenses	(\$863,051)	(\$875,241)	(\$887,613)	(\$900,171)	(\$912,918)
NET OPERATING INCOME	\$636,986	\$654,797	\$673,025	\$691,679	\$710,770
Loan Payment	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)	(\$326,693)
NET CASH FLOW (B/T)	\$310,293	\$328,104	\$346,332	\$364,987	\$384,077
Cash-On-Cash Return b/t	27.34%	28.91%	30.51%	32.16%	33.84%

* b/t = before taxes; a/t = after taxes

PROPERTY EQUITY ANALYSIS

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Legend

■ Initial Equity	■ Equity (loan reduction)	■ Equity (appreciation)
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Year	Initial Equity	Equity (loan reduction)	Equity (appreciation)
1	\$1,100,000	\$101,452	\$1,016,417
2	\$1,100,000	\$209,162	\$1,195,574
3	\$1,100,000	\$323,515	\$1,379,011
4	\$1,100,000	\$444,921	\$1,566,823
5	\$1,100,000	\$573,815	\$1,759,108
6	\$1,100,000	\$710,659	\$1,955,968
7	\$1,100,000	\$855,944	\$2,157,504
8	\$1,100,000	\$1,010,189	\$2,363,821
9	\$1,100,000	\$1,173,947	\$2,575,026
10	\$1,100,000	\$1,347,806	\$2,791,228
11	\$1,100,000	\$1,532,388	\$3,012,539
12	\$1,100,000	\$1,728,355	\$3,239,072
13	\$1,100,000	\$1,936,408	\$3,470,944
14	\$1,100,000	\$2,157,294	\$3,708,274
15	\$1,100,000	\$2,391,804	\$3,951,182
16	\$1,100,000	\$2,640,777	\$4,199,795
17	\$1,100,000	\$2,905,107	\$4,454,237
18	\$1,100,000	\$3,185,740	\$4,714,639
19	\$1,100,000	\$3,483,682	\$4,981,133
20	\$1,100,000	\$3,800,000	\$5,253,853

LOAN 1

Debt Service Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Principal Payments	\$101,452	\$107,710	\$114,353	\$121,406	\$128,894
Interest Payments	\$225,240	\$218,983	\$212,340	\$205,287	\$197,798
Total Debt Service	\$326,693	\$326,693	\$326,693	\$326,693	\$326,693
Principal Balance Analysis					
Beginning Principal Balance	\$3,800,000	\$3,698,548	\$3,590,838	\$3,476,485	\$3,355,079
Principal Reductions	\$101,452	\$107,710	\$114,353	\$121,406	\$128,894
Ending Principal Balance	\$3,698,548	\$3,590,838	\$3,476,485	\$3,355,079	\$3,226,185

LOAN 1

Debt Service Analysis	Year 6	Year 7	Year 8	Year 9	Year 10
Principal Payments	\$136,844	\$145,284	\$154,245	\$163,759	\$173,859
Interest Payments	\$189,849	\$181,408	\$172,447	\$162,934	\$152,834
Total Debt Service	\$326,693	\$326,693	\$326,693	\$326,693	\$326,693
Principal Balance Analysis					
Beginning Principal Balance	\$3,226,185	\$3,089,341	\$2,944,056	\$2,789,811	\$2,626,053
Principal Reductions	\$136,844	\$145,284	\$154,245	\$163,759	\$173,859
Ending Principal Balance	\$3,089,341	\$2,944,056	\$2,789,811	\$2,626,053	\$2,452,194

