

100 North Pointe Ln | Danville , VA 24540



PO Box 139  
Lookout Mtn, TN 37350  
[hhinvest.biz](http://hhinvest.biz)

**DREW LANCASTER**  
Managing Partner  
423-713-9788  
[drew@hollyhillconstruction.com](mailto:drew@hollyhillconstruction.com)

**Price: \$4,900,000**

**Property Highlights**

# INVESTMENT DETAILS

NorthPointe  
100 North Pointe Ln | Danville , VA 24540

02

## Analysis

Analysis Date	August 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	\$980,000
Closing Costs	\$98,000

## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$3,920,000	20 years	20 years	6.00000%	\$28,084	

## Why invest with us?

We believe investing in real estate is one of the smartest things you can do with your money and here's why:

- Real Estate has many advantages over investing in stocks, bonds or mutual funds.
- It offers predictable cash flow, it appreciates in value, and keeps up with inflation.
- Real Estate can provide a higher return because of positive leverage.
- It offers equity growth through debt reduction.
- It holds its value better than most other investments.

**So why now why this deal?** We have deals come across our desk every week and don't peruse most of them because they don't meet our strict standards. This deal checks all the boxes for us and we are putting our money into this one and think you should too.

This deal is currently under poor management and has some deferred maintenance. We think with good management and a small amount of capital improvements this will be a really solid deal.

We love real estate and we are always happy to sit down and talk more about our current and past deals or to see if we are the right partner for you and your money.

## The investment at a glance

- Looking to raise \$1,078,000
- Minimum buy-in \$105,000
- Preferred rate of return 8% (annual return)
- Water Fall 65% – 35% split (doubling your investment on top of your 8%)
- We are planning on a 5 – 8 year hold.

## So what does that mean for you if you invest the minimum of \$105,000?

- \$8,400 a year (expected annual average of return)
- \$164,000 additional return after the 8%. THAT'S OVER A 150% RETURN ON YOUR INVESTMENT.

Like any investment there are risks and there are things you need to know before investing. Please go to [hinvest.biz/investor\\_docs](http://hinvest.biz/investor_docs) and read through all the documents to learn more about the risks and structure of this deal. We only work with certified investors and it is responsible to read through all documents and understand what you are investing in.

## PROPERTY DESCRIPTION

NorthPointe  
100 North Pointe Ln | Danville , VA 24540

04

Northpointe Apts is a low-rise style community made up of 1, 2 and 3 bedroom units with great floor plans.

It was built in 1996 as a LIHTC 42 tax credit and is now in the extended use period.

There are 15 buildings, including the office/clubhouse.

Unit details:

Open style kitchen and dining with DW

Laundry hook up in each unit

Balcony

Large closets



Property details:

