

# Ramsey AL/MC Cash Flow Projections

<b>Total Project Costs</b>	<b>\$ 32,300,000</b>	<b>100.00%</b>
<b>Equity</b>	<b>\$ 9,690,000</b>	<b>30.00%</b>
<b>Primary Loan</b>	<b>\$ 22,610,000</b>	<b>70.00%</b>

Type	ALF/MC	Inflation Trend:	Economic Occupancy	Vacancy
Mgmt. Fee	5.50%	Expenses	Op Yr 1	40.0% 60.0%
Units	102	Taxes	Op Yr 2	70.0% 30.0%
Interest Rate Yrs 1-2	6.25%	Rent	Op Yr 3	93.0% 7.0%
Interest Rate Yrs 3-7	6.25%	Other Income		
Term	30			

Construction: 12 months

	lease-up		lease-up		fully stabilized		Op Yr #4		Op Yr #5		Op Yr #6		Op Yr #7		Op Yr #8		Op Yr #9		Op Yr #10	
	Op Yr #1	Op Yr #2	Op Yr #3	Op Yr #4	Op Yr #5	Op Yr #6	Op Yr #7	Op Yr #8	Op Yr #9	Op Yr #10	Op Yr #11	Op Yr #12	Op Yr #13	Op Yr #14	Op Yr #15	Op Yr #16	Op Yr #17	Op Yr #18	Op Yr #19	Op Yr #20
Rental Income (base+services)	\$7,198,103	\$5,881	\$7,342,065	\$5,998	\$7,488,906	\$6,118	\$7,638,685	\$6,241	\$7,791,458	\$6,366	\$7,947,287	\$6,493	\$8,106,233	\$6,623	\$8,268,358	\$6,755	\$8,433,725	\$6,890	\$8,602,399	\$7,028
Vacancy/Loss	-\$4,336,028	60.2%	-\$2,202,620	30.0%	-\$524,223	7.0%	-\$534,708	7.0%	-\$545,402	7.0%	-\$556,310	7.0%	-\$567,436	7.0%	-\$578,785	7.0%	-\$590,361	7.0%	-\$602,168	7.0%
<b>EFFECTIVE GROSS INCOME</b>	<b>\$2,862,075</b>	<b>39.8%</b>	<b>\$5,139,446</b>	<b>70.0%</b>	<b>\$6,964,683</b>	<b>93.0%</b>	<b>\$7,103,977</b>	<b>93.0%</b>	<b>\$7,246,056</b>	<b>93.0%</b>	<b>\$7,390,977</b>	<b>93.0%</b>	<b>\$7,538,797</b>	<b>93.0%</b>	<b>\$7,689,573</b>	<b>93.0%</b>	<b>\$7,843,364</b>	<b>93.0%</b>	<b>\$8,000,231</b>	<b>93.0%</b>
Net Collected Rent	\$2,338		\$4,199		\$5,690		\$5,804		\$5,920		\$6,038		\$6,159		\$6,282		\$6,408		\$6,536	
Other Income	\$70,193	2.45%	\$124,811	2.43%	\$167,478	2.40%	\$170,828	2.40%	\$174,244	2.40%	\$177,729	2.40%	\$181,284	2.40%	\$184,909	2.40%	\$188,607	2.40%	\$192,380	2.40%
<b>Total Revenue</b>	<b>\$2,932,268</b>		<b>\$5,264,256</b>		<b>\$7,132,161</b>		<b>\$7,274,804</b>		<b>\$7,420,300</b>		<b>\$7,568,706</b>		<b>\$7,720,080</b>		<b>\$7,874,482</b>		<b>\$8,031,972</b>		<b>\$8,192,611</b>	