LOAN 1

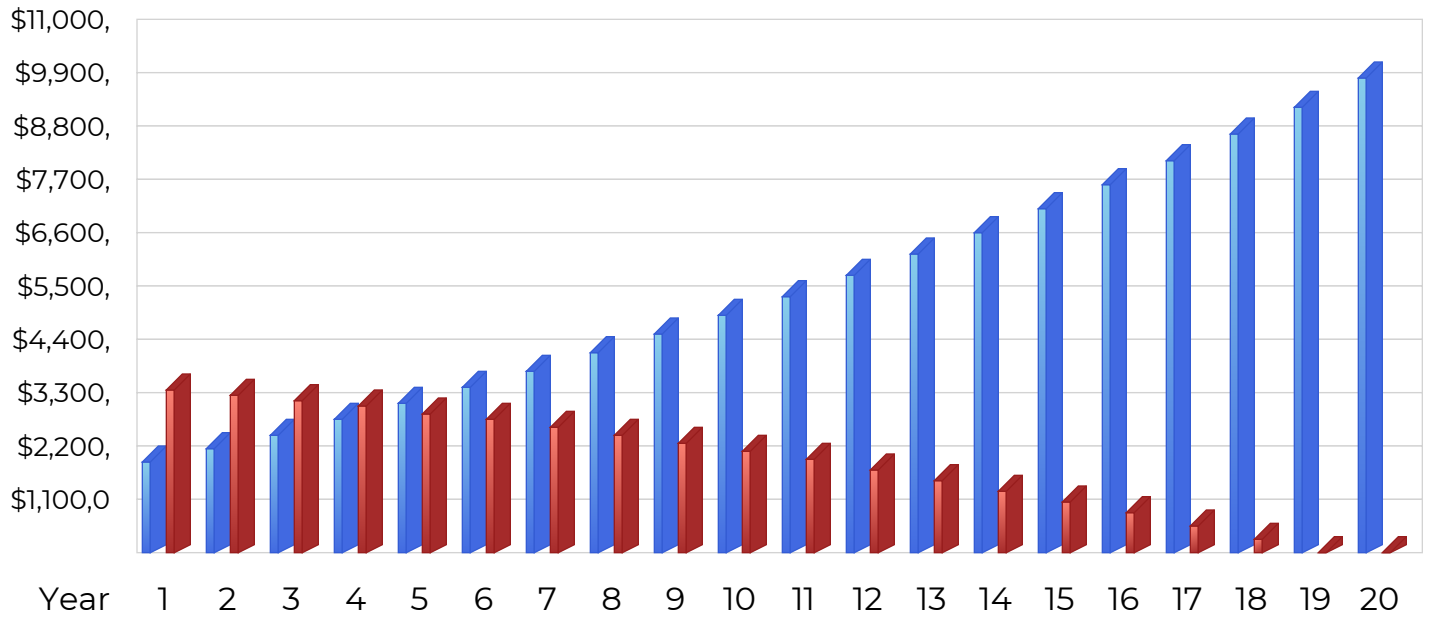
Debt Service Analysis	Year 11	Year 12	Year 13	Year 14	Year 15
Principal Payments	\$184,582	\$195,967	\$208,054	\$220,886	\$234,510
Interest Payments	\$142,110	\$130,726	\$118,639	\$105,807	\$92,183
Total Debt Service	\$326,693	\$326,693	\$326,693	\$326,693	\$326,693
Principal Balance Analysis					
Beginning Principal Balance	\$2,452,194	\$2,267,612	\$2,071,645	\$1,863,592	\$1,642,706
Principal Reductions	\$184,582	\$195,967	\$208,054	\$220,886	\$234,510
Ending Principal Balance	\$2,267,612	\$2,071,645	\$1,863,592	\$1,642,706	\$1,408,196

LOAN 1

Debt Service Analysis	Year 16	Year 17	Year 18	Year 19	Year 20
Principal Payments	\$248,974	\$264,330	\$280,633	\$297,942	\$316,318
Interest Payments	\$77,719	\$62,363	\$46,060	\$28,751	\$10,374
Total Debt Service	\$326,693	\$326,693	\$326,693	\$326,693	\$326,693
Principal Balance Analysis					
Beginning Principal Balance	\$1,408,196	\$1,159,223	\$894,893	\$614,260	\$316,318
Principal Reductions	\$248,974	\$264,330	\$280,633	\$297,942	\$316,318
Ending Principal Balance	\$1,159,223	\$894,893	\$614,260	\$316,318	\$0