Beautiful wooded setting just outside of town

24-hour Gym

Pool

Community Room for parties

Community Laundry Room if needed

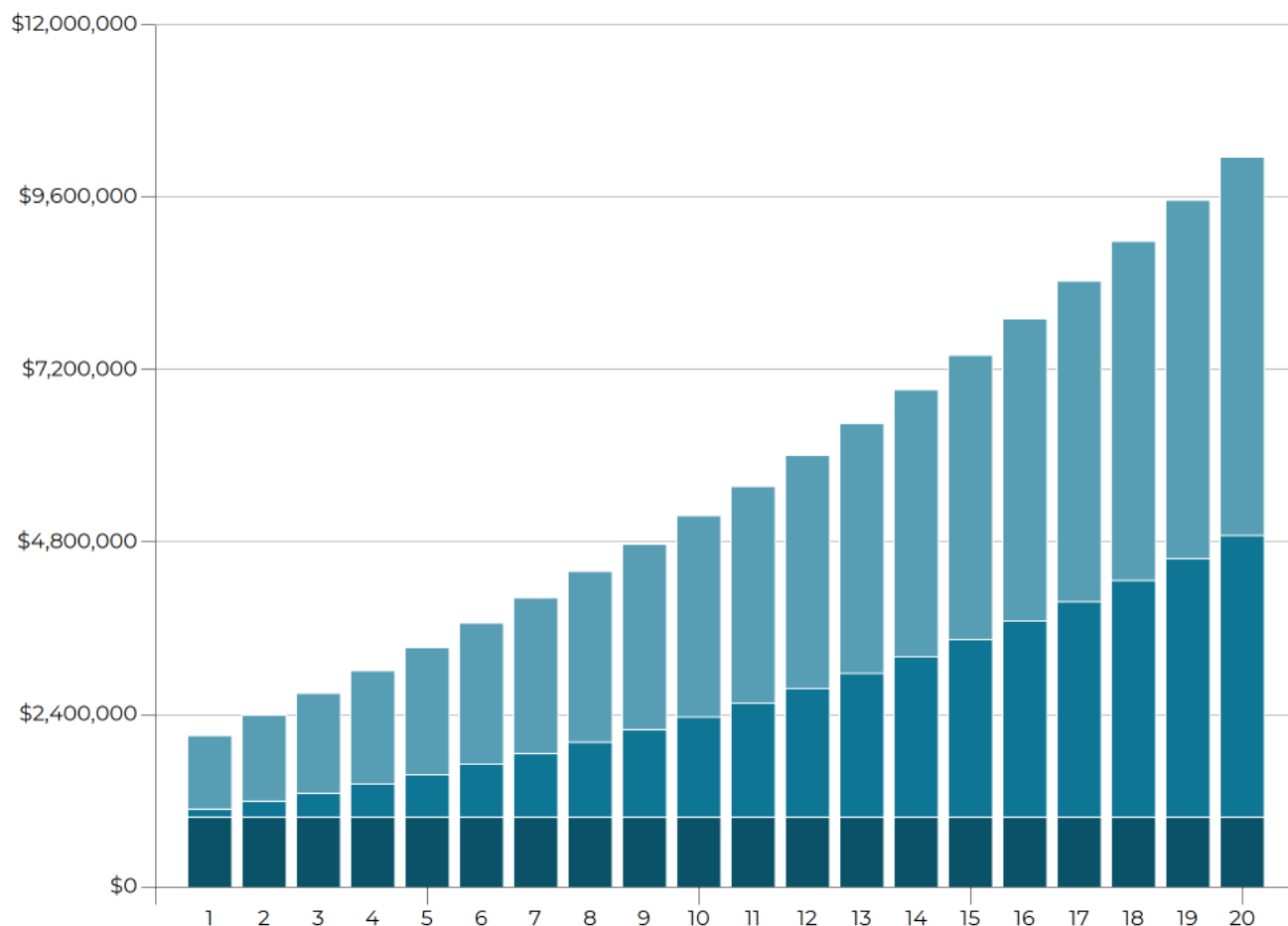
Great schools

These units are in great shape and just need a little TLC when turned to be able to increase rents.

CASH FLOW ANALYSIS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Before Tax Cash Flow								
Gross Scheduled Income	\$ 1,198,440.00	\$ 1,222,409.00	\$ 1,246,857.00	\$ 1,271,794.00	\$ 1,297,230.00	\$ 1,323,175.00	\$ 1,349,638.00	\$ 1,376,631.00
Turnover Vacancy	\$ (83,891.00)	\$ (85,569.00)	\$ (87,280.00)	\$ (89,026.00)	\$ (90,806.00)	\$ (92,622.00)	\$ (94,475.00)	\$ (96,364.00)
Total Operating Expenses	\$ (700,400.00)	\$ (710,150.00)	\$ (720,046.00)	\$ (730,091.00)	\$ (740,286.00)	\$ (750,635.00)	\$ (761,138.00)	\$ (771,799.00)
Net Operating Income	\$ 414,149.00	\$ 426,690.00	\$ 439,531.00	\$ 452,678.00	\$ 466,138.00	\$ 479,918.00	\$ 494,025.00	\$ 508,467.00
Loan Payment	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)
<b>NET CASH FLOW (B/T)</b>	\$ 77,140.00	\$ 89,681.00	\$ 102,522.00	\$ 115,668.00	\$ 129,128.00	\$ 142,909.00	\$ 157,016.00	\$ 171,458.00
Cash-On-Cash Return b/t	7.16%	8.32%	9.51%	10.73%	11.98%	13.26%	14.57%	15.91%
CASH FLOW ANALYSIS	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Before Tax Cash Flow								
Gross Scheduled Income	\$ 1,404,163.00	\$ 1,432,247.00	\$ 1,460,892.00	\$ 1,490,110.00	\$ 1,519,912.00	\$ 1,550,310.00	\$ 1,581,316.00	
Turnover Vacancy	\$ (98,291.00)	\$ (100,257.00)	\$ (102,262.00)	\$ (104,308.00)	\$ (106,394.00)	\$ (108,522.00)	\$ (110,692.00)	
Total Operating Expenses	\$ (782,620.00)	\$ (793,603.00)	\$ (804,752.00)	\$ (816,067.00)	\$ (827,552.00)	\$ (839,209.00)	\$ (851,041.00)	
Net Operating Income	\$ 523,252.00	\$ 538,386.00	\$ 553,878.00	\$ 569,735.00	\$ 585,966.00	\$ 602,579.00	\$ 619,583.00	
Loan Payment	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	\$ (337,009.00)	
<b>NET CASH FLOW (B/T)</b>	\$ 186,243.00	\$ 201,377.00	\$ 216,869.00	\$ 232,726.00	\$ 248,957.00	\$ 265,570.00	\$ 282,574.00	
Cash-On-Cash Return b/t	17.28%	18.68%	20.12%	21.59%	23.09%	24.64%	26.21%	

