

AirShares ROI Report \$100k Investment

20% - 22%+ ROI

\$100k Investment Averages 18%+ ROI (Quarterly Income)

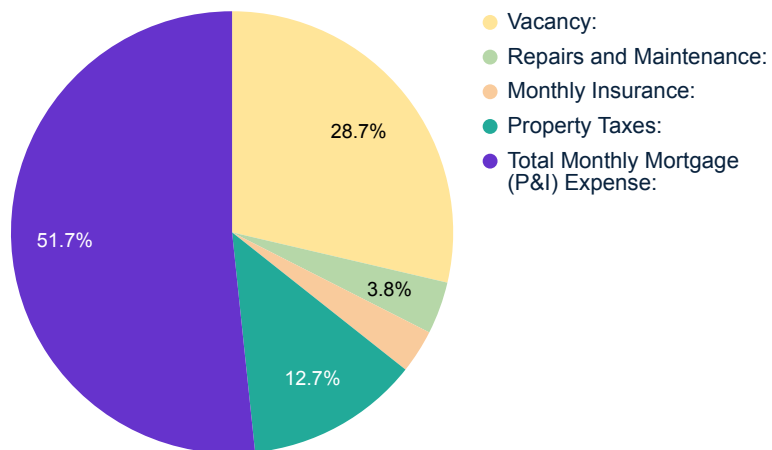
Average Annual Property Value Increase = 4.4%+

\$100k = 25% Share (of \$600k property)

Purchase Price: \$600,000.00

Monthly Income:	\$12,500.00
Monthly Expenses:	\$6,544.03
Monthly Cashflow:	\$5,955.97
NOI:	\$112,040.00
Total Cash Needed:	\$256,500.00
Purchase Cap Rate	18.67%
Pro Forma Cap Rate	14.94%
Cash on Cash ROI:	27.86%

Purchase Closing Costs:	\$6,500
Estimated Repairs:	\$100,000.00
Total Project Cost:	\$706,500.00
After Repair Value:	\$750,000.00
Down Payment:	\$150,000.00
Loan Amount: (airShares)	\$450,000.00
Loan Fees / Points:	
Loan Fees:	\$0.00
Amortized Over:	30 years
Loan Interest Rate:	8.25%
Monthly P&I:	\$3,380.70
Total Cash Needed By Borrower:	\$256,500.00



Financial Info

Income-Expense Ratio (2% Rule):	2.08%
Total Initial Equity:	\$300,000.00
Gross Rent Multiplier:	4.00
Debt Service Coverage Ratio:	2.76

Banks usually look for greater than 1.2 DSCR

airShares Additional Financial Benefits

Mgmt Fee (17%) Redistributed into Gross Income (i.e. \$25k+ annually)

airShares Secures Mortgage (personal guarantor)

aiShares Estimated Calculations. Earnings will vary.

Analysis Over Time

Annual Assumptions:

Expense Increase
1%

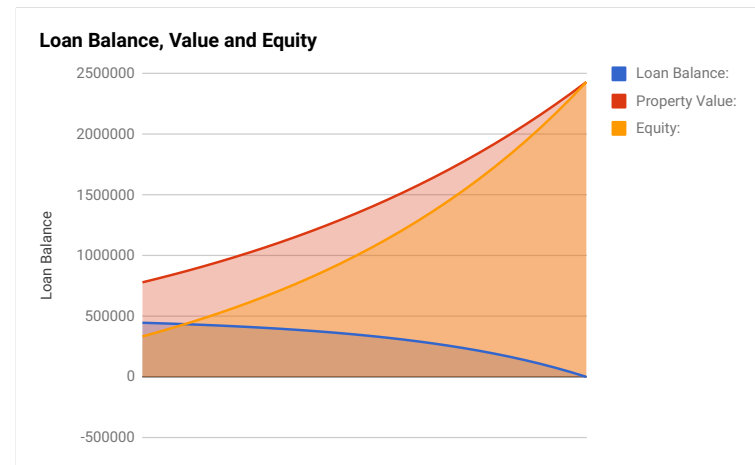
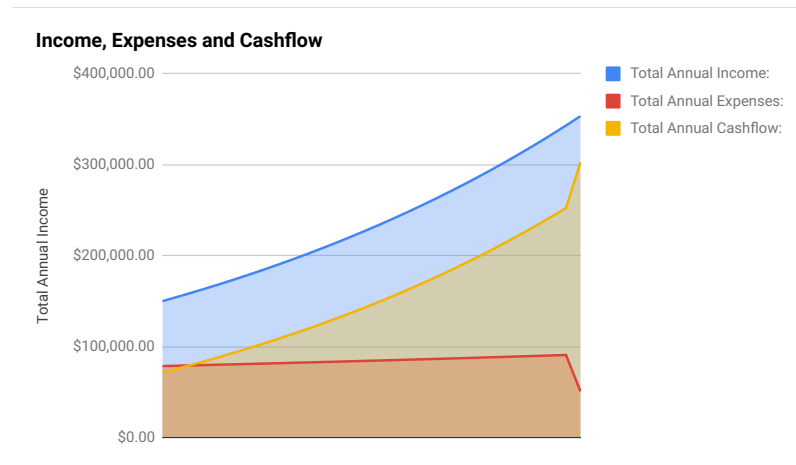
Income Increase
3%

Property Value increase
4%

	Year 1	Year 2	Year 3	Year 4	Year 10	Year 20	Year 30
Total Annual Income:	\$150,000.00	\$154,500.00	\$159,135.00	\$163,909.05	\$195,715.98	\$263,025.91	\$353,484.83
Total Annual Expenses:	\$78,528.40	\$78,908.00	\$79,291.39	\$79,678.62	\$82,084.69	\$86,428.21	\$50,657.77
Operating Expenses:	\$37,960.00	\$38,339.60	\$38,723.00	\$39,110.23	\$41,516.29	\$45,859.82	\$50,657.77
Mortgage Payment:	\$40,568.40	\$40,568.40	\$40,568.40	\$40,568.40	\$40,568.40	\$40,568.40	\$0.00
Interest Payment:	\$36,991.77	\$36,685.28	\$36,352.52	\$35,991.26	\$33,072.31	\$23,511.45	\$1,756.20
Cumulative Principal Payments:	\$3,576.63	\$7,459.75	\$11,675.62	\$16,252.76	\$53,234.83	\$174,367.93	\$450,000.00
Total Annual Cashflow:	\$71,471.60	\$75,592.00	\$79,843.61	\$84,230.43	\$113,631.29	\$176,597.70	\$302,827.06
Cash on Cash ROI:	27.86%	29.47%	31.13%	32.84%	44.30%	68.85%	118.06%
Property Value:	\$780,000	\$811,200	\$843,648	\$877,394	\$1,110,183	\$1,643,342	\$2,432,548
Equity:	\$333,576.63	\$368,659.75	\$405,323.62	\$443,646.68	\$713,418.05	\$1,367,710.29	\$2,432,548.13
Loan Balance:	\$446,423.37	\$442,540.25	\$438,324.38	\$433,747.24	\$396,765.17	\$275,632.07	\$0.00
Total Profit if Sold:	\$148,548.23	\$259,223.36	\$375,730.84	\$498,284.32	\$1,373,670.39	\$3,494,557.13	\$6,815,442.50
	1	2	3	4	10	20	30

Income, Expenses and Cashflow

Loan Balance, Value and Equity



aiShares Estimated Calculations. Earnings will vary.