EQUITY VS. DEBT

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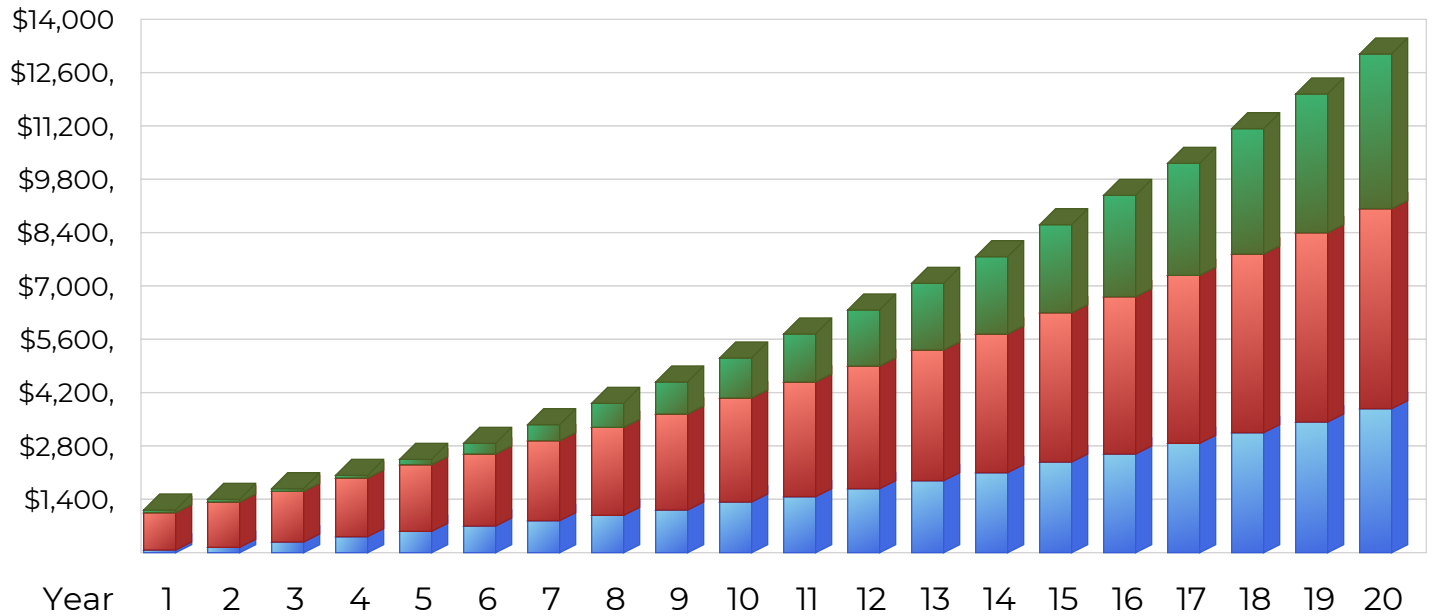
Legend

■ Equity	■ Loan Principal Balance
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Year	Equity	Loan Principal Balance
1	\$2,217,869	(\$3,698,548)
2	\$2,504,736	(\$3,590,838)
3	\$2,802,526	(\$3,476,485)
4	\$3,111,744	(\$3,355,079)
5	\$3,432,924	(\$3,226,185)
6	\$3,766,627	(\$3,089,341)
7	\$4,113,448	(\$2,944,056)
8	\$4,474,010	(\$2,789,811)
9	\$4,848,974	(\$2,626,053)
10	\$5,239,034	(\$2,452,194)
11	\$5,644,927	(\$2,267,612)
12	\$6,067,427	(\$2,071,645)
13	\$6,507,352	(\$1,863,592)
14	\$6,965,568	(\$1,642,706)
15	\$7,442,986	(\$1,408,196)
16	\$7,940,572	(\$1,159,223)
17	\$8,459,344	(\$894,893)
18	\$9,000,379	(\$614,260)
19	\$9,564,815	(\$316,318)
20	\$10,153,853	\$0

CUMULATIVE WEALTH ANALYSIS

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Legend

■ Equity (loan reduction)	■ Equity (appreciation)	■ Cash Flow (a/t)
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Year	Equity (loan reduction)	Equity (appreciation)	Cash Flow (a/t)
1	\$101,452	\$1,016,417	\$87,457
2	\$209,162	\$1,195,574	\$187,454
3	\$323,515	\$1,379,011	\$300,292
4	\$444,921	\$1,566,823	\$426,277
5	\$573,815	\$1,759,108	\$565,722
6	\$710,659	\$1,955,968	\$718,948
7	\$855,944	\$2,157,504	\$886,280
8	\$1,010,189	\$2,363,821	\$1,068,055
9	\$1,173,947	\$2,575,026	\$1,264,615
10	\$1,347,806	\$2,791,228	\$1,476,308
11	\$1,532,388	\$3,012,539	\$1,703,493
12	\$1,728,355	\$3,239,072	\$1,946,536
13	\$1,936,408	\$3,470,944	\$2,205,809
14	\$2,157,294	\$3,708,274	\$2,481,696
15	\$2,391,804	\$3,951,182	\$2,774,586
16	\$2,640,777	\$4,199,795	\$3,084,879
17	\$2,905,107	\$4,454,237	\$3,412,983
18	\$3,185,740	\$4,714,639	\$3,759,315
19	\$3,483,682	\$4,981,133	\$4,124,302
20	\$3,800,000	\$5,253,853	\$4,508,379