# PROPERTY EQUITY ANALYSIS

NorthPointe  
100 North Pointe Ln | Danville, VA 24540

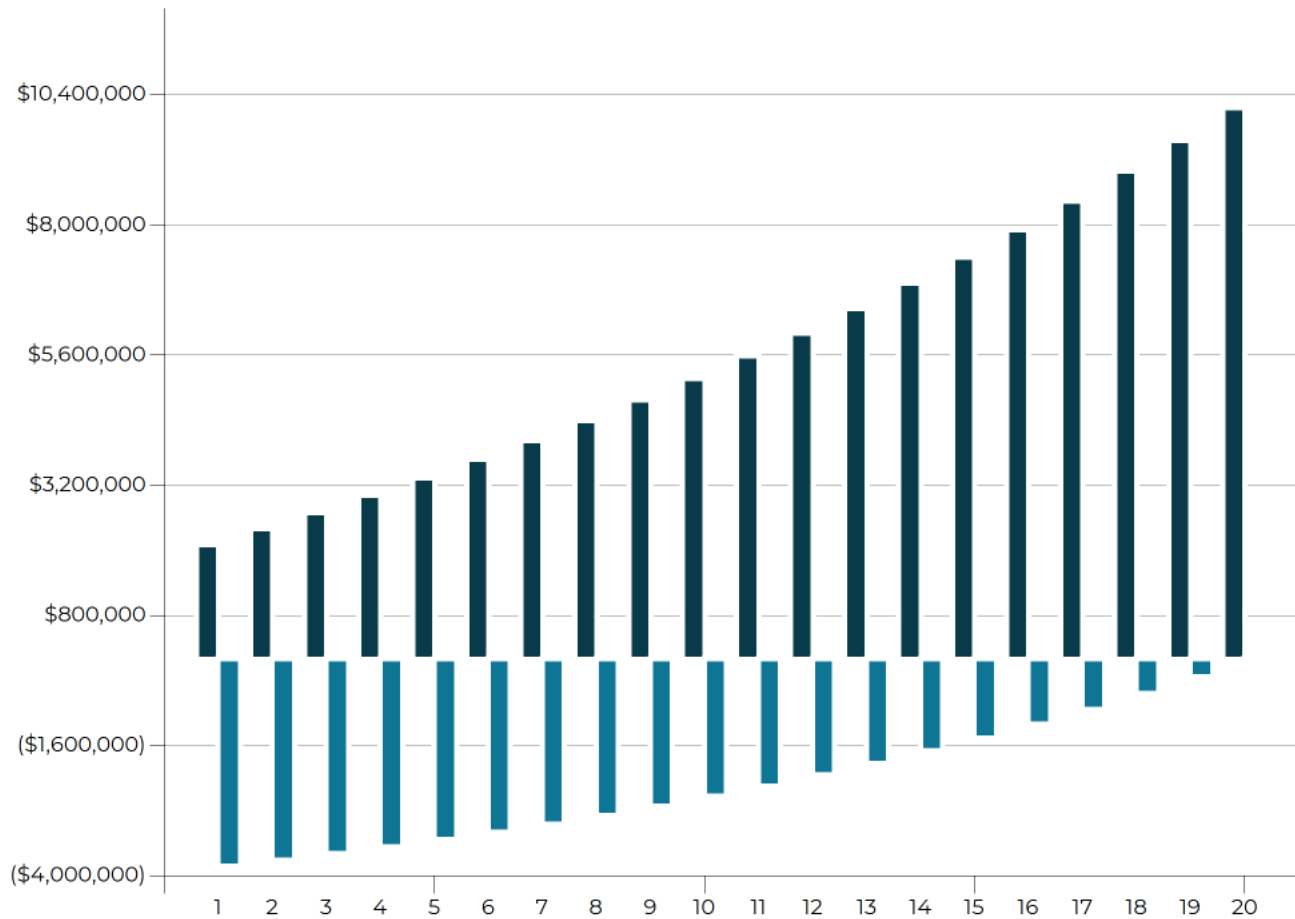


Year	Initial Equity	Equity (loan reduction)	Equity (appreciation)
1	\$980,000	\$104,656	\$1,016,417
2	\$980,000	\$215,767	\$1,195,574
3	\$980,000	\$333,731	\$1,379,011
4	\$980,000	\$458,971	\$1,566,823
5	\$980,000	\$591,936	\$1,759,108
6	\$980,000	\$733,101	\$1,955,968
7	\$980,000	\$882,973	\$2,157,504
8	\$980,000	\$1,042,089	\$2,363,821
9	\$980,000	\$1,211,019	\$2,575,026
10	\$980,000	\$1,390,368	\$2,791,228
11	\$980,000	\$1,580,779	\$3,012,539
12	\$980,000	\$1,782,934	\$3,239,072
13	\$980,000	\$1,997,558	\$3,470,944
14	\$980,000	\$2,225,419	\$3,708,274
15	\$980,000	\$2,467,334	\$3,951,182
16	\$980,000	\$2,724,170	\$4,199,795
17	\$980,000	\$2,996,847	\$4,454,237
18	\$980,000	\$3,286,342	\$4,714,639
19	\$980,000	\$3,593,693	\$4,981,133
20	\$980,000	\$3,920,000	\$5,253,853

LOAN ANALYSIS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Loan 1								
Debt Service Analysis								
Principal Payments	\$104,656	\$111,111	\$117,964	\$125,240	\$132,964	\$141,165	\$149,872	\$159,116
Interest Payments	\$232,353	\$225,898	\$219,045	\$211,769	\$204,045	\$195,844	\$187,137	\$177,893
Total Debt Service	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009
Principal Balance Analysis								
Beginning Principal Balance	\$3,920,000	\$3,815,344	\$3,704,233	\$3,586,269	\$3,461,029	\$3,328,064	\$3,186,899	\$3,037,027
Principal Reductions	\$104,656	\$111,111	\$117,964	\$125,240	\$132,964	\$141,165	\$149,872	\$159,116
Ending Principal Balance	\$3,815,344	\$3,704,233	\$3,586,269	\$3,461,029	\$3,328,064	\$3,186,899	\$3,037,027	\$2,877,911
LOAN ANALYSIS	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Loan 1								
Debt Service Analysis								
Principal Payments	\$168,930	\$179,349	\$190,411	\$202,155	\$214,624	\$227,861	\$241,915	
Interest Payments	\$168,079	\$157,660	\$146,598	\$134,854	\$122,386	\$109,148	\$95,094	
Total Debt Service	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009	\$337,009	
Principal Balance Analysis								
Beginning Principal Balance	\$2,877,911	\$2,708,981	\$2,529,632	\$2,339,221	\$2,137,066	\$1,922,442	\$1,694,581	
Principal Reductions	\$168,930	\$179,349	\$190,411	\$202,155	\$214,624	\$227,861	\$241,915	
Ending Principal Balance	\$2,708,981	\$2,529,632	\$2,339,221	\$2,137,066	\$1,922,442	\$1,694,581	\$1,452,666	

