

Loan Amount Analysis

Dollar General



ASSUMPTIONS / INPUTS

Purchase Price / Value	\$980,000
Year 1 NOI	\$83,725
Maximum LTV	75%
Minimum DSCR	1.35

(Interest Rate)	6.500% US
Payments per Year	12
Amortization	25 years

LOAN ANALYSIS

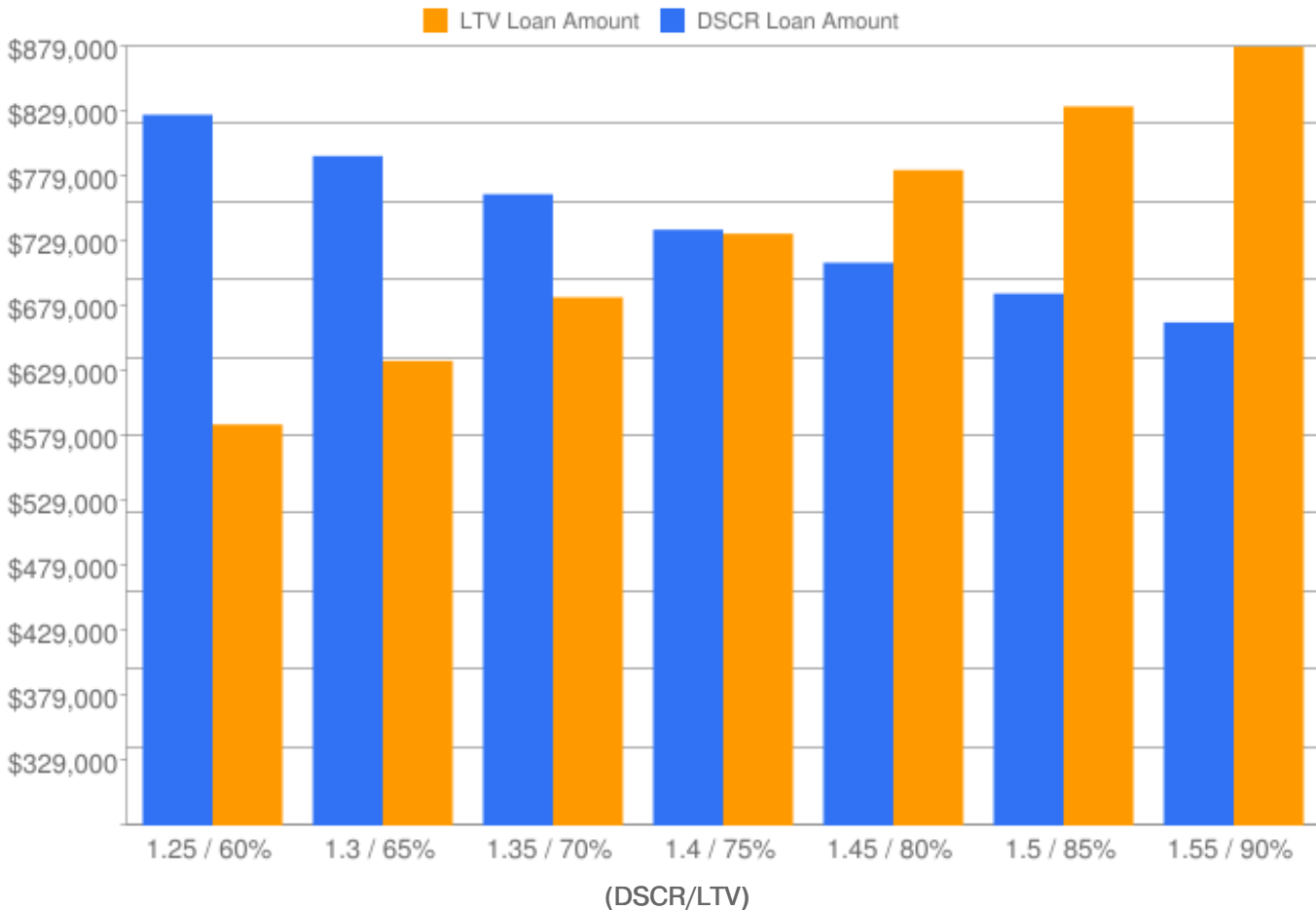
Loan Limit per LTV	\$735,000
Loan Limit per DSCR	\$765,426
Maximum Loan	\$735,000

