

Adrian Property

1212 Manin Dr
Atlanta GA 30027

Partner Allocation



Mark Fiedler
505-891-4663

FLIP PROFIT / LOSS

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Total Cash/Profit Generated	\$ 30,924	\$ 24,607	\$ 17,583	\$ 16,654	\$ 15,738	\$ 14,833
Limited Partner's Preference	(1,546)	(1,230)	(879)	(833)	(787)	(742)
Return of Invested Capital	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)
Net Distributable Cash/Profit	\$ 4,923	\$ (1,078)	\$ (7,751)	\$ (8,633)	\$ (9,504)	\$ (10,364)
Managing Partner's Share	(2,954)	647	4,651	5,180	5,703	6,218
Other Partner's Share (if any)	-	-	-	-	-	-
Limited Partner's Share	\$ 1,969	\$ (431)	\$ (3,100)	\$ (3,453)	\$ (3,802)	\$ (4,146)
Limited Partner's Preference (if any)	1,546	1,230	879	833	787	742
Partner's Distributive Share	1,969	(431)	(3,100)	(3,453)	(3,802)	(4,146)
Return of Capital	9,782	9,782	9,782	9,782	9,782	9,782
Total Cash to Limited Partner	\$ 13,297	\$ 10,581	\$ 7,561	\$ 7,161	\$ 6,767	\$ 6,378
This Partner's Cash on Cash Return	135.9%	108.2%	77.3%	73.2%	69.2%	65.2%

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	MARK & SHEILA
	REAL ESTATE TEAM

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FLIP PROFIT / LOSS

	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Total Cash/Profit Generated	\$ 13,940	\$ 13,059	\$ 12,190	\$ 11,333	\$ 10,489	\$ 9,656
Limited Partner's Preference	(697)	(653)	(609)	(567)	(524)	(483)
Return of Invested Capital	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)
Net Distributable Cash/Profit	\$ (11,212)	\$ (12,049)	\$ (12,875)	\$ (13,688)	\$ (14,491)	\$ (15,281)
Managing Partner's Share	6,727	7,229	7,725	8,213	8,694	9,169
Other Partner's Share (if any)	-	-	-	-	-	-
Limited Partner's Share	\$ (4,485)	\$ (4,820)	\$ (5,150)	\$ (5,475)	\$ (5,796)	\$ (6,113)
Limited Partner's Preference (if any)	697	653	609	567	524	483
Partner's Distributive Share	(4,485)	(4,820)	(5,150)	(5,475)	(5,796)	(6,113)
Return of Capital	9,782	9,782	9,782	9,782	9,782	9,782
Total Cash to Limited Partner	\$ 5,994	\$ 5,615	\$ 5,242	\$ 4,873	\$ 4,510	\$ 4,152
This Partner's Cash on Cash Return	61.3%	57.4%	53.6%	49.8%	46.1%	42.4%

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FLIP PROFIT / LOSS	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18
Total Cash/Profit Generated	\$ 10,678	\$ 9,702	\$ 8,741	\$ 7,796	\$ 6,866	\$ 5,951
Limited Partner's Preference	(534)	(485)	(437)	(390)	(343)	(298)
Return of Invested Capital	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)
Net Distributable Cash/Profit	\$ (14,311)	\$ (15,238)	\$ (16,151)	\$ (17,049)	\$ (17,932)	\$ (18,801)
Managing Partner's Share	8,587	9,143	9,690	10,229	10,759	11,281
Other Partner's Share (if any)	-	-	-	-	-	-
Limited Partner's Share	\$ (5,725)	\$ (6,095)	\$ (6,460)	\$ (6,819)	\$ (7,173)	\$ (7,520)
Limited Partner's Preference (if any)	534	485	437	390	343	298
Partner's Distributive Share	(5,725)	(6,095)	(6,460)	(6,819)	(7,173)	(7,520)
Return of Capital	9,782	9,782	9,782	9,782	9,782	9,782
Total Cash to Limited Partner	\$ 4,591	\$ 4,172	\$ 3,759	\$ 3,352	\$ 2,952	\$ 2,559
This Partner's Cash on Cash Return	46.9%	42.6%	38.4%	34.3%	30.2%	26.2%

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	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24
Total Cash/Profit Generated	\$ 5,052	\$ 4,169	\$ 3,301	\$ 2,448	\$ 1,612	\$ 791
Limited Partner's Preference	(253)	(208)	(165)	(122)	(81)	(40)
Return of Invested Capital	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)	(24,455)
Net Distributable Cash/Profit	\$ (19,655)	\$ (20,495)	\$ (21,319)	\$ (22,129)	\$ (22,924)	\$ (23,703)
Managing Partner's Share	11,793	12,297	12,792	13,277	13,754	14,222
Other Partner's Share (if any)	-	-	-	-	-	-
Limited Partner's Share	\$ (7,862)	\$ (8,198)	\$ (8,528)	\$ (8,852)	\$ (9,169)	\$ (9,481)
Limited Partner's Preference (if any)	253	208	165	122	81	40
Partner's Distributive Share	(7,862)	(8,198)	(8,528)	(8,852)	(9,169)	(9,481)
Return of Capital	9,782	9,782	9,782	9,782	9,782	9,782
Total Cash to Limited Partner	\$ 2,172	\$ 1,792	\$ 1,419	\$ 1,053	\$ 693	\$ 340
This Partner's Cash on Cash Return	22.2%	18.3%	14.5%	10.8%	7.1%	3.5%