

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Assumptions

Address	15557 Inverness St, Detroit, MI	
Section 8 Monthly Rent	\$1,100	
Rehab Costs	\$18,000	High Rehab Level
Rehab Time (months)	2	
Purchase Price	\$30,000	
Sale to Retail Investor	\$80,000	

Deal or No Deal? **DEAL**

Retail Investor Financial Analysis

\$	13,200	Annual Gross Rent
\$	(3,944)	Annual Cash Expenses before Taxes, Depreciation, Reserves and Finance Costs
\$	9,256	Net Operating Income (NOI)
\$	8,056	Net Operating Income including Reserves set aside

11.6% Cap rate (traditional calculation)

10.1% Cap Rate includes reserve set aside

Property Details	
Bedrooms	4
Bathrooms	1.50
Square Feet	1,604
Basement (Yes/No)	Yes
Lot Size	3,920
Year Built	1917
Stories	2.00

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Summary Leveraged

15557 Inverness St, Detroit, MI 48238		\$ 80,000	After Repair Value (ARV)				
Acquisition and Redevelopment (purchase, rehab & flip)							
Total Costs							
	Purchase Cost:	\$ 30,000					
	Rehab Cost:	\$ 18,000					
	Financing Costs:	\$ 5,636					
	Other Costs:	\$ 8,348					
	Total Costs:	\$ 61,984					
					Cash		
Funding Sources			LTV to purchase price	LTV to ARV	Per Month	End of Deal	Totals
	1st Mortgage (Promissory Notes, 1st position):	\$ 21,000	70.00%	26.25%	\$ 105	\$ 840	\$ 1,260
	2nd Mortgage (Promissory Notes, 2nd position):	\$ 34,986	186.62%	69.98%	\$ 292	\$ 2,332	\$ 3,499
	Cash Required to Purchase (Equity Flip Investor):	\$ 5,998	N/A	N/A	\$ -	\$ 6,248	\$ 6,248
	Total Funding Sources:	\$ 61,984			\$ 397	\$ 9,420	\$ 11,006
					4	months	
Min. Equity Flip Investor Cash on Cash ROI		\$ 1,500	25.0%		\$ 1,586	\$ 9,420	\$ 11,006
Long Term Capital Investment (buy, hold & rent)							
					Total 6-month Return: \$ 11,006		
Total Costs					Total Raised by Investment Club: \$ 70,000		
	Purchase Cost:	\$ 61,984			Annualized ROI: 47.17%		
	Tenant Acquisition Costs:	\$ -					
	Financing Costs:	\$ -					
	Reserves:	\$ 2,258					
	Total Costs:	\$ 64,242					
					Cash		
Funding Sources			LTV to purchase price	LTV to ARV	Per Month	End of 1st Year	Totals
	1st Mortgage (DT 1st position)	\$ 21,000	33.88%	26.25%	\$ 105		\$ 1,890
	2nd Mortgage (DT 2nd position)	\$ 34,986	90.32%	69.98%	\$ 292		\$ 5,248
	Cash Required to Purchase (Equity Buy and Hold Investor)	\$ 8,257	N/A	N/A	\$ -	\$ 9,638	\$ 9,638
	Total Costs:	\$ 64,242			\$ 397	\$ 9,638	\$ 16,776
					18	months	\$ 16,776
Annual Cash on Cash ROI (after taxes)		\$ 1,527	18.49%		\$ 7,138	\$ 9,638	\$ 16,776
Assumptions							
- ARV based on Sales Price to Out of State Investor					Total 18-month Return: \$ 16,776		
- Rehab based on estimate from Great Lakes					Total Raised by Investment Club: \$ 70,000		
- Rent based on 92% of property management company proposed rental rate for property					Annualized ROI: 15.98%		

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Capital Stack

\$ 5,998	Flip SPV	10%	Earns 25%+ cash-on-cash ROI over 3-6 month period
\$ 34,986	2nd Mortgage by The BNIC	56%	Earns 12% per year with a 30-year interest only fixed rate loan
\$ 21,000	1st Mortgage by The BNIC	34%	Earns 10% per year with a 30-year ammortized fixed rate loan