Max Periodic Loan Payment	\$4,962.77
Max Annual Debt Service	\$59,553.27

Actual LTV at Max Loan	75%
Actual DSCR at Max Loan	1.41

SENSITIVITY ANALYSIS

Debt Service Coverage Ratio (DSCR) & Loan to Value (LTV)



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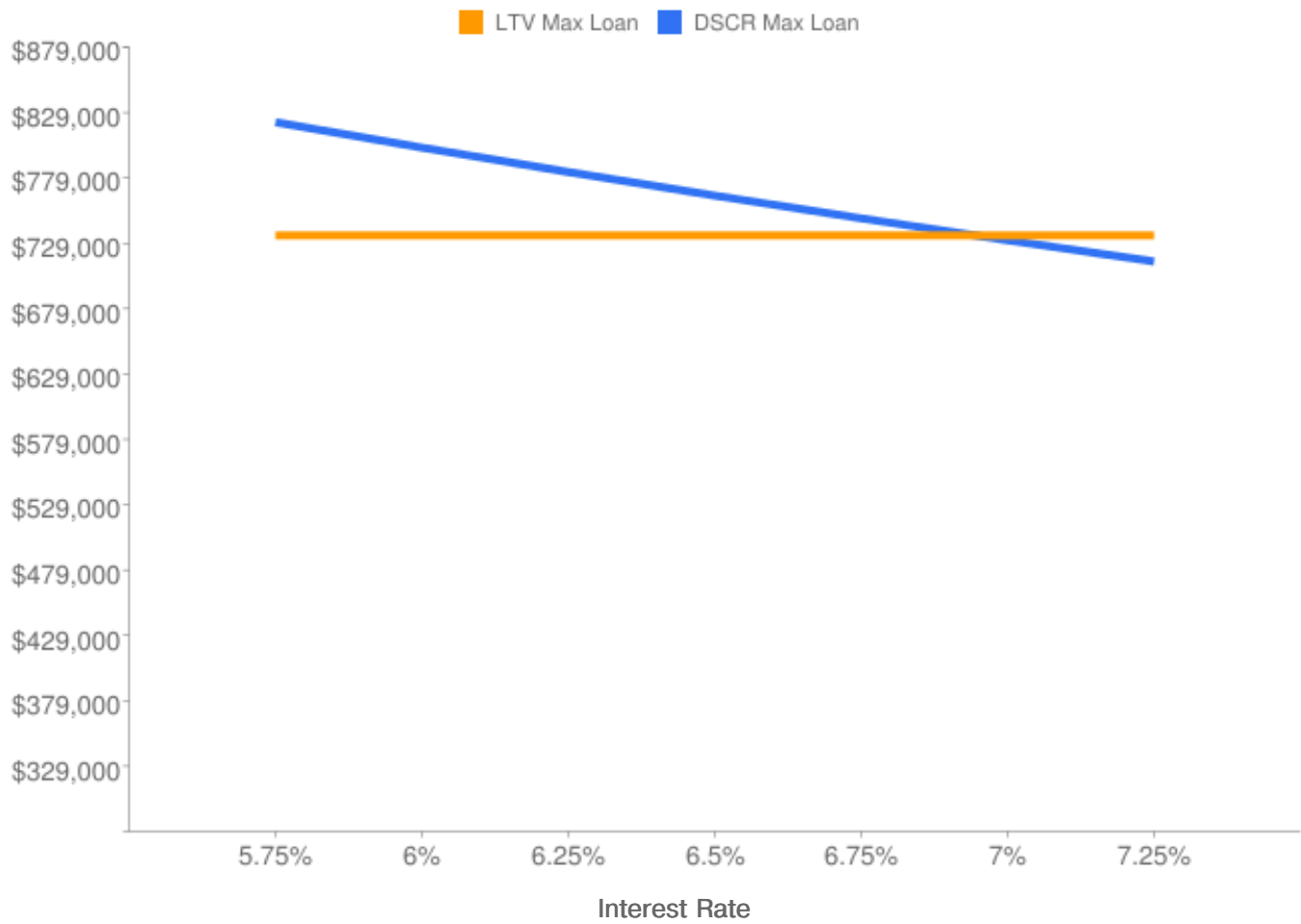
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Interest Rate Sensitivity Analysis

Dollar General



Interest Rate Sensitivity Graph



Loan Information

Interest Rate (US)	Maximum Loan (At 1.35 DSCR)	Maximum Loan (At 75% LTV)
5.750%	\$821,516	\$735,000
6.000%	\$802,142	\$735,000
6.250%	\$783,455	\$735,000
6.500%	\$765,426	\$735,000
6.750%	\$748,028	\$735,000
7.000%	\$731,234	\$735,000
7.250%	\$715,019	\$735,000

