

LC3: Lindero Canyon Creative Campus
31416 Agoura

Projected 2016 Cash Flow

Projected Net Operating Income (2016)		\$	1,356,636		
Less Debt Service/Partnership Expenses		\$	(730,884)		
Less Commissions/TI Reserve		\$	(135,504)		
Net Cash for Distribution		\$	490,248		
Preferred Return to Investors		\$	(310,250)	\$ 3,650,000	8.5%
Remaining Cash for Distribution		\$	179,998		
To Charitable Foundation	10%	\$	(18,000)		
Balance of Cash for Distribution		\$	161,998		
Percent to Investors	50%	\$	80,999		
Percent to Creative Office Properties	50%	\$	80,999		
Total to Investors		\$	391,249		
Annual Cash-on-Cash Return			10.7%		