\$ 61,984 Total Project

\$ 8,257	Buy and Hold SPV	13%	Earns 10%+ cash-on-cash ROI after taxes annually
\$ 34,986	2nd Mortgage by The BNIC	54%	Earns 12% per year with a 30-year interest only fixed rate loan
\$ 21,000	1st Mortgage by The BNIC	33%	Earns 10% per year with a 30-year ammortized fixed rate loan

\$ 64,242 Total Project

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Purchase & Flip Leveraged

Current After Repair Value (ARV):	\$ 80,000	(\$40K Minimum)		Property address:	15557 Inverness St, Detroit, MI 48238					
Rehab Costs:	\$ 18,000	22.50%	% of ARV	Property Owner:	C4 HOLDING COMPANY, LLC					
Maximum Purchase Price:	\$ 43,400	46%	Discount	APN:	8009911					
Current Offer Price:	\$ 30,000			Use:	R2					
Down Payment:	\$ 9,000	30.00%		Description:	Bedrooms	Bathrooms	Square feet	Lot Size	Year Built	Stories
Wholesale Fee:	\$ -	0.00%			4	1.50	1,604	3,920	1917	2.00
1st Mortgage Loan Amount:	\$ 21,000	70%	Preferred	Notes:	Offered by Clarence Archibald for \$35k, needs about \$15k in rehab costs, rent is estimated to go for \$1,200/month. Property was purchased by one of his clients in 11/2022 for \$30K who never did anything with it.					
1st Mortgage Interest Rate:	10.00%	30 year amortized								
1st Mortgage Term (years):	30									
1st Mortgage PMI Points:	0.00%	N/A								
1st Mortgage Upfront Points:	\$ 840	4.00%								
Property Inspection:	\$ 500									
Appraisal:	\$ 25									
Upfront Out of Pocket Costs:	\$ 525									
Title Insurance:	\$ 833									
Escrow Fees:	\$ 750									
Misc Fees:	\$ 2,500									
Management Fee:	\$ 1,000	2%	% of purchase price							
Construction Insurance:	\$ 544	3	months							
Buyer's Property Taxes:	\$ 1,349	\$ 1,384.00	Current Year Taxes							
Prepaid Interest:	\$ 1,009	1	Day of the month that we close							
Closing Costs:	\$ 7,986									
1st Mortgage Payment (PITI):		\$ 475								
Insurance during rehab:	\$ 544	\$ 181	1.13%	Purchase + rehab						
Private Mortgage Insurance:	\$ -	\$ -	0.00%	of initial loan amount						
Annual Property Tax:	\$ 1,310	\$ 109	4.37%	of initial property value						
2nd Mortgage Loan Amount:	\$ 34,986		Preferred	Rehab Costs, Down Payment, Wholesale Fee and Closing Costs						
2nd Mortgage Upfront Points:	\$ 1,399	4.00%								
2nd Mortgage Interest Rate:	12.00%	Interest Only								
2nd Mortgage Payment:		\$ 350								
Holding Costs:	2,824	4	# of months							
Tenant Acquisition Cost:	1,250	1	# of month's rent							
Total Investment:	\$ 5,998	10%	of total investment cost							

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Purchase & Flip Leveraged

Total Costs:	\$ 61,984								
Management/Realtor Sales Fee:	\$ 1,248	2.00%	Percent of Sale Price						
Preferred ROI:	\$ 1,500	25%	ROI as a % of Total Investment less PIC allocation						
PIC Allocation:	\$ 167	10%	Percent of Profit						
Minimum Loan Interest:	\$ 4,199								
Minimum Sales Price:	\$ 69,096		Green means good deal!						
ARV Sales Price	\$ 80,000								
- Less Total Costs:	\$ (61,984)								
- Less Management Sales Fee:	\$ (1,600)								
- Less Minimum Loan Interest:	\$ (4,199)								
- Less PIC & BNIC Allocation:	\$ (5,970)		10% of gross profit + 50% of profit after Preferred ROI						
Total ROI:	\$ 6,248								
Cash-on-Cash ROI:	104.16%								
Annualized ROI:	312.47%								
	\$ 12,217		Gross Profit						
	\$ (1,222)		10% to PIC						
	\$ (1,500)		25% Preferred ROI						
	\$ 9,496		Remaining Profit						
	\$ (4,748)		50% to The BNIC Network LLC						
	\$ 4,748		50% to SPV						
	\$ 6,248		SPV Total Profit						