EXPENSES	Op Yr #1	Op Yr #2	Op Yr #3	Op Yr #4	Op Yr #5	Op Yr #6	Op Yr #7	Op Yr #8	Op Yr #9	Op Yr #10
	\$28,748	\$51,610	\$69,923	\$71,322	\$72,748	\$74,203	\$75,687	\$77,201	\$78,745	\$80,320
x Administration	\$400,000 13.6%	\$400,000 7.6%	\$408,000 5.7%	\$416,160 5.7%	\$424,483 5.7%	\$432,973 5.7%	\$441,632 5.7%	\$450,465 5.8%	\$459,474 6.0%	\$468,664 6.1%
x Human Resources	\$30,000 1.0%	\$32,313 0.6%	\$32,960 0.5%	\$33,619 0.5%	\$34,291 0.5%	\$34,977 0.5%	\$35,676 0.5%	\$36,390 0.5%	\$37,118 0.5%	\$37,860 0.5%
x Sales & Marketing	\$120,000 4.1%	\$146,916 2.8%	\$149,855 2.1%	\$152,852 2.1%	\$155,909 2.1%	\$159,027 2.1%	\$162,207 2.1%	\$165,452 2.1%	\$168,761 2.2%	\$172,136 2.2%
x Activities & Entertainment	\$157,500 5.4%	\$167,088 3.2%	\$170,430 2.4%	\$173,838 2.4%	\$177,315 2.4%	\$180,861 2.4%	\$184,478 2.4%	\$188,168 2.4%	\$191,931 2.5%	\$195,770 2.5%
x Assisted Living	\$920,000 31.4%	\$1,425,000 27.1%	\$1,850,000 25.9%	\$1,887,000 25.9%	\$1,924,740 25.9%	\$1,963,235 25.9%	\$2,002,499 25.9%	\$2,042,549 26.5%	\$2,083,400 27.0%	\$2,125,068 27.5%
x Dietary	\$349,932 11.9%	\$725,000 13.8%	\$851,539 11.9%	\$868,569 11.9%	\$885,941 11.9%	\$903,660 11.9%	\$921,733 11.9%	\$940,168 12.2%	\$958,971 12.4%	\$978,150 12.7%
x Housekeeping	\$100,000 3.4%	\$130,696 2.5%	\$177,112 2.5%	\$180,654 2.5%	\$184,267 2.5%	\$187,952 2.5%	\$191,711 2.5%	\$195,545 2.5%	\$199,456 2.6%	\$203,446 2.6%
x Maintenance & Repairs-Facility	\$150,000 5.1%	\$288,172 5.5%	\$390,514 5.5%	\$398,324 5.5%	\$406,290 5.5%	\$414,416 5.5%	\$422,704 5.5%	\$431,159 5.6%	\$439,782 5.7%	\$448,577 5.8%
Insurance	\$66,300 2.3%	\$104,040 2.0%	\$106,121 1.5%	\$108,243 1.5%	\$110,408 1.5%	\$112,616 1.5%	\$114,869 1.5%	\$117,166 1.5%	\$119,509 1.5%	\$121,899 1.6%
Real Estate Taxes	\$172,446 5.9%	\$270,608 5.1%	\$276,020 3.9%	\$281,541 3.9%	\$287,171 3.9%	\$292,915 3.9%	\$298,773 3.9%	\$304,749 3.9%	\$310,844 4.0%	\$317,060 4.1%
x Laundry	\$617 0.0%	\$1,109 0.0%	\$1,503 0.0%	\$1,533 0.0%	\$1,563 0.0%	\$1,595 0.0%	\$1,626 0.0%	\$1,659 0.0%	\$1,692 0.0%	\$1,726 0.0%
x Management Fee/Asset Mgmt	\$161,275 5.5%	\$301,534 5.7%	\$404,269 5.7%	\$412,114 5.7%	\$420,117 5.7%	\$428,279 5.7%	\$436,604 5.7%	\$445,097 5.8%	\$453,758 5.9%	\$462,594 6.0%
Replacement Reserves	\$0 0.0%	\$0 0.0%	\$30,600 0.4%	\$30,600 0.4%	\$30,600 0.4%	\$30,600 0.4%	\$30,600 0.4%	\$31,212 0.4%	\$31,836 0.4%	\$32,473 0.4%
<b>Total Expenses</b>	<b>\$2,628,071 89.6%</b>	<b>\$3,992,476 75.8%</b>	<b>\$4,848,920 68.0%</b>	<b>\$4,945,046 68.0%</b>	<b>\$5,043,095 68.0%</b>	<b>\$5,143,105 68.0%</b>	<b>\$5,245,115 67.9%</b>	<b>\$5,349,778 67.9%</b>	<b>\$5,456,533 67.9%</b>	<b>\$5,565,424 67.9%</b>