PROPERTY RESALE ANALYSIS

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Description	Year 1	Year 2	Year 3	Year 4	Year 5
RESALE PROCEEDS					
Projected Property Value	\$5,916,417	\$6,095,574	\$6,279,011	\$6,466,823	\$6,659,108
Resale Expenses	(\$236,657)	(\$243,823)	(\$251,160)	(\$258,673)	(\$266,364)
Proceeds b/f Debt Payoff	\$5,679,760	\$5,851,751	\$6,027,850	\$6,208,150	\$6,392,744
TAX BASIS					
Basis at Acquisition	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000
Depreciation	(\$171,935)	(\$351,372)	(\$530,809)	(\$710,245)	(\$889,682)
Adjusted Tax Basis	\$4,763,065	\$4,583,628	\$4,404,191	\$4,224,755	\$4,045,318
TAX FROM SALE					
Resale Tax Gain (Loss)	\$916,696	\$1,268,123	\$1,623,659	\$1,983,395	\$2,347,426
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
AFTER TAX CASHFLOW FROM SALE					
Loan Principal Balance	(\$3,698,548)	(\$3,590,838)	(\$3,476,485)	(\$3,355,079)	(\$3,226,185)
Replacement Reserves Remaining	\$50,400	\$100,800	\$151,200	\$201,600	\$252,000
NET RESALE PROCEEDS	\$2,031,613	\$2,361,713	\$2,702,565	\$3,054,671	\$3,418,559
Description	Year 6	Year 7	Year 8	Year 9	Year 10
RESALE PROCEEDS					
Projected Property Value	\$6,855,968	\$7,057,504	\$7,263,821	\$7,475,026	\$7,691,228
Resale Expenses	(\$274,239)	(\$282,300)	(\$290,553)	(\$299,001)	(\$307,649)
Proceeds b/f Debt Payoff	\$6,581,729	\$6,775,204	\$6,973,269	\$7,176,025	\$7,383,579
TAX BASIS					
Basis at Acquisition	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000
Depreciation	(\$1,069,118)	(\$1,248,555)	(\$1,427,992)	(\$1,607,428)	(\$1,786,865)
Adjusted Tax Basis	\$3,865,882	\$3,686,445	\$3,507,008	\$3,327,572	\$3,148,135
TAX FROM SALE					
Resale Tax Gain (Loss)	\$2,715,848	\$3,088,759	\$3,466,260	\$3,848,453	\$4,235,444
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
AFTER TAX CASHFLOW FROM SALE					
Loan Principal Balance	(\$3,089,341)	(\$2,944,056)	(\$2,789,811)	(\$2,626,053)	(\$2,452,194)
Replacement Reserves Remaining	\$302,400	\$352,800	\$403,200	\$453,600	\$504,000
NET RESALE PROCEEDS	\$3,794,789	\$4,183,948	\$4,586,657	\$5,003,573	\$5,435,385