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Sell to Our Buy - Hold Company

Current After Repair Value (ARV):	\$ 80,000			Property address: 15557 Inverness St, Detroit, MI 48238							
Rehab Costs:	\$ -	0.00%	% of ARV	Property Owner:	C4 HOLDING COMPANY, LLC						
Purchase Price:	\$ 61,984	23%	Discount	APN:	8009911						
Current Loan Balance:	\$ -			Use:	R2						
Down Payment:	\$ -	0.00%		Description:	Bedrooms	Bathrooms	Square feet	Lot Size	Year Built	Stories	
Down Payment Grant:	\$ -	0.00%			4	1.50	1,604	3,920	1917	2	
1st Mortgage Loan Amount:	\$ 21,000					26%	LTV of ARV				
1st Mortgage Interest Rate:	10.00%		30-year fixed amortized								
1st Mortgage Term (years):	30										
1st Mortgage PMI Points:	4.00%										
1st Mortgage Payment (PITI) & PM:		\$ 524									
Annual Insurance:	\$ 1,240	\$ 103	2.00%	of Purchase Price							
HOA:	\$ -	\$ -	\$ -	per month							
Property Management Fee:	\$ 1,452	\$ 121	11.0%	% of target rent							
Annual Property Tax:	\$ 1,384	\$ 115	2.23%	Purchase Price							
2nd Mortgage Loan Amount:	\$ 34,986		Down Payment, Closing Costs and Rehab Costs			70%	CLTV of ARV				
2nd Mortgage Interest Rate:	12.00%		30-year fixed Interest Only								
2nd Mortgage Payment:		\$ 350									
Holding Costs:	\$ -	-	# of months								
Tenant Acquisition Cost:	\$ -	-	# of months								
Reserves:	\$ 2,258	3	# of months								
Assumption Costs:	\$ -	0.0%	Flip Investor ROI								
Purchase Investment:	\$ 8,257	13%	of total investment cost								
Minimum Monthly Rental Income:	\$ 874	\$ 1,100	100%	of Target Rent							
Amount above/(under) minimum:	\$ 226	25.89%	% over monthly costs								
Gross Monthly Payment	\$ 1,100	1.77%	Monthly Rent to Purchase Price Ratio								
- Less Vacancy Rate:	\$ (50)	4.55%	Vacancy Rate								
- Less Maintenance and CAPEX reserve:	\$ (50)	4.55%	Maintenance and CAPEX %								
NET RENT	\$ 1,000					18.5%	ROI after taxes, Depreciation, Reserves, and Financing Costs				
Annual Rent Increase:	5.00%					14.7%	Cap rate (traditional calculation)				
Annual Appreciation Rate:	3.80%					12.8%	Cap Rate includes reserve set aside				
Annual Depreciation Rate:	3.64%					\$ 13,200	Annual Gross Rent				
Marginal Tax Bracket:	21.00%					\$ (4,076)	Annual Cash Expenses before Taxes, Depreciation, Reserves and Finance Costs				
Total Investment:	\$ 8,257	13%	of total investment cost			\$ 9,124	Net Operating Income (NOI)				
						\$ 7,924	Net Operating Income including Reserves set aside				

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Sell to Our Buy - Hold Company