# EQUITY VS. DEBT

NorthPointe  
100 North Pointe Ln | Danville, VA 24540

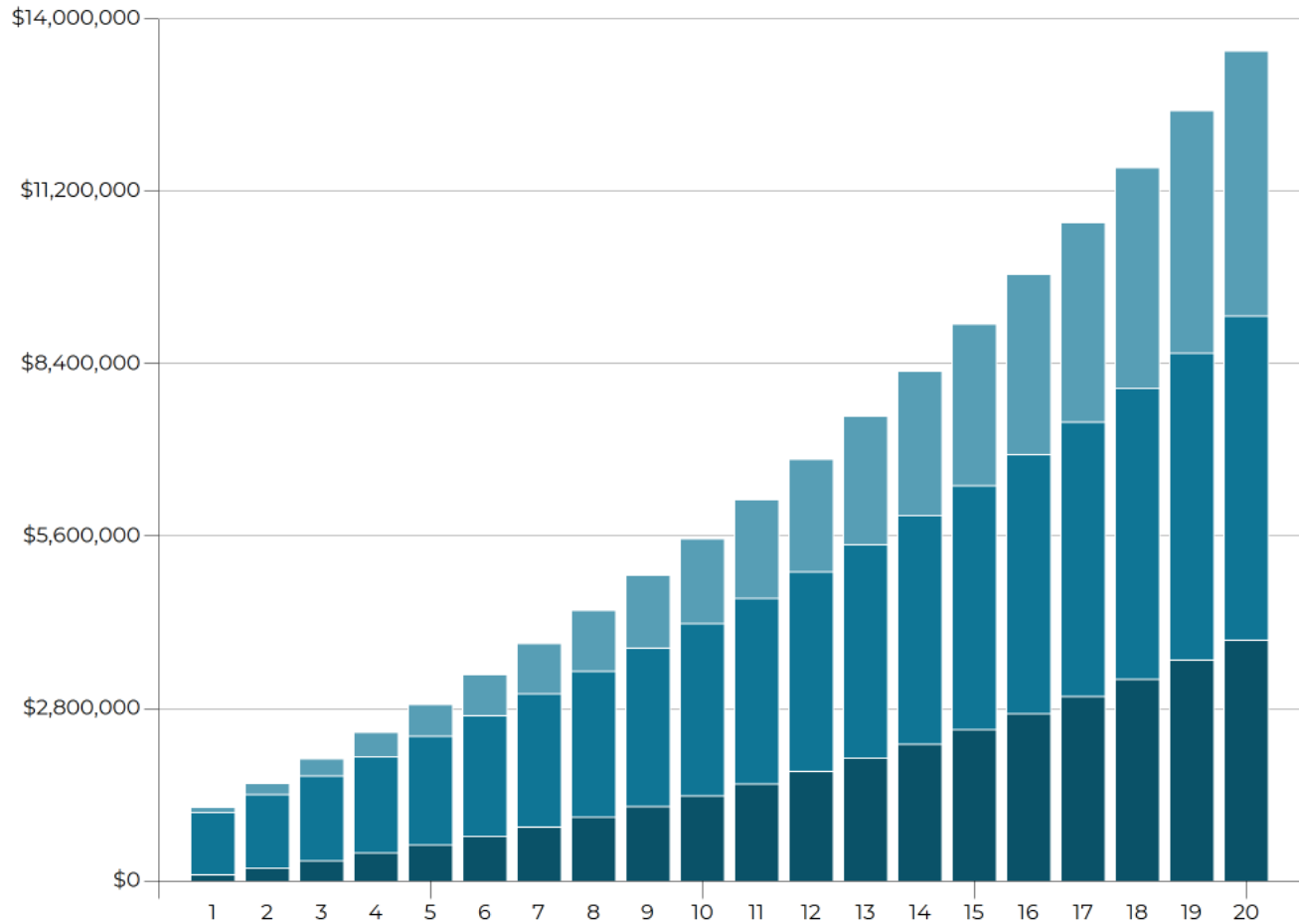


Year	Equity	Loan Principal Balance
1	\$2,101,073	(\$3,815,344)
2	\$2,391,341	(\$3,704,233)
3	\$2,692,742	(\$3,586,269)
4	\$3,005,794	(\$3,461,029)
5	\$3,331,044	(\$3,328,064)
6	\$3,669,069	(\$3,186,899)
7	\$4,020,478	(\$3,037,027)
8	\$4,385,911	(\$2,877,911)
9	\$4,766,046	(\$2,708,981)
10	\$5,161,597	(\$2,529,632)
11	\$5,573,318	(\$2,339,221)
12	\$6,002,006	(\$2,137,066)
13	\$6,448,502	(\$1,922,442)
14	\$6,913,693	(\$1,694,581)
15	\$7,398,517	(\$1,452,666)
16	\$7,903,965	(\$1,195,830)
17	\$8,431,084	(\$923,153)
18	\$8,980,981	(\$633,658)
19	\$9,554,826	(\$326,307)
20	\$10,153,853	\$0



