

Prospective Partner Investment

Dan Johnson



Bank Owned - REO

1463 Leland Dr
Decatur GA 30037

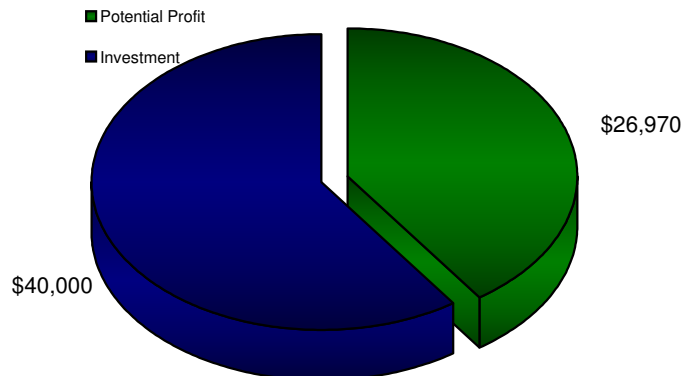
50.00% Equity Interest
0.00% Preferred Return
\$ 40,000 Investment

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404-555-1212

Partner Profit Share	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
Before-Tax Projected Cash from Sale	\$ 115,005	\$ 110,646	\$ 108,982	\$ 107,718	\$ 106,455	\$ 105,191
Return of Capital	(51,250)	(51,250)	(51,250)	(51,250)	(51,250)	(51,250)
Before-Tax Profit (Loss)	63,755	59,396	57,732	56,468	55,205	53,941
Net Distributable Cash/Profit	\$ 63,755	\$ 59,396	\$ 57,732	\$ 56,468	\$ 55,205	\$ 53,941
Managing Partner's Profit Share	(31,877)	(29,698)	(28,866)	(28,234)	(27,602)	(26,970)
Dan Johnson's Share of Profits	\$ 31,877	\$ 29,698	\$ 28,866	\$ 28,234	\$ 27,602	\$ 26,970

Cash to Dan Johnson

Dan Johnson's Share of Profits	31,877	29,698	28,866	28,234	27,602	26,970
Dan Johnson's Return of Capital	40,000	40,000	40,000	40,000	40,000	40,000
Total Cash to Dan Johnson	\$ 71,877	\$ 69,698	\$ 68,866	\$ 68,234	\$ 67,602	\$ 66,970
Dan Johnson's Cash on Cash Return	79.7%	74.2%	72.2%	70.6%	69.0%	67.4%



Investment Period is Six Months

Each month is a separate profit calculation assuming the property sale occurs in that month.