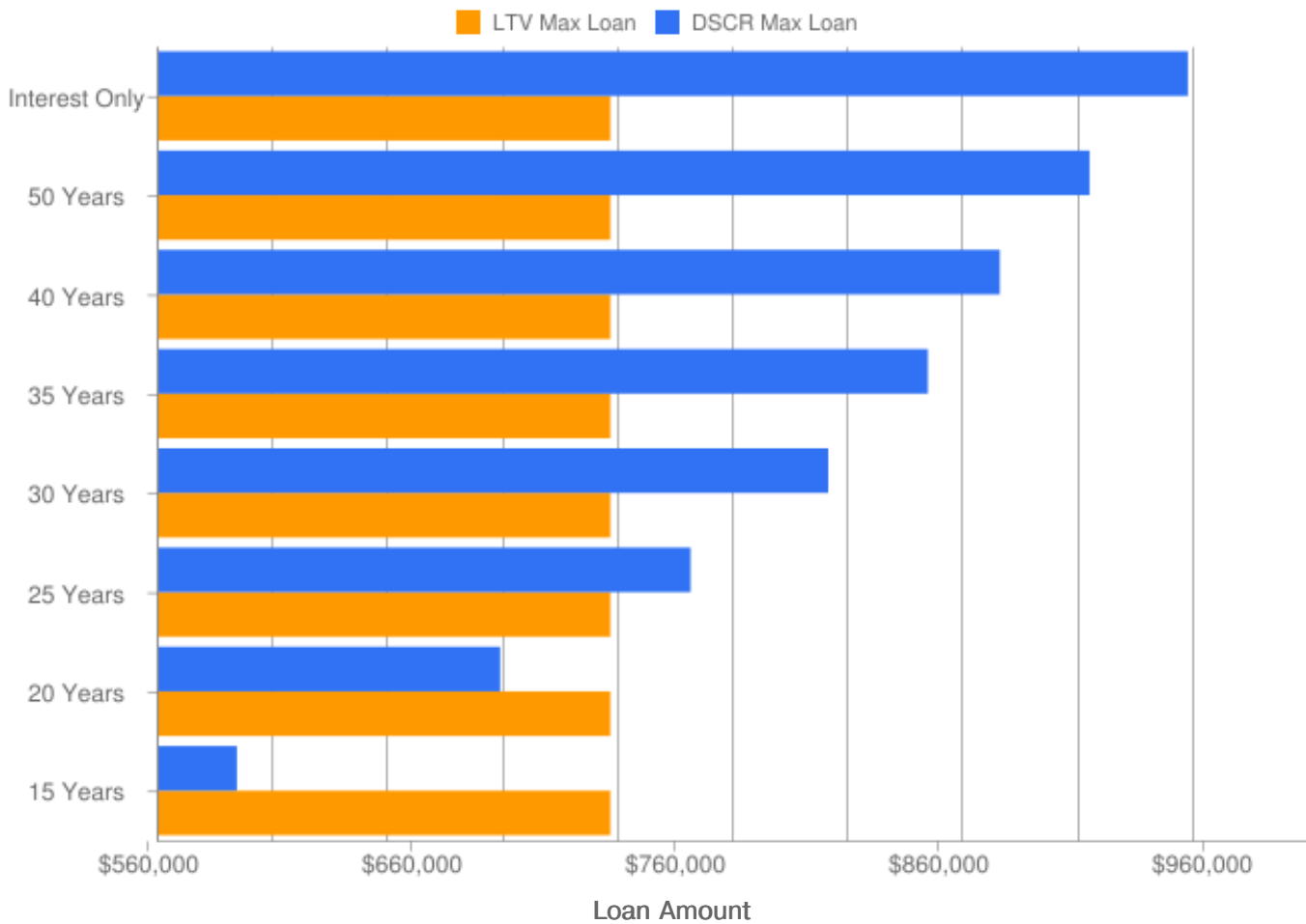


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Amortization Sensitivity Graph




Loan Information

Amortization Period	Maximum Loan (At 1.35 DSCR)	Maximum Loan (At 75% LTV)
15 Years	\$593,292	\$735,000
20 Years	\$693,186	\$735,000
25 Years	\$765,426	\$735,000
30 Years	\$817,667	\$735,000
35 Years	\$855,445	\$735,000
40 Years	\$882,765	\$735,000
50 Years	\$916,809	\$735,000
Interest Only	\$954,131	\$735,000