Year	Rental Income	Mortgage Payment	Property Costs	Mortgage Interest	Depreciation	Net Gain/(Loss)	Taxes	Net Cash	Return on Investment	Return on Equity	Property Value
1	\$ 12,000	\$ 6,410	\$ 4,076	\$ 6,293	\$ 1,690	\$ (59)	\$ (12)	\$ 1,527	18.5%	6.3%	\$ 80,000
2	\$ 12,600	\$ 6,410	\$ 4,279	\$ 6,281	\$ 1,690	\$ 349	\$ 73	\$ 1,837	22.3%	7.6%	\$ 83,040
3	\$ 13,230	\$ 6,410	\$ 4,493	\$ 6,267	\$ 1,690	\$ 779	\$ 164	\$ 2,163	26.2%	8.9%	\$ 86,196
4	\$ 13,892	\$ 6,410	\$ 4,718	\$ 6,252	\$ 1,690	\$ 1,231	\$ 258	\$ 2,505	30.3%	10.2%	\$ 89,471
5	\$ 14,586	\$ 6,410	\$ 4,954	\$ 6,236	\$ 1,690	\$ 1,706	\$ 358	\$ 2,864	34.7%	11.6%	\$ 92,871
6	\$ 15,315	\$ 6,410	\$ 5,202	\$ 6,218	\$ 1,690	\$ 2,205	\$ 463	\$ 3,241	39.3%	13.0%	\$ 96,400
7	\$ 16,081	\$ 6,410	\$ 5,462	\$ 6,198	\$ 1,690	\$ 2,731	\$ 574	\$ 3,636	44.0%	14.5%	\$ 100,063
8	\$ 16,885	\$ 6,410	\$ 5,735	\$ 6,175	\$ 1,690	\$ 3,284	\$ 690	\$ 4,051	49.1%	16.0%	\$ 103,866
9	\$ 17,729	\$ 6,410	\$ 6,022	\$ 6,151	\$ 1,690	\$ 3,867	\$ 812	\$ 4,486	54.3%	17.5%	\$ 107,812
10	\$ 18,616	\$ 6,410	\$ 6,323	\$ 6,124	\$ 1,690	\$ 4,479	\$ 941	\$ 4,943	59.9%	19.1%	\$ 111,909
11	\$ 19,547	\$ 6,410	\$ 6,639	\$ 6,094	\$ 1,690	\$ 5,124	\$ 1,076	\$ 5,422	65.7%	20.7%	\$ 116,162
12	\$ 20,524	\$ 6,410	\$ 6,971	\$ 6,061	\$ 1,690	\$ 5,802	\$ 1,218	\$ 5,925	71.8%	22.3%	\$ 120,576
13	\$ 21,550	\$ 6,410	\$ 7,319	\$ 6,024	\$ 1,690	\$ 6,516	\$ 1,368	\$ 6,453	78.2%	23.9%	\$ 125,158
14	\$ 22,628	\$ 6,410	\$ 7,685	\$ 5,984	\$ 1,690	\$ 7,268	\$ 1,526	\$ 7,006	84.9%	25.6%	\$ 129,914
15	\$ 23,759	\$ 6,410	\$ 8,070	\$ 5,939	\$ 1,690	\$ 8,060	\$ 1,693	\$ 7,587	91.9%	27.2%	\$ 134,851
16	\$ 24,947	\$ 6,410	\$ 8,473	\$ 5,890	\$ 1,690	\$ 8,894	\$ 1,868	\$ 8,197	99.3%	28.9%	\$ 139,975
