

Simple Investment Deal						
Investor Earns Commensurate % Invested in monthly rent						
Purchase Price	\$ 155,000					
Rubikon Group Holdings LLC	% Owned	\$ Investment	\$ Monthly Return	\$ Annual Annual	\$ 3 Year Returns	
Rubikon Group Holdings LLC	57%	\$52,700.00	\$1,289.45	\$15,473.38	\$46,420.15	
Investment Available	7%	\$10,850.00	\$258.35	\$1,900.24	\$5,700.72	ROI %
Investor 1 %	10%	\$15,500.00	\$226.22	\$2,714.63	\$8,143.89	18%
Investor 2 %	13%	\$20,150.00	\$294.08	\$3,529.02	\$10,587.05	18%
Investor 3 %	20%	\$31,000.00	\$452.44	\$5,429.26	\$16,287.77	18%
Investor 4 %		\$0.00	\$0.00	\$0.00	\$0.00	
Investor 5 %		\$0.00	\$0.00	\$0.00	\$0.00	
Sum Investment Totals		\$66,650.00	\$972.74	\$11,672.90	\$35,018.71	
Initial Reserves Funded @ 1% of Purchase Price	\$ 1,550					
Exit Strategy						
Cash-Out / Refinance in years	3					
Back-End Sale \$ (Projected)	\$180,000.00					
Remaining Investment Accruals/Financing/Debt (estimate)	\$92,216.80					
Appreciation/(Depreciation) from Sale (Projected) \$	\$25,000.00					
Total Investor Reimbursement	\$66,650.00					
Investment Profit/ (Loss)	\$21,133.20					
		Cash-Out			Total	
	% Owned	\$ Investment	\$ Payout	% Returns	Total Returns	
Rubikon Group Holdings LLC	57%	\$52,700.00	\$12,845.02	23%	\$58,466.08	
Investor 1 %	10%	\$15,500.00	\$2,113.32	14%	\$10,257.21	
Investor 2 %	13%	\$20,150.00	\$2,747.32	14%	\$13,334.37	
Investor 3 %	20%	\$31,000.00	\$4,226.64	14%	\$20,514.41	
Investor 4 %	0%	\$0.00	\$0.00		\$0.00	
Investor 5 %	0%	\$0.00	\$0.00		\$0.00	
Sum Investment Totals		\$66,650.00	\$21,133.20		\$102,572.06	

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).