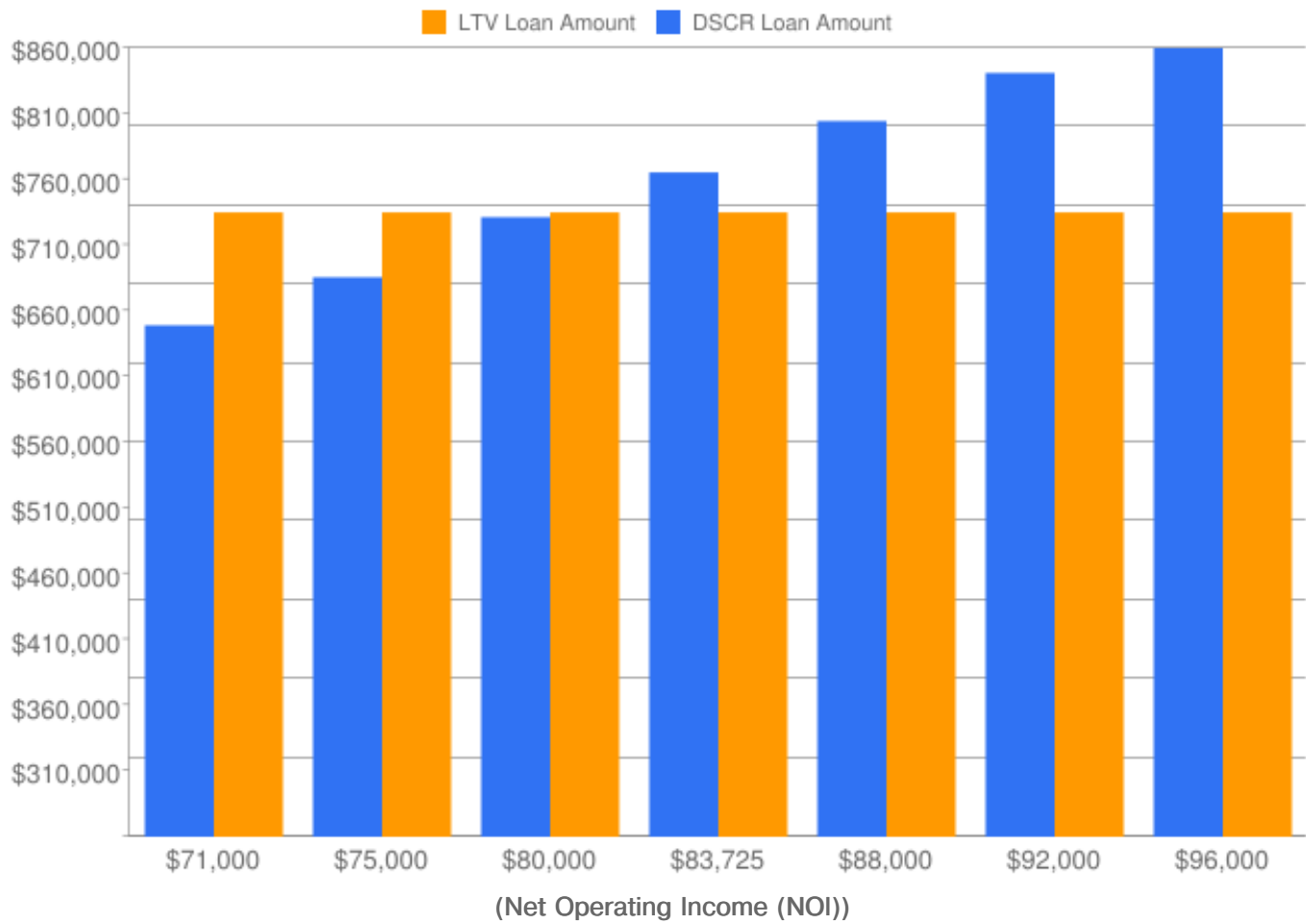


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Net Operating Income (NOI) Sensitivity Graph




Loan Information

NOI	Maximum Loan (At 1.35 DSCR)	Maximum Loan (At 75% LTV)
\$71,000	\$649,092	\$735,000
\$75,000	\$685,661	\$735,000
\$80,000	\$731,371	\$735,000
\$83,725	\$765,426	\$735,000
\$88,000	\$804,508	\$735,000
\$92,000	\$841,077	\$735,000
\$96,000	\$877,646	\$735,000



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