17	\$ 26,194	\$ 6,410	\$ 8,897	\$ 5,835	\$ 1,690	\$ 9,772	\$ 2,052	\$ 8,836	107.0%	30.5%	\$ 145,294
18	\$ 27,504	\$ 6,410	\$ 9,342	\$ 5,775	\$ 1,690	\$ 10,697	\$ 2,246	\$ 9,507	115.1%	32.1%	\$ 150,815
19	\$ 28,879	\$ 6,410	\$ 9,809	\$ 5,709	\$ 1,690	\$ 11,672	\$ 2,451	\$ 10,210	123.7%	33.7%	\$ 156,546
20	\$ 30,323	\$ 6,410	\$ 10,299	\$ 5,635	\$ 1,690	\$ 12,698	\$ 2,667	\$ 10,948	132.6%	35.2%	\$ 162,495
21	\$ 31,840	\$ 6,410	\$ 10,814	\$ 5,554	\$ 1,690	\$ 13,781	\$ 2,894	\$ 11,722	142.0%	36.7%	\$ 168,670
22	\$ 33,432	\$ 6,410	\$ 11,355	\$ 5,465	\$ 1,690	\$ 14,922	\$ 3,134	\$ 12,534	151.8%	38.1%	\$ 175,079
23	\$ 35,103	\$ 6,410	\$ 11,922	\$ 5,366	\$ 1,690	\$ 16,124	\$ 3,386	\$ 13,385	162.1%	39.5%	\$ 181,732
24	\$ 36,858	\$ 6,410	\$ 12,519	\$ 5,256	\$ 1,690	\$ 17,393	\$ 3,652	\$ 14,277	172.9%	40.7%	\$ 188,638
25	\$ 38,701	\$ 6,410	\$ 13,144	\$ 5,136	\$ 1,690	\$ 18,731	\$ 3,933	\$ 15,214	184.3%	41.9%	\$ 195,806
26	\$ 40,636	\$ 6,410	\$ 13,802	\$ 5,002	\$ 1,690	\$ 20,142	\$ 4,230	\$ 16,195	196.1%	42.9%	\$ 203,247
27	\$ 42,668	\$ 6,410	\$ 14,492	\$ 4,855	\$ 1,690	\$ 21,631	\$ 4,542	\$ 17,224	208.6%	43.8%	\$ 210,970
28	\$ 44,801	\$ 6,410	\$ 15,216	\$ 4,692	\$ 845	\$ 24,048	\$ 5,050	\$ 18,125	219.5%	44.2%	\$ 218,987
29	\$ 47,042	\$ 6,410	\$ 15,977	\$ 4,512	\$ -	\$ 26,552	\$ 5,576	\$ 19,079	231.1%	44.5%	\$ 227,309
30	\$ 49,394	\$ 6,410	\$ 16,776	\$ 4,314	\$ -	\$ 28,304	\$ 5,944	\$ 20,264	245.4%	45.0%	\$ 235,946
Grand Totals	\$ 797,266	\$ 192,293	\$ 270,783	\$ 171,293	\$ 46,488	\$ 308,702	\$ 64,827	\$ 269,362	3262.4%	598.4%	\$ 235,946
								Initial Investment:	\$ 8,257		
								ROI:	\$ 269,362		
								Total Investment:	\$ 8,257		
								Total Return in Investment:	3262%		
								Average Annual Return:	108.75%		