<b>NET OPERATING INCOME</b>	<b>\$304,197 10.4%</b>	<b>\$1,271,781 24.2%</b>	<b>\$2,283,241 32.0%</b>	<b>\$2,329,758 32.0%</b>	<b>\$2,377,205 32.0%</b>	<b>\$2,425,601 32.0%</b>	<b>\$2,474,965 32.1%</b>	<b>\$2,524,704 32.1%</b>	<b>\$2,575,439 32.1%</b>	<b>\$2,627,187 32.1%</b>
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<b>Est TIF Payments</b>	\$137,510	\$237,937	\$237,937	\$237,937	\$237,937	\$237,937	\$237,937	\$237,937	\$237,937	\$237,937
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<b>TOTAL INCOME</b>	<b>\$441,707</b>	<b>\$1,509,718</b>	<b>\$2,521,178</b>	<b>\$2,567,695</b>	<b>\$2,615,142</b>	<b>\$2,663,538</b>	<b>\$2,712,902</b>	<b>\$2,762,641</b>	<b>\$2,813,376</b>	<b>\$2,865,124</b>
Debt Service, Primary Lender	-\$1,413,125 NA	-\$1,413,125 NA	-\$1,670,564 1.37	-\$1,670,564 1.39	-\$1,670,564 1.42	-\$1,670,564 1.45	-\$1,670,564 1.48	-\$1,670,564 1.51	-\$1,670,564 1.54	-\$1,670,564 1.57
Rent/ Lease-Up Reserve	\$1,600,000	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<b>PROJECTED ANNUAL CASH FLOW</b>	<b>\$628,582</b>	<b>\$896,593</b>	<b>\$850,614</b>	<b>\$897,131</b>	<b>\$944,578</b>	<b>\$992,974</b>	<b>\$1,042,338</b>	<b>\$1,092,078</b>	<b>\$1,142,812</b>	<b>\$1,194,560</b>
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<b>Annual Cash-on-Cash Including TIF</b>	<b>6.5%</b>	<b>9.3%</b>	<b>8.8%</b>	<b>9.3%</b>	<b>9.7%</b>	<b>10.2%</b>	<b>10.8%</b>	<b>11.3%</b>	<b>11.8%</b>	<b>12.3%</b>
<b>Cap on Cost Including TIF</b>	<b>1.4%</b>	<b>4.7%</b>	<b>7.8%</b>	<b>7.9%</b>	<b>8.1%</b>	<b>8.2%</b>	<b>8.4%</b>	<b>8.6%</b>	<b>8.7%</b>	<b>8.9%</b>

*Confidential and Subject to Change- Preliminary and for discussion purposes only.*

## Sources & Uses

### Ramsey Assisted Living

Ramsey, MN  
3/18/2026

#### Sources of Funds

Equity	\$9,690,000	30.00%
Primary Loan	\$22,610,000	70.00%
	<b>\$32,300,000</b>	

#### Uses of Funds

		Per Unit	
Land	\$1,715,130	\$16,815	5.3%
Construction Contract/ General Contractor	\$20,910,000	\$205,000	64.7%
Furniture, Fixtures, & Equipment	\$1,200,000	\$11,765	3.7%
Design: Architect, Engineer, Surveyor	\$273,100	\$2,677	0.8%
Environmental: ESA, RAP, Soils, Wetlds., Trees, HazMat.	\$9,500	\$93	0.0%
Legal, Organizational, Accounting	\$70,000	\$686	0.2%
Market Analysis & Appraisal	\$9,500	\$93	0.0%
Pre-Open Marketing & Staffing	\$150,000	\$1,471	0.5%
Government Fees	\$3,000,314	\$29,415	9.3%
Recording & Title Insurance	\$114,221	\$1,120	0.4%
Real Estate Taxes & Insurance	\$35,669	\$350	0.1%
Other/ Miscellaneous	\$3,500	\$34	0.0%
Development Fee	\$1,000,000	\$9,804	3.1%
Construction Interest	\$560,244	\$5,493	1.7%
Lease Up Reserves	\$2,400,000	\$23,529	7.4%
Financing Fees	\$246,100	\$2,413	0.8%
Owner's Contingency	\$602,722	\$5,909	1.9%
	<b>\$32,300,000</b>	\$316,667	100.0%

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Assisted Living	78
\$16,815	\$1,311,570.00
\$205,000	\$15,990,000.00
\$11,765	\$917,647.06
\$2,677	\$208,841.18
\$93	\$7,264.71
\$686	\$53,529.41
\$93	\$7,264.71
\$1,471	\$114,705.88
\$29,415	\$2,294,357.76
\$1,120	\$87,345.47
\$350	\$27,276.29
\$34	\$2,676.47
\$9,804	\$764,705.88
\$5,493	\$428,422.11
\$23,529	\$1,835,294.12
\$2,413	\$188,194.12
\$5,909	\$460,904.83
<b>Total</b>	<b>\$24,700,000</b>
<b>Total/Unit</b>	<b>\$316,667</b>

Memory Care	24
\$16,815	\$403,560.00
\$205,000	\$4,920,000.00
\$11,765	\$282,352.94
\$2,677	\$64,258.82
\$93	\$2,235.29
\$686	\$16,470.59
\$93	\$2,235.29
\$1,471	\$35,294.12
\$29,415	\$705,956.24
\$1,120	\$26,875.53
\$350	\$8,392.71
\$34	\$823.53
\$9,804	\$235,294.12
\$5,493	\$131,822.19
\$23,529	\$564,705.88
\$2,413	\$57,905.88
\$5,909	\$141,816.87
<b>TOTAL</b>	<b>\$7,600,000</b>
<b>TOTAL/UNIT</b>	<b>\$316,667</b>