# CUMULATIVE WEALTH ANALYSIS

NorthPointe  
100 North Pointe Ln | Danville, VA 24540



Year	Equity (loan reduction)	Equity (appreciation)	Cash Flow (a/t)
1	\$104,656	\$1,016,417	\$77,140
2	\$215,767	\$1,195,574	\$166,821
3	\$333,731	\$1,379,011	\$269,343
4	\$458,971	\$1,566,823	\$385,011
5	\$591,936	\$1,759,108	\$514,139
6	\$733,101	\$1,955,968	\$657,048
7	\$882,973	\$2,157,504	\$814,064
8	\$1,042,089	\$2,363,821	\$985,523
9	\$1,211,019	\$2,575,026	\$1,171,765
10	\$1,390,368	\$2,791,228	\$1,373,142
11	\$1,580,779	\$3,012,539	\$1,590,011
12	\$1,782,934	\$3,239,072	\$1,822,736
13	\$1,997,558	\$3,470,944	\$2,071,693
14	\$2,225,419	\$3,708,274	\$2,337,263
15	\$2,467,334	\$3,951,182	\$2,619,837
16	\$2,724,170	\$4,199,795	\$2,919,813
17	\$2,996,847	\$4,454,237	\$3,237,601
18	\$3,286,342	\$4,714,639	\$3,573,616
19	\$3,593,693	\$4,981,133	\$3,928,286
20	\$3,920,000	\$5,253,853	\$4,302,047

# PROPERTY RESALE ANALYSIS

NorthPointe  
100 North Pointe Ln | Danville , VA 24540

Description	Year 1	Year 2	Year 3	Year 4	Year 5
<b>RESALE PROCEEDS</b>					
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
<b>TAX BASIS</b>					
Basis at Acquisition	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000
Depreciation	(\$174,130)	(\$355,858)	(\$537,585)	(\$719,312)	(\$901,039)
Adjusted Tax Basis	\$4,823,870	\$4,642,142	\$4,460,415	\$4,278,688	\$4,096,961
<b>TAX FROM SALE</b>					
Resale Tax Gain (Loss)	\$855,891	\$1,209,609	\$1,567,435	\$1,929,462	\$2,295,784
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
<b>AFTER TAX CASHFLOW FROM SALE</b>					
Loan Principal Balance	(\$3,815,344)	(\$3,704,233)	(\$3,586,269)	(\$3,461,029)	(\$3,328,064)
Replacement Reserves Remaining	\$50,400	\$100,800	\$151,200	\$201,600	\$252,000
<b>NET RESALE PROCEEDS</b>	<b>\$1,914,817</b>	<b>\$2,248,318</b>	<b>\$2,592,781</b>	<b>\$2,948,721</b>	<b>\$3,316,680</b>
Description	Year 6	Year 7	Year 8	Year 9	Year 10
<b>RESALE PROCEEDS</b>					
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
<b>TAX BASIS</b>					
Basis at Acquisition	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000
Depreciation	(\$1,082,767)	(\$1,264,494)	(\$1,446,221)	(\$1,627,949)	(\$1,809,676)
Adjusted Tax Basis	\$3,915,233	\$3,733,506	\$3,551,779	\$3,370,051	\$3,188,324
<b>TAX FROM SALE</b>					
Resale Tax Gain (Loss)	\$2,666,496	\$3,041,698	\$3,421,490	\$3,805,974	\$4,195,255
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
<b>AFTER TAX CASHFLOW FROM SALE</b>					
Loan Principal Balance	(\$3,186,899)	(\$3,037,027)	(\$2,877,911)	(\$2,708,981)	(\$2,529,632)
Replacement Reserves Remaining	\$302,400	\$352,800	\$403,200	\$453,600	\$504,000
<b>NET RESALE PROCEEDS</b>	<b>\$3,697,231</b>	<b>\$4,090,977</b>	<b>\$4,498,558</b>	<b>\$4,920,645</b>	<b>\$5,357,948</b>