* b/f = before

PROPERTY RESALE ANALYSIS

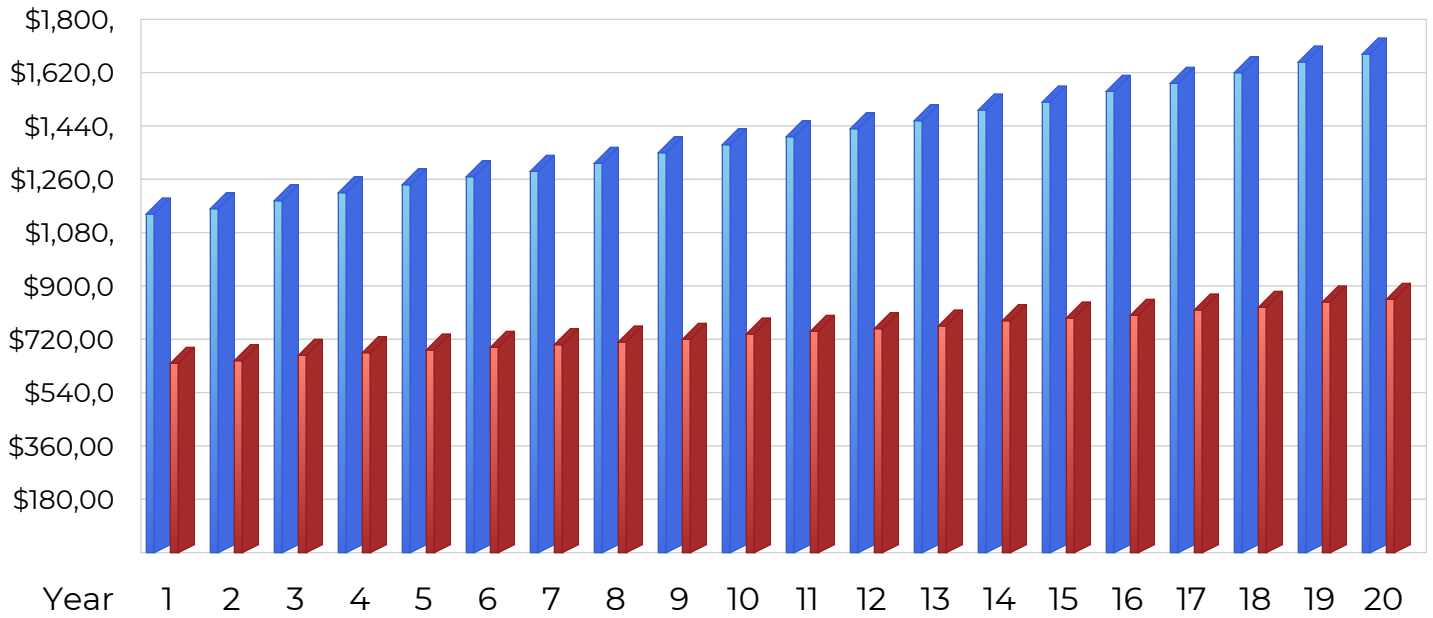
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Description	Year 11	Year 12	Year 13	Year 14	Year 15
RESALE PROCEEDS					
Projected Property Value	\$7,912,539	\$8,139,072	\$8,370,944	\$8,608,274	\$8,851,182
Resale Expenses	(\$316,502)	(\$325,563)	(\$334,838)	(\$344,331)	(\$354,047)
Proceeds b/f Debt Payoff	\$7,596,037	\$7,813,509	\$8,036,106	\$8,263,943	\$8,497,135
TAX BASIS					
Basis at Acquisition	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000
Depreciation	(\$1,966,301)	(\$2,145,738)	(\$2,325,175)	(\$2,504,611)	(\$2,684,048)
Adjusted Tax Basis	\$2,968,699	\$2,789,262	\$2,609,825	\$2,430,389	\$2,250,952
TAX FROM SALE					
Resale Tax Gain (Loss)	\$4,627,339	\$5,024,247	\$5,426,281	\$5,833,554	\$6,246,183
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
AFTER TAX CASHFLOW FROM SALE					
Loan Principal Balance	(\$2,267,612)	(\$2,071,645)	(\$1,863,592)	(\$1,642,706)	(\$1,408,196)
Replacement Reserves Remaining	\$554,400	\$604,800	\$655,200	\$705,600	\$756,000
NET RESALE PROCEEDS	\$5,882,825	\$6,346,664	\$6,827,714	\$7,326,837	\$7,844,939
Description	Year 16	Year 17	Year 18	Year 19	Year 20
RESALE PROCEEDS					
Projected Property Value	\$9,099,795	\$9,354,237	\$9,614,639	\$9,881,133	\$10,153,853
Resale Expenses	(\$363,992)	(\$374,169)	(\$384,586)	(\$395,245)	(\$406,154)
Proceeds b/f Debt Payoff	\$8,735,803	\$8,980,068	\$9,230,054	\$9,485,888	\$9,747,699
TAX BASIS					
Basis at Acquisition	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000	\$4,935,000
Depreciation	(\$2,863,484)	(\$3,042,921)	(\$3,222,358)	(\$3,401,794)	(\$3,573,783)
Adjusted Tax Basis	\$2,071,516	\$1,892,079	\$1,712,642	\$1,533,206	\$1,361,217
TAX FROM SALE					
Resale Tax Gain (Loss)	\$6,664,287	\$7,087,989	\$7,517,411	\$7,952,682	\$8,386,482
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
AFTER TAX CASHFLOW FROM SALE					
Loan Principal Balance	(\$1,159,223)	(\$894,893)	(\$614,260)	(\$316,318)	\$0
Replacement Reserves Remaining	\$806,400	\$856,800	\$907,200	\$957,600	\$1,008,000
NET RESALE PROCEEDS	\$8,382,980	\$8,941,975	\$9,522,994	\$10,127,169	\$10,755,699