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Sell to Retail Investor

Current After Repair Value (ARV):	\$ 80,000			Property address: 15557 Inverness St, Detroit, MI 48238							
Rehab Costs:	\$ -	0.00%	% of ARV	Property Owner:	C4 HOLDING COMPANY, LLC						
Purchase Price:	\$ 80,000	0%	Discount	APN:	8009911						
Current Loan Balance:	\$ -			Use:	R2						
Down Payment:	\$ 80,000	100.00%		Description:	Bedrooms	Bathrooms	Square feet	Lot Size	Year Built	Stories	
Down Payment Grant:	\$ -	0.00%			4	1.50	1,604	3,920	1917	2	
1st Mortgage Loan Amount:	\$ -	0%	of Purchase Price			0%	LTV of ARV				
1st Mortgage Interest Rate:	8.50%		30-year fixed amortized								
1st Mortgage Term (years):	30										
1st Mortgage PMI Points:	0.00%		Rolled into loan								
1st Mortgage Payment (PITI) & PM:		\$ 329									
Annual Insurance:	\$ 1,240	\$ 103	2.00%	of initial purchase price							
HOA:	\$ -	\$ -	\$ -	per month							
Property Management Fee:	\$ 1,320	\$ 110	10.0%	% of target rent							
Annual Property Tax:	\$ 1,384	\$ 115	1.73%	of purchase price							
2nd Mortgage Loan Amount:	\$ -					0%	CLTV of ARV				
2nd Mortgage Interest Rate:	12.00%		30-year fixed Interest Only								
2nd Mortgage Payment:		\$ -									
Holding Costs:	\$ -	-	# of months								
Tenant Acquisition Cost:	\$ -	-	# of months								
Reserves:	\$ 656	3	# of months								
Purchase Investment:	\$ 80,656										
Minimum Monthly Rental Income:	\$ 329	\$ 1,100	Target Rent								
Amount above/(under) minimum:	\$ 771	234.71%	% over monthly costs								
Gross Monthly Payment	\$ 1,100	1.38%	Monthly Rent to Purchase Price Ratio								
- Less Vacancy Rate:	\$ (50)	4.55%	Vacancy Rate								
- Less Maintenance and CAPEX reserve:	\$ (50)	4.55%	Maintenance and CAPEX %								
NET RENT	\$ 1,000					8.5%	ROI after taxes, Depreciation, Reserves, and Financing Costs				
Annual Rent Increase:	5.00%					11.6%	Cap rate (traditional calculation)				
Annual Appreciation Rate:	3.80%					10.1%	Cap Rate includes reserve set aside				
Annual Depreciation Rate:	3.64%					\$ 13,200	Annual Gross Rent				
Marginal Tax Bracket:	21.00%					\$ (3,944)	Annual Cash Expenses before Taxes, Depreciation, Reserves and Finance Costs				
Total Investment:	\$ 80,656					\$ 9,256	Net Operating Income (NOI)				

