

35842 Crickhowell LLC - 8-10 Year - \$6700 per share - Buy-in 3 Shares

	Monthly	House 1 (10 year)	Opening Share Price	Annual Revenue Per Share 1st year	Quarterly Payout Per Share 1st year
Base Price		\$670000.00	6700	100	
% membership 1 share			1%		
% membership 20 shares			10%		
Costs					
LLC Fee		\$800.00			
Property Tax	0.0125	\$8375.00			
Insurance	151.00	\$1812.00			
Home warranty		\$850.00			
Repair Fund	100	\$1200.00			
Property Management	0.10	\$3900.00			
CrowdFund Management Fee	0.025	\$975.00			
Total Cost		\$17912.00			
Income					
Rental Income	\$3250.00	\$39000.00			
Annual Profit		\$21088.00		\$210.88	\$52.72
Revenue ROI		3.15%			
Annual Dividend per share Year 1		\$210.88			
Annual Dividend Per 10 Shares year 1		\$2108.80			
10 year Property Resale*		\$1300000.00			
Sale Commission	0.05	\$65000.00			
Closing Costs		\$10000.00			
Profit		\$555000.00			
Annual ROI Gain		8.28%			
Total Gain		11.43%			
8-10 Year Forecast					
Rental Annual Growth**	0.05				
Year	1	2	3	4	5
Monthly Rental	\$3250.00	\$3412.50	\$3583.13	\$3762.28	\$3950.40
Annual Rental	\$39000.00	\$40950.00	\$42997.50	\$45147.38	\$47404.74
Revenue (Taxed as Income)	\$21088.00	\$23038.00	\$25085.50	\$27235.38	\$29492.74
ROI - Yield	3.15%	3.44%	3.74%	4.06%	4.40%
Annual Divided per share	\$210.88	\$230.38	\$250.86	\$272.35	\$294.93
Annual Divided Per 10 Shares	\$2108.80	\$2303.80	\$2508.55	\$2723.54	\$2949.27

	Monthly	House 1 (10 year)	Opening Share Price	Annual Revenue Per Share 1st year	Quarterly Payout Per Share 1st year
Share Value Growth	0.08				
1 Share	\$7236.00	\$7814.88	\$8440.07	\$9115.28	\$9844.50
10 Shares	\$72360.00	\$78148.80	\$84400.70	\$91152.76	\$98444.98
Growth ROI	8.000%	8.320%	8.657%	9.012%	9.387%
Profit if 1 share is sold (Taxed as capital gains)	\$536.00	\$1114.88	\$1740.07	\$2415.28	\$3144.50
Profit if 10 shares sold (Taxed as capital gains)	\$5360.00	\$11148.80	\$17400.70	\$24152.76	\$31444.98
Combine Profit 1 Share	\$746.88	\$1345.26	\$1990.93	\$2687.63	\$3439.43
Combined Profit 10 Shares	\$7468.80	\$13452.60	\$19909.25	\$26876.30	\$34394.26
Combine ROI	11.15%	11.76%	12.40%	13.08%	13.79%
Historical data	Actual Data 2005	Actual Data 2016	Actual Data 2025	Projected 2033-2025	
10 year Property Resale*	\$163917.00	\$325000.00	\$675000.00	\$1350000.00	
Rental Annual Growth**	\$1100.00	\$2100.00	\$3250.00	\$5000.00	

	Annual Revenue Per 10 Shares 1st year	Quarterly Payout Per 100 shares		Annual Deprecation	Annual Depreciation per share
				\$24363.64	\$243.64
Base Price					
% membership 1 share					
% membership 20 shares					
Costs					
LLC Fee					
Property Tax					
Insurance					
Home warranty					
Repair Fund					
Property Management					
CrowdFund Management Fee					
Total Cost					
Income					
Rental Income					
Annual Profit	\$2108.80	\$527.20			
Revenue ROI					
Annual Dividend per share Year 1					
Annual Dividend Per 10 Shares year 1					
10 year Property Resale*					
Sale Commission					
Closing Costs					
Profit					
Annual ROI Gain					
Total Gain					
8-10 Year Forecast					
Rental Annual Growth**					
Year	6	7	8	9	10
Monthly Rental	\$4147.92	\$4355.31	\$4573.08	\$4801.73	\$5041.82
Annual Rental	\$49774.98	\$52263.73	\$54876.92	\$57620.76	\$60501.80
Revenue (Taxed as Income)	\$31862.98	\$34351.73	\$36964.92	\$39708.76	\$42589.80
ROI - Yield	4.76%	5.13%	5.52%	5.93%	6.36%
Annual Divided per share	\$318.63	\$343.52	\$369.65	\$397.09	\$425.90
Annual Divided Per 10 Shares	\$3186.30	\$3435.17	\$3696.49	\$3970.88	\$4258.98

	Annual Revenue Per 10 Shares 1st year	Quarterly Payout Per 100 shares		Annual Deprecation	Annual Depreciation per share
Share Value Growth					
1 Share	\$10632.06	\$11482.62	\$12401.23	\$13393.33	\$14464.80
10 Shares	\$106320.58	\$114826.23	\$124012.32	\$133933.31	\$144647.97
Growth ROI	9.781%	10.197%	10.637%	11.100%	11.589%
Profit if 1 share is sold (Taxed as capital gains)	\$3932.06	\$4782.62	\$5701.23	\$6693.33	\$7764.80
Profit if 10 shares sold (Taxed as capital gains)	\$39320.58	\$47826.23	\$57012.32	\$66933.31	\$77647.97
Combine Profit 1 Share	\$4250.69	\$5126.14	\$6070.88	\$7090.42	\$8190.70
Combined Profit 10 Shares	\$42506.88	\$51261.40	\$60708.82	\$70904.19	\$81906.95
Combine ROI	14.54%	15.32%	16.15%	17.03%	17.95%
Historical data					
10 year Property Resale*					
Rental Annual Growth**					

	Annual Depreciation per 10 shares	
	\$2436.36	
Base Price		
% membership 1 share		
% membership 20 shares		
Costs		
LLC Fee		
Property Tax		
Insurance		
Home warranty		
Repair Fund		
Property Management		
CrowdFund Management Fee		
Total Cost		
Income		
Rental Income		
Annual Profit		
Revenue ROI		
Annual Dividend per share Year 1		
Annual Dividend Per 10 Shares year 1		
10 year Property Resale*		
Sale Commission		
Closing Costs		
Profit		
Annual ROI Gain		
Total Gain		
8-10 Year Forecast		
Rental Annual Growth**		
Year	10 Year Totals	Average of 10 years
Monthly Rental		\$4087.82
Annual Rental	\$490537.81	\$49053.78
Revenue (Taxed as Income)	\$311417.81	\$31141.78
ROI - Yield		4.65%
Annual Divided per share	\$3114.18	\$311.42
Annual Divided Per 10 Shares	\$31141.78	\$3114.18

	Annual Depreciation per 10 shares	
Share Value Growth		
1 Share		\$10482.48
10 Shares		\$1048247.66
Growth ROI		9.668%
Profit if 1 share is sold (Taxed as capital gains)		\$3782.48
Profit if 10 shares sold (Taxed as capital gains)		\$37824.77
Combine Profit 1 Share		\$4093.89
Combined Profit 10 Shares		\$40938.94
Combine ROI		14.32%
Historical data		
10 year Property Resale*		
Rental Annual Growth**		