\* b/f = before

# PROPERTY RESALE ANALYSIS

NorthPointe  
100 North Pointe Ln | Danville , VA 24540

11

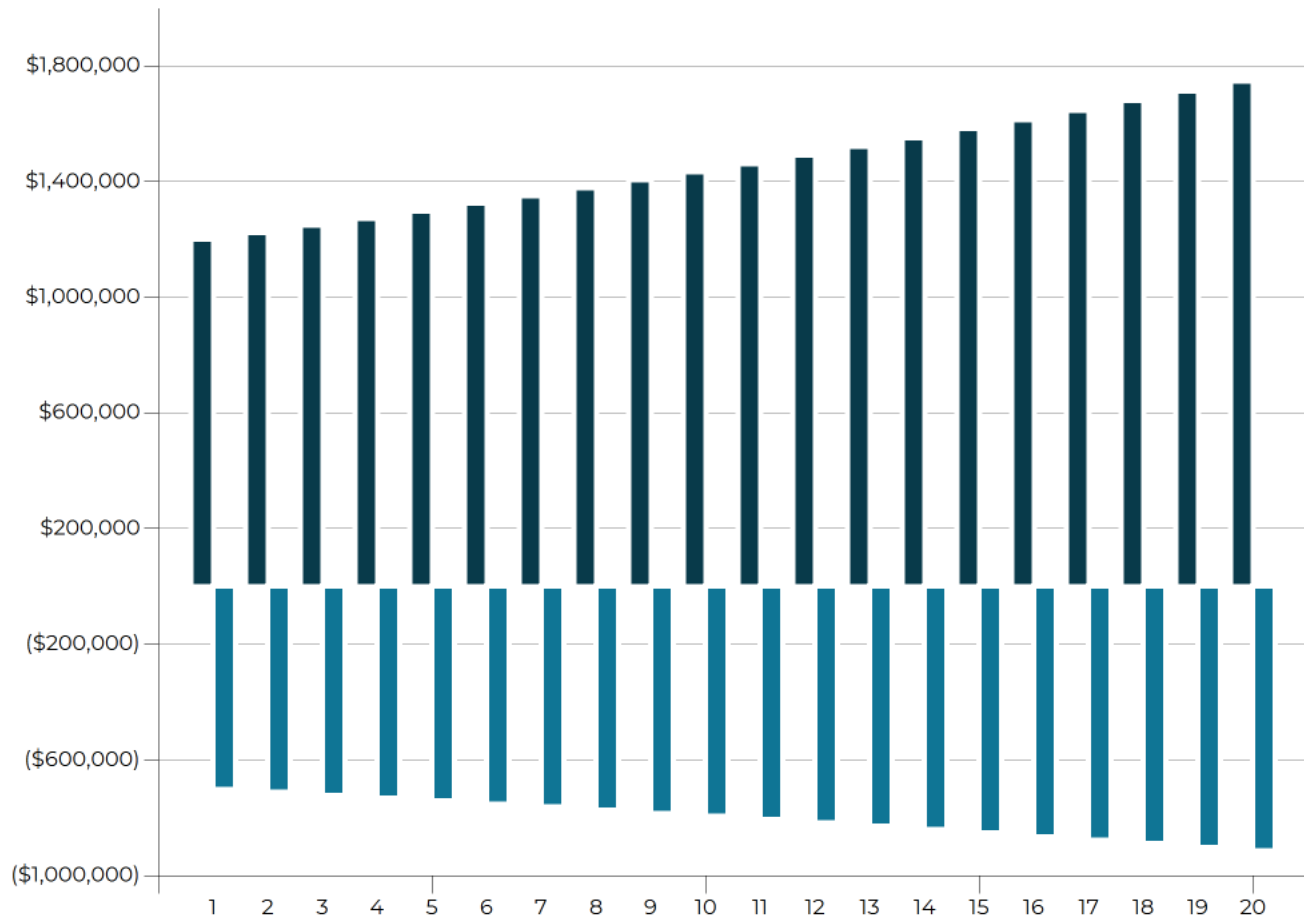
Description	Year 11	Year 12	Year 13	Year 14	Year 15
<b>RESALE PROCEEDS</b>					
Projected Property Value	\$7,912,539	\$8,139,072	\$8,370,944	\$8,608,274	\$8,851,182
Resale Expenses	(\$316,502)	(\$325,563)	(\$334,838)	(\$344,331)	(\$354,047)
Proceeds b/f Debt Payoff	\$7,596,037	\$7,813,509	\$8,036,106	\$8,263,943	\$8,497,135
<b>TAX BASIS</b>					
Basis at Acquisition	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000
Depreciation	(\$1,991,403)	(\$2,173,130)	(\$2,354,858)	(\$2,536,585)	(\$2,718,312)
Adjusted Tax Basis	\$3,006,597	\$2,824,870	\$2,643,142	\$2,461,415	\$2,279,688
<b>TAX FROM SALE</b>					
Resale Tax Gain (Loss)	\$4,589,440	\$4,988,639	\$5,392,964	\$5,802,528	\$6,217,447
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
<b>AFTER TAX CASHFLOW FROM SALE</b>					
Loan Principal Balance	(\$2,339,221)	(\$2,137,066)	(\$1,922,442)	(\$1,694,581)	(\$1,452,666)
Replacement Reserves Remaining	\$554,400	\$604,800	\$655,200	\$705,600	\$756,000
<b>NET RESALE PROCEEDS</b>	<b>\$5,811,217</b>	<b>\$6,281,243</b>	<b>\$6,768,864</b>	<b>\$7,274,962</b>	<b>\$7,800,470</b>

Description	Year 16	Year 17	Year 18	Year 19	Year 20
<b>RESALE PROCEEDS</b>					
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
<b>TAX BASIS</b>					
Basis at Acquisition	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000	\$4,998,000
Depreciation	(\$2,900,040)	(\$3,081,767)	(\$3,263,494)	(\$3,445,221)	(\$3,619,501)
Adjusted Tax Basis	\$2,097,960	\$1,916,233	\$1,734,506	\$1,552,779	\$1,378,499
<b>TAX FROM SALE</b>					
Resale Tax Gain (Loss)	\$6,637,843	\$7,063,835	\$7,495,548	\$7,933,109	\$8,369,200
Resale Tax Benefit (Cost)	\$0	\$0	\$0	\$0	\$0
<b>AFTER TAX CASHFLOW FROM SALE</b>					
Loan Principal Balance	(\$1,195,830)	(\$923,153)	(\$633,658)	(\$326,307)	\$0
Replacement Reserves Remaining	\$806,400	\$856,800	\$907,200	\$957,600	\$1,008,000
<b>NET RESALE PROCEEDS</b>	<b>\$8,346,373</b>	<b>\$8,913,715</b>	<b>\$9,503,596</b>	<b>\$10,117,180</b>	<b>\$10,755,699</b>