Real Estate Investment Model - The BNIC Network Proof of Concept - 15557 Inverness: Sell to Retail Investor

					\$ 8,056	Net Operating Income including Reserves set aside											
Year	Rental Income	Mortgage Payment	Property Costs	Mortgage Interest	Depreciation	Net Gain/(Loss)	Taxes	Net Cash	Return on Investment	Return on Equity	Property Value						
1	\$ 12,000	\$ -	\$ 3,944	\$ -	\$ 2,182	\$ 5,875	\$ 1,234	\$ 6,823	8.5%	8.5%	\$ 80,000						
2	\$ 12,600	\$ -	\$ 4,141	\$ -	\$ 2,182	\$ 6,277	\$ 1,318	\$ 7,141	8.9%	8.9%	\$ 83,040						
3	\$ 13,230	\$ -	\$ 4,348	\$ -	\$ 2,182	\$ 6,700	\$ 1,407	\$ 7,475	9.3%	9.3%	\$ 86,196						
4	\$ 13,892	\$ -	\$ 4,565	\$ -	\$ 2,182	\$ 7,144	\$ 1,500	\$ 7,826	9.7%	9.8%	\$ 89,471						
5	\$ 14,586	\$ -	\$ 4,794	\$ -	\$ 2,182	\$ 7,611	\$ 1,598	\$ 8,194	10.2%	10.2%	\$ 92,871						
6	\$ 15,315	\$ -	\$ 5,033	\$ -	\$ 2,182	\$ 8,100	\$ 1,701	\$ 8,581	10.6%	10.7%	\$ 96,400						
7	\$ 16,081	\$ -	\$ 5,285	\$ -	\$ 2,182	\$ 8,614	\$ 1,809	\$ 8,987	11.1%	11.2%	\$ 100,063						
8	\$ 16,885	\$ -	\$ 5,549	\$ -	\$ 2,182	\$ 9,154	\$ 1,922	\$ 9,414	11.7%	11.8%	\$ 103,866						
9	\$ 17,729	\$ -	\$ 5,827	\$ -	\$ 2,182	\$ 9,721	\$ 2,041	\$ 9,861	12.2%	12.3%	\$ 107,812						
10	\$ 18,616	\$ -	\$ 6,118	\$ -	\$ 2,182	\$ 10,316	\$ 2,166	\$ 10,332	12.8%	12.9%	\$ 111,909						
11	\$ 19,547	\$ -	\$ 6,424	\$ -	\$ 2,182	\$ 10,941	\$ 2,298	\$ 10,825	13.4%	13.5%	\$ 116,162						
12	\$ 20,524	\$ -	\$ 6,745	\$ -	\$ 2,182	\$ 11,597	\$ 2,435	\$ 11,344	14.1%	14.2%	\$ 120,576						
13	\$ 21,550	\$ -	\$ 7,082	\$ -	\$ 2,182	\$ 12,286	\$ 2,580	\$ 11,888	14.7%	14.9%	\$ 125,158						
14	\$ 22,628	\$ -	\$ 7,436	\$ -	\$ 2,182	\$ 13,010	\$ 2,732	\$ 12,459	15.4%	15.6%	\$ 129,914						
15	\$ 23,759	\$ -	\$ 7,808	\$ -	\$ 2,182	\$ 13,769	\$ 2,892	\$ 13,059	16.2%	16.3%	\$ 134,851						
16	\$ 24,947	\$ -	\$ 8,199	\$ -	\$ 2,182	\$ 14,567	\$ 3,059	\$ 13,690	17.0%	17.1%	\$ 139,975						
17	\$ 26,194	\$ -	\$ 8,609	\$ -	\$ 2,182	\$ 15,404	\$ 3,235	\$ 14,351	17.8%	17.9%	\$ 145,294						
18	\$ 27,504	\$ -	\$ 9,039	\$ -	\$ 2,182	\$ 16,283	\$ 3,420	\$ 15,046	18.7%	18.8%	\$ 150,815						
19	\$ 28,879	\$ -	\$ 9,491	\$ -	\$ 2,182	\$ 17,207	\$ 3,613	\$ 15,775	19.6%	19.7%	\$ 156,546						
20	\$ 30,323	\$ -	\$ 9,965	\$ -	\$ 2,182	\$ 18,176	\$ 3,817	\$ 16,541	20.5%	20.7%	\$ 162,495						
21	\$ 31,840	\$ -	\$ 10,464	\$ -	\$ 2,182	\$ 19,194	\$ 4,031	\$ 17,345	21.5%	21.7%	\$ 168,670						
22	\$ 33,432	\$ -	\$ 10,987	\$ -	\$ 2,182	\$ 20,263	\$ 4,255	\$ 18,189	22.6%	22.7%	\$ 175,079						
23	\$ 35,103	\$ -	\$ 11,536	\$ -	\$ 2,182	\$ 21,385	\$ 4,491	\$ 19,076	23.7%	23.8%	\$ 181,732						
24	\$ 36,858	\$ -	\$ 12,113	\$ -	\$ 2,182	\$ 22,563	\$ 4,738	\$ 20,007	24.8%	25.0%	\$ 188,638						
25	\$ 38,701	\$ -	\$ 12,719	\$ -	\$ 2,182	\$ 23,801	\$ 4,998	\$ 20,984	26.0%	26.2%	\$ 195,806						
26	\$ 40,636	\$ -	\$ 13,355	\$ -	\$ 2,182	\$ 25,100	\$ 5,271	\$ 22,011	27.3%	27.5%	\$ 203,247						
27	\$ 42,668	\$ -	\$ 14,022	\$ -	\$ 2,182	\$ 26,464	\$ 5,557	\$ 23,088	28.6%	28.9%	\$ 210,970						
28	\$ 44,801	\$ -	\$ 14,724	\$ -	\$ 1,091	\$ 28,987	\$ 6,087	\$ 23,991	29.7%	30.0%	\$ 218,987						
29	\$ 47,042	\$ -	\$ 15,460	\$ -	\$ -	\$ 31,582	\$ 6,632	\$ 24,950	30.9%	31.2%	\$ 227,309						
30	\$ 49,394	\$ -	\$ 16,233	\$ -	\$ -	\$ 33,161	\$ 6,964	\$ 26,197	32.5%	32.7%	\$ 235,946						
Grand Totals					\$ 797,266	\$ -	\$ 262,013	\$ -	\$ 60,000	\$ 475,253	\$ 99,803	\$ 435,450	539.9%	544.3%	\$ 235,946		
							Initial Investment:		\$ 80,656								
							ROI:		\$ 435,450								
							Total Investment:		\$ 80,656								
							Total Return in Investment:		540%								
							Average Annual Return:		18.00%								