* b/f = before

GROSS INCOME VS. OPERATING EXPENSES

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Legend

■ GROSS SCHEDULED INCOME	■ Total Operating Expenses
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Year	GROSS SCHEDULED INCOME	Total Operating Expenses
1	\$1,198,440	(\$700,400)
2	\$1,222,409	(\$710,150)
3	\$1,246,857	(\$720,046)
4	\$1,271,794	(\$730,091)
5	\$1,297,230	(\$740,286)
6	\$1,323,175	(\$750,635)
7	\$1,349,638	(\$761,138)
8	\$1,376,631	(\$771,799)
9	\$1,404,163	(\$782,620)
10	\$1,432,247	(\$793,603)
11	\$1,460,892	(\$804,752)
12	\$1,490,110	(\$816,067)
13	\$1,519,912	(\$827,552)
14	\$1,550,310	(\$839,209)
15	\$1,581,316	(\$851,041)
16	\$1,612,942	(\$863,051)
17	\$1,645,201	(\$875,241)
18	\$1,678,105	(\$887,613)
19	\$1,711,667	(\$900,171)
20	\$1,745,901	(\$912,918)

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow - To Date	\$87,457	\$187,454	\$300,292	\$426,277	\$565,722
Net Resale Proceeds	\$2,031,613	\$2,361,713	\$2,702,565	\$3,054,671	\$3,418,559
Invested Capital	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)
Net Return on Investment	\$984,069	\$1,414,167	\$1,867,858	\$2,345,948	\$2,849,282
Internal Rate of Return	86.70%	51.18%	40.20%	34.62%	31.13%
Modified IRR	86.70%	49.87%	38.31%	32.34%	28.55%
NPV (cash flow + reversion)	\$984,069	\$1,414,167	\$1,867,858	\$2,345,948	\$2,849,282
PV (NOI + reversion)	\$6,093,910	\$6,692,590	\$7,308,220	\$7,941,197	\$8,591,929

Description	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Flow - To Date	\$718,948	\$886,280	\$1,068,055	\$1,264,615	\$1,476,308
Net Resale Proceeds	\$3,794,789	\$4,183,948	\$4,586,657	\$5,003,573	\$5,435,385
Invested Capital	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)
Net Return on Investment	\$3,378,736	\$3,935,228	\$4,519,713	\$5,133,187	\$5,776,693
Internal Rate of Return	28.71%	26.90%	25.48%	24.34%	23.39%
Modified IRR	25.87%	23.84%	22.23%	20.91%	19.80%
NPV (cash flow + reversion)	\$3,378,736	\$3,935,228	\$4,519,713	\$5,133,187	\$5,776,693
PV (NOI + reversion)	\$9,260,833	\$9,948,333	\$10,654,864	\$11,380,873	\$12,126,813

* a/t = after taxes; Modified IRR = Modified Internal Rate of Return; PV = Present Value; NPV = Net