\* b/f = before

# GROSS INCOME VS. OPERATING EXPENSES

NorthPointe  
100 North Pointe Ln | Danville, VA 24540

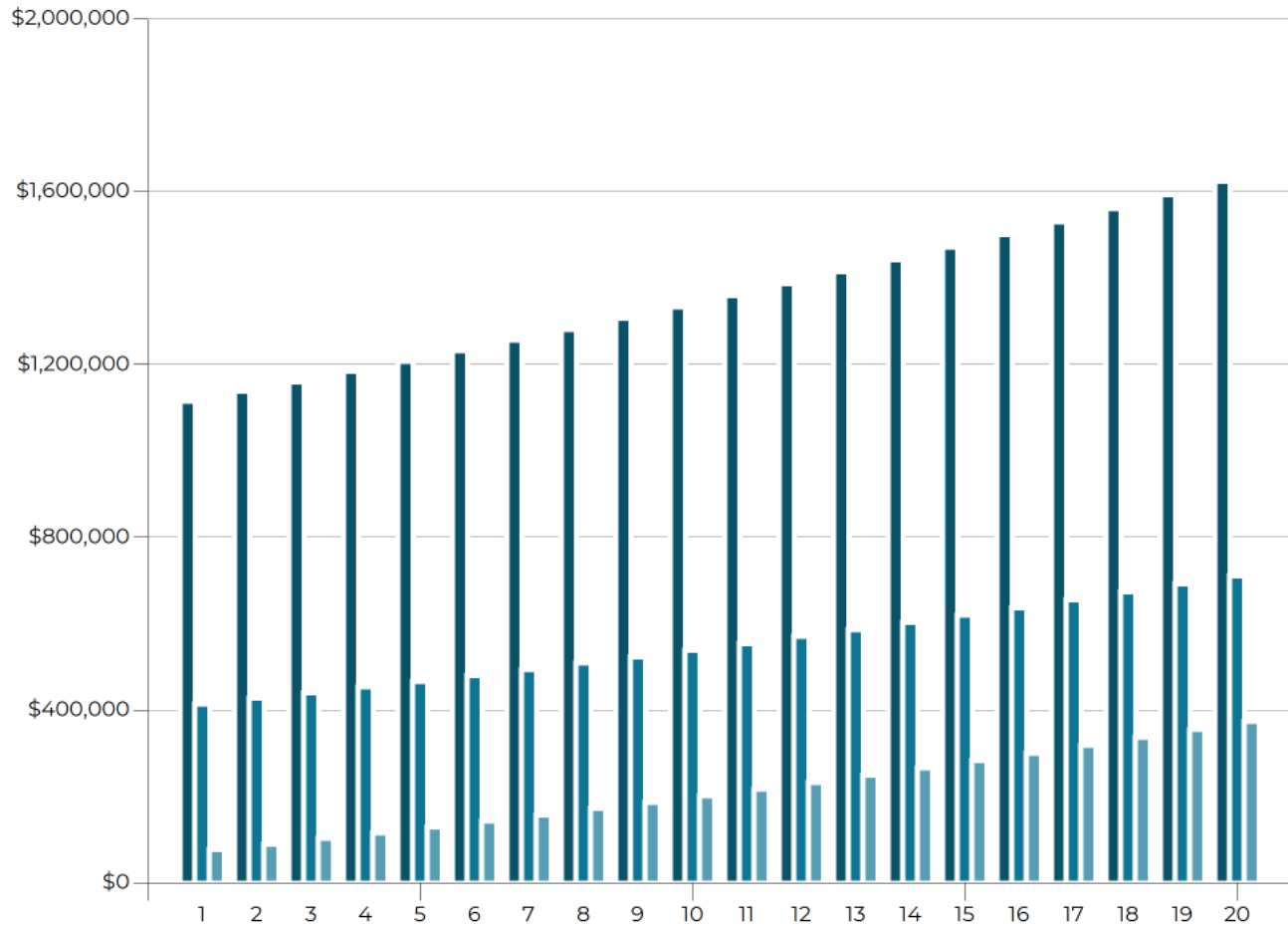


Year	Gross Scheduled Income	Total Operating Expenses
1	\$1,198,440	(\$700,400)
2	\$1,222,409	(\$710,150)
3	\$1,246,857	(\$720,046)
4	\$1,271,794	(\$730,091)
5	\$1,297,230	(\$740,286)
6	\$1,323,175	(\$750,635)
7	\$1,349,638	(\$761,138)
8	\$1,376,631	(\$771,799)
9	\$1,404,163	(\$782,620)
10	\$1,432,247	(\$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)

