

<u>Simple Investment Deal</u>					
Investor Earns Commensurate % Invested in monthly rent					
Purchase Price	\$ 149,777				
Rubikon Group Holdings LLC	% Owned	\$ Investment	\$ Monthly Return	\$ Annual Annual	\$ 3 Year Returns
Rubikon Group Holdings LLC	78%	\$46,986.54	\$966.81	\$11,601.69	\$34,805.06
					ROI %
Investment Available	28%	\$41,415.34	\$344.27	\$4,151.15	\$12,393.56
Investor 1 %	5%	\$8,013.07	\$66.61	\$799.34	\$2,398.03
Investor 2 %	10%	\$14,977.70	\$124.51	\$1,494.10	\$4,482.30
Investor 3 %	7%	\$10,484.39	\$87.16	\$1,045.87	\$3,137.61
Investor 4 %		\$0.00	\$0.00	\$0.00	\$0.00
Investor 5 %		\$0.00	\$0.00	\$0.00	\$0.00
Sum Investment Totals		\$33,475.16	\$278.28	\$3,339.31	\$10,017.94
Initial Reserves Funded @ 1% of Purchase Price	\$ 1,498				
<u>Exit Strategy</u>					
Cash-Out / Refinance in years	3				
Back-End Sale \$ (Projected)	\$160,000.00				
Remaining Investment Accruals/Financing/Debt (estimate)	\$95,141.27				
Appreciation/(Depreciation) from Sale (Projected) \$	\$10,223.00				
Total Investor Reimbursement	\$33,475.16				
Investment Profit/ (Loss)	\$27,383.57				
		Cash-Out			Total
	% Owned	\$ Investment	\$ Payout	% Returns	Total Returns
Rubikon Group Holdings LLC	78%	\$46,986.54	\$31,263.34	45%	\$55,066.40
Investor 1 %	5%	\$8,013.07	\$1,465.02	18%	\$3,863.05
Investor 2 %	10%	\$14,977.70	\$2,738.36	18%	\$7,220.66
Investor 3 %	7%	\$10,484.39	\$1,916.85	18%	\$5,054.46
Investor 4 %	0%	\$0.00	\$0.00		\$0.00
Investor 5 %	0%	\$0.00	\$0.00		\$0.00
Sum Investment Totals		\$33,475.16	\$27,383.57		\$72,206.57

1. PURCHASE PRICE – THIS IS THE PURCHASE PRICE OF THE PROPERTY.

2. INVESTMENT AMOUNT – THIS IS WHAT YOU INVEST IN THE RENTAL PROPERTY.

3. MONTHLY RETURN – THIS IS WHAT YOU'LL GET MONTHLY BASED ON THE PERCENTAGE YOU INVESTED.

4. ANNUAL RETURN – THIS IS WHAT YOU'LL GET ANNUALLY BASED ON THE PERCENTAGE YOU INVESTED.

5. CASH-OUT SALE PRICE. THIS IS WHAT WE'LL SELL THE PROPERTY FOR. MOST HOMES WILL BE SOLD IN YEAR 3.

6. CASH-OUT = INVESTMENT AMOUNT + INVESTMENT % OF SALE.

7. TOTAL RETURNS IN THE INVESTMENT (3 YEAR CASH-OUT MODEL).