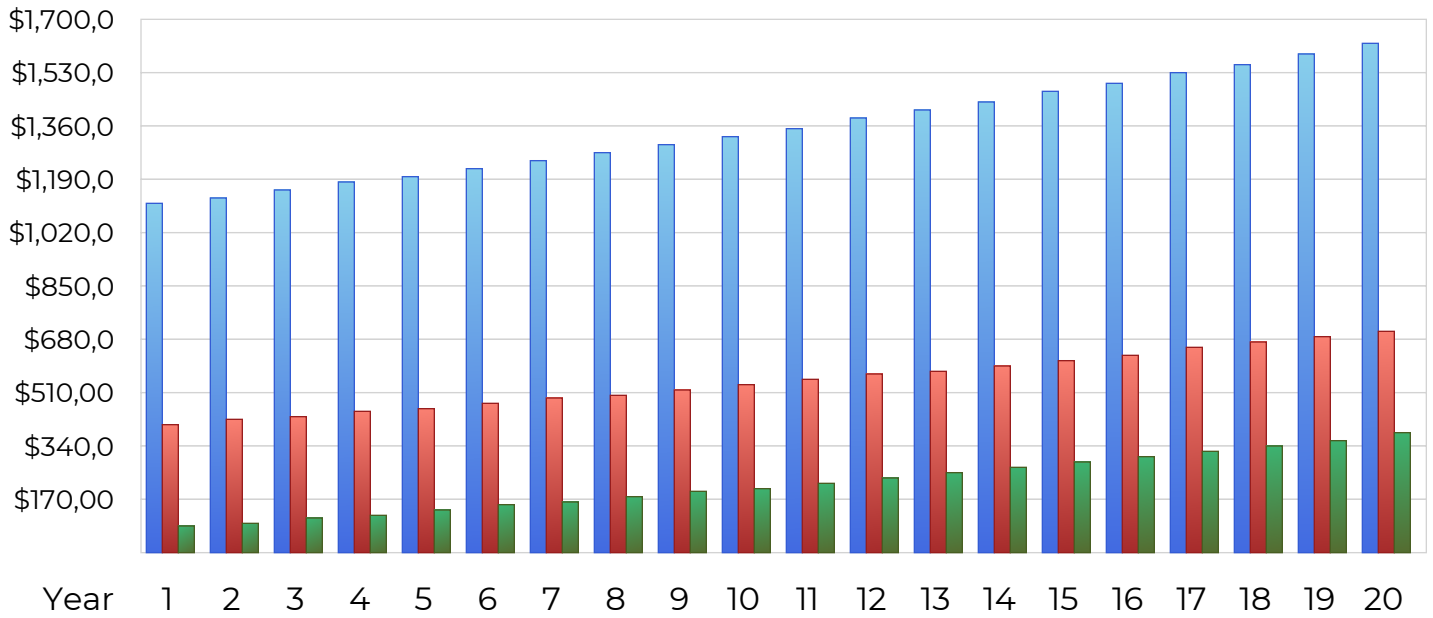
Description	Year 11	Year 12	Year 13	Year 14	Year 15
Cash Flow - To Date	\$1,703,493	\$1,946,536	\$2,205,809	\$2,481,696	\$2,774,586
Net Resale Proceeds	\$5,882,825	\$6,346,664	\$6,827,714	\$7,326,837	\$7,844,939
Invested Capital	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)
Net Return on Investment	\$6,451,319	\$7,158,200	\$7,898,524	\$8,673,532	\$9,484,525
Internal Rate of Return	22.60%	21.91%	21.32%	20.81%	20.35%
Modified IRR	18.85%	18.03%	17.30%	16.65%	16.08%
NPV (cash flow + reversion)	\$6,451,319	\$7,158,200	\$7,898,524	\$8,673,532	\$9,484,525
PV (NOI + reversion)	\$12,893,149	\$13,680,355	\$14,488,919	\$15,319,334	\$16,172,110

Description	Year 16	Year 17	Year 18	Year 19	Year 20
Cash Flow - To Date	\$3,084,879	\$3,412,983	\$3,759,315	\$4,124,302	\$4,508,379
Net Resale Proceeds	\$8,382,980	\$8,941,975	\$9,522,994	\$10,127,169	\$10,755,699
Invested Capital	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)	(\$1,135,000)
Net Return on Investment	\$10,332,859	\$11,219,958	\$12,147,309	\$13,116,471	\$14,129,079
Internal Rate of Return	19.95%	19.59%	19.26%	18.97%	18.71%
Modified IRR	15.55%	15.08%	14.64%	14.24%	13.88%
NPV (cash flow + reversion)	\$10,332,859	\$11,219,958	\$12,147,309	\$13,116,471	\$14,129,079
PV (NOI + reversion)	\$17,047,763	\$17,946,824	\$18,869,835	\$19,817,348	\$20,789,930