INVESTMENT RETURN ANALYSIS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Cash Flow - To Date	\$ 77,140.00	\$ 166,821.00	\$ 269,343.00	\$ 385,011.00	\$ 514,139.00	\$ 657,048.00	\$ 814,064.00	\$ 985,523.00
Net Resale Proceeds	\$ 1,914,817.00	\$ 2,248,318.00	\$ 2,592,781.00	\$ 2,948,721.00	\$ 3,316,680.00	\$ 3,697,231.00	\$ 4,090,977.00	\$ 4,498,558.00
Invested Capital	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)
Net Return on Investment	\$ 913,957.00	\$ 1,337,139.00	\$ 1,784,124.00	\$ 2,255,732.00	\$ 2,752,819.00	\$ 3,276,279.00	\$ 3,827,042.00	\$ 4,406,080.00
Internal Rate of Return	\$ 0.85	\$ 0.51	\$ 0.40	\$ 0.35	\$ 0.31	\$ 0.29	\$ 0.27	\$ 0.26
Modified IRR	\$ 0.85	\$ 0.50	\$ 0.38	\$ 0.33	\$ 0.29	\$ 0.26	\$ 0.24	\$ 0.23
NPV (cash flow + reversion)	\$ 913,957.00	\$ 1,337,139.00	\$ 1,784,124.00	\$ 2,255,732.00	\$ 2,752,819.00	\$ 3,276,279.00	\$ 3,827,042.00	\$ 4,406,080.00
PV (NOI + reversion)	\$ 6,093,910.00	\$ 6,692,590.00	\$ 7,308,220.00	\$ 7,941,197.00	\$ 8,591,929.00	\$ 9,260,833.00	\$ 9,948,333.00	\$ 10,654,864.00
INVESTMENT RETURN ANALYSIS	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Cash Flow - To Date	\$ 1,171,765.00	\$ 1,373,142.00	\$ 1,590,011.00	\$ 1,822,736.00	\$ 2,071,693.00	\$ 2,337,263.00	\$ 2,619,837.00	
Net Resale Proceeds	\$ 4,920,645.00	\$ 5,357,948.00	\$ 5,811,217.00	\$ 6,281,243.00	\$ 6,768,864.00	\$ 7,274,962.00	\$ 7,800,470.00	
Invested Capital	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	\$ (1,078,000.00)	
Net Return on Investment	\$ 5,014,410.00	\$ 5,653,090.00	\$ 6,323,227.00	\$ 7,025,980.00	\$ 7,762,557.00	\$ 8,534,225.00	\$ 9,342,306.00	
Internal Rate of Return	\$ 0.24	\$ 0.24	\$ 0.23	\$ 0.22	\$ 0.21	\$ 0.21	\$ 0.20	
Modified IRR	\$ 0.21	\$ 0.20	\$ 0.19	\$ 0.18	\$ 0.18	\$ 0.17	\$ 0.16	
NPV (cash flow + reversion)	\$ 5,014,410.00	\$ 5,653,090.00	\$ 6,323,227.00	\$ 7,025,980.00	\$ 7,762,557.00	\$ 8,534,225.00	\$ 9,342,306.00	
PV (NOI + reversion)	\$ 11,380,873.00	\$ 12,126,813.00	\$ 12,893,149.00	\$ 13,680,355.00	\$ 14,488,919.00	\$ 15,319,334.00	\$ 16,172,110.00	

# OPERATING INCOME ANALYSIS

NorthPointe  
100 North Pointe Ln | Danville, VA 24540



Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$1,114,549	\$414,149	\$77,140
2	\$1,136,840	\$426,690	\$89,681
3	\$1,159,577	\$439,531	\$102,522
4	\$1,182,769	\$452,678	\$115,668
5	\$1,206,424	\$466,138	\$129,128
6	\$1,230,552	\$479,918	\$142,909
7	\$1,255,163	\$494,025	\$157,016
8	\$1,280,267	\$508,467	\$171,458
9	\$1,305,872	\$523,252	\$186,243
10	\$1,331,989	\$538,386	\$201,377
11	\$1,358,629	\$553,878	\$216,869
12	\$1,385,802	\$569,735	\$232,726
13	\$1,413,518	\$585,966	\$248,957
14	\$1,441,788	\$602,579	\$265,570
15	\$1,470,624	\$619,583	\$282,574
16	\$1,500,036	\$636,986	\$299,976
17	\$1,530,037	\$654,797	\$317,787
18	\$1,560,638	\$673,025	\$336,016
19	\$1,591,851	\$691,679	\$354,670
20	\$1,623,688	\$710,770	\$373,761

# PROPERTY PHOTOS

NorthPointe  
100 North Pointe Ln | Danville, VA 24540



UNIT MIX BASE RENT REPORT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
1B/1B 60% LIHTC								
18 Units								
\$505.00 per unit	\$109,080	\$111,262	\$113,487	\$115,757	\$118,072	\$120,433	\$122,842	\$125,299
2B/?B 60% LIHTC								
108 Units								
\$580.00 per unit	\$751,680	\$766,714	\$782,048	\$797,689	\$813,643	\$829,915	\$846,514	\$863,444
3B/2B 60% LIHTC								
42 Units								
\$670.00 per unit	\$337,680	\$344,434	\$351,322	\$358,349	\$365,516	\$372,826	\$380,283	\$387,888
Total Income	\$1,198,440	\$1,222,409	\$1,246,857	\$1,271,794	\$1,297,230	\$1,323,175	\$1,349,638	\$1,376,631
UNIT MIX BASE RENT REPORT	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
1B/1B 60% LIHTC								
18 Units								
\$505.00 per unit	\$127,805	\$130,361	\$132,968	\$135,627	\$138,340	\$141,107	\$143,929	
2B/?B 60% LIHTC								
108 Units								
\$580.00 per unit	\$880,713	\$898,327	\$916,294	\$934,620	\$953,312	\$972,378	\$991,826	
3B/2B 60% LIHTC								
42 Units								
\$670.00 per unit	\$395,646	\$403,559	\$411,630	\$419,863	\$428,260	\$436,825	\$445,562	
Total Income	\$1,404,163	\$1,432,247	\$1,460,892	\$1,490,110	\$1,519,912	\$1,550,310	\$1,581,316	



# AERIAL MAP

NorthPointe  
100 North Pointe Ln | Danville, VA 24540



# REGIONAL MAP

NorthPointe  
100 North Pointe Ln | Danville, VA 24540