* a/t = after taxes; Modified IRR = Modified Internal Rate of Return; PV = Present Value; NPV = Net

OPERATING INCOME ANALYSIS

NorthPointe
100 North Pointe Ln | Danville , VA 24540



Legend

■ GROSS OPERATING INCOME	■ NET OPERATING INCOME	■ Net Cash Flow (b/t)
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Year	GROSS OPERATING INCOME	NET OPERATING INCOME	Net Cash Flow (b/t)
1	\$1,114,549	\$414,149	\$87,457
2	\$1,136,840	\$426,690	\$99,998
3	\$1,159,577	\$439,531	\$112,838
4	\$1,182,769	\$452,678	\$125,985
5	\$1,206,424	\$466,138	\$139,445
6	\$1,230,552	\$479,918	\$153,225
7	\$1,255,163	\$494,025	\$167,333
8	\$1,280,267	\$508,467	\$181,775
9	\$1,305,872	\$523,252	\$196,559
10	\$1,331,989	\$538,386	\$211,693
11	\$1,358,629	\$553,878	\$227,185
12	\$1,385,802	\$569,735	\$243,042
13	\$1,413,518	\$585,966	\$259,274
14	\$1,441,788	\$602,579	\$275,887
15	\$1,470,624	\$619,583	\$292,890
16	\$1,500,036	\$636,986	\$310,293
17	\$1,530,037	\$654,797	\$328,104
18	\$1,560,638	\$673,025	\$346,332
19	\$1,591,851	\$691,679	\$364,987
20	\$1,623,688	\$710,770	\$384,077

PROPERTY PHOTOS

NorthPointe

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UNIT MIX BASE RENT REPORT

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Description	Year 1	Year 2	Year 3	Year 4	Year 5
1B/1B 60% LIHTC 18 Units \$505.00 per unit	\$109,080	\$111,262	\$113,487	\$115,757	\$118,072
2B/?B 60% LIHTC 108 Units \$580.00 per unit	\$751,680	\$766,714	\$782,048	\$797,689	\$813,643
3B/2B 60% LIHTC 42 Units \$670.00 per unit	\$337,680	\$344,434	\$351,322	\$358,349	\$365,516
Total Income	\$1,198,440	\$1,222,409	\$1,246,857	\$1,271,794	\$1,297,230

Description	Year 6	Year 7	Year 8	Year 9	Year 10
1B/1B 60% LIHTC 18 Units \$505.00 per unit	\$120,433	\$122,842	\$125,299	\$127,805	\$130,361
2B/?B 60% LIHTC 108 Units \$580.00 per unit	\$829,915	\$846,514	\$863,444	\$880,713	\$898,327
3B/2B 60% LIHTC 42 Units \$670.00 per unit	\$372,826	\$380,283	\$387,888	\$395,646	\$403,559
Total Income	\$1,323,175	\$1,349,638	\$1,376,631	\$1,404,163	\$1,432,247

UNIT MIX BASE RENT REPORT

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Description	Year 11	Year 12	Year 13	Year 14	Year 15
1B/1B 60% LIHTC 18 Units \$505.00 per unit	\$132,968	\$135,627	\$138,340	\$141,107	\$143,929
2B/?B 60% LIHTC 108 Units \$580.00 per unit	\$916,294	\$934,620	\$953,312	\$972,378	\$991,826
3B/2B 60% LIHTC 42 Units \$670.00 per unit	\$411,630	\$419,863	\$428,260	\$436,825	\$445,562
Total Income	\$1,460,892	\$1,490,110	\$1,519,912	\$1,550,310	\$1,581,316

Description	Year 16	Year 17	Year 18	Year 19	Year 20
1B/1B 60% LIHTC 18 Units \$505.00 per unit	\$146,807	\$149,743	\$152,738	\$155,793	\$158,909
2B/?B 60% LIHTC 108 Units \$580.00 per unit	\$1,011,662	\$1,031,896	\$1,052,533	\$1,073,584	\$1,095,056
3B/2B 60% LIHTC 42 Units \$670.00 per unit	\$454,473	\$463,562	\$472,834	\$482,290	\$491,936
Total Income	\$1,612,942	\$1,645,201	\$1,678,105	\$1,711,667	\$1,745,901

AERIAL MAP

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REGIONAL MAP

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