

PRO FORMA FINANCIALS

WINSLOW PLAZA

HOLD PERIOD: 5 YEARS
EXIT DATE: 05/31/2030
 Net Rentable Area: 40,695 SF

NOTE: The table and figures shown to the right contain estimates which may or may not be realized based on a variety of assumptions, some of which are detailed on the following page. Actual events could materially differ from those assumed. Investors should contact FNRP for an explanation of how the numbers shown on this page are calculated and how the terms of the lender's final term sheet, the final loan documents, due diligence, market conditions, and other events and circumstances could or will modify or affect the estimated figures above. Securities are only available to verified accredited investors who can bear the loss of their investment. Cash distributions and the above estimated figures are in no way guaranteed.

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
REVENUES					
Potential Base Rent	\$ 702,726	\$ 747,319	\$ 760,413	\$ 771,245	\$ 783,445
Absorption & Turnover Vacancy	(16,900)	(81,000)	(12,500)	-	-
SCHEDULED BASE RENTAL REVENUE	685,826	666,319	747,913	771,245	783,445
+Expense Reimbursement Revenue	518,980	484,757	527,375	554,510	577,598
POTENTIAL GROSS REVENUE	1,204,806	1,151,076	1,275,289	1,325,755	1,361,044
-General Vacancy	4,480	-	10,036	23,201	23,818
EFFECTIVE GROSS REVENUE	1,200,327	1,151,076	1,265,252	1,302,554	1,337,225
OPERATING EXPENSES					
- CAM	248,914	214,770	218,985	225,145	231,899
- Insurance	40,282	43,505	46,985	50,744	54,803
- Property Taxes	166,632	171,631	176,780	182,083	187,546
- Property Management Fee	60,016	57,554	63,263	65,128	66,861
TOTAL OPERATING EXPENSES	515,844	487,459	506,013	523,100	541,109
NET OPERATING INCOME	684,482	663,617	759,240	779,455	796,116
ADMINISTRATIVE EXPENSES					
-General and Administrative Expenses	23,981	26,200	35,070	28,150	34,424
-Asset Management Fee	7,214	5,131	7,191	7,836	8,083
CAPITAL EXPENSES					
-Tenant Improvements	-	120,000	48,000	-	-
-Leasing Commissions	4,684	22,856	20,087	20,538	5,592
-Capital Improvements	285,333	-	-	-	-
RESERVES					
-Lender Required Reserve	8,139	8,139	8,139	8,139	8,139
+Release of Reserves	(290,016)	(142,856)	(68,087)	(20,538)	(5,592)
TOTAL ADMIN, CAPITAL, AND DEBT COSTS	39,335	39,470	50,400	44,125	50,645
CASH FLOW BEFORE DEBT SERVICE	645,148	624,147	708,840	735,330	745,470
DEBT SERVICE	348,595	413,233	413,233	413,233	413,233
NET DISTRIBUTABLE CASH FLOW	\$ 296,553	\$ 210,914	\$ 295,607	\$ 322,097	\$ 332,238
TARGETED PROJECT CASH-ON-CASH RETURN	6.4%	4.5%	6.3%	6.9%	7.1%
TARGETED AVERAGE CASH-ON-CASH RETURN	6.2%				

PRO FORMA ASSUMPTIONS

GENERAL INFORMATION

Analysis Period

Commencement Date	06/01/2025
Type	Fiscal Year
Length	5 Years

Vacancy and Credit Loss

Rate	1.8%
Calculation Notes	% of PGR, Offset by Absorption & Turnover Vacancy and excluding credit tenants
Credit Tenants	None

General Inflation 3.00% annually throughout the analysis, starting in Year 2

OPERATING EXPENSES

Common Area Maintenance	Based on the 2022-2024 Historical information and internal review by FNRP PM team
Management Fee	5% of Effective Gross Income
Insurance	Initial quote provided by FNRP provider and an 8% annual increase
Real Estate Taxes	Sale in New Jersey does not trigger a reassessment and no reassessments are anticipated over the hold period. Real estate tax forecast was provided by tax consultancy and grows at 3% annually
Capital Reserves	\$0.20/SF
Expense Growth Rate	Unless otherwise noted, assumed to increase 3.00% annually throughout the analysis, starting in Year 2

INCOME

Lease Up	Asset is 100% leased
Current Tenants	All Tenants are assumed to occupy their respective spaces throughout their current lease term
Retention Rate for tenants expiring over the hold period.	86%
Assumptions for backfilling expiring tenants	
Average Rent	\$24.50/SF
Timing	12 months
Average Tenant Improvement Allowance	\$40.00/SF

OTHER NOTES

Shadow-Anchor Relationship	The site is subject to a Reciprocal Easement Agreement whereby the common area expenses are shared with the ShopRite and specific maintenance standards must be adhered to. The underwriting includes operating and capital expense plans to comply with the agreement.
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PREFERRED DISTRIBUTION STRUCTURE

All Class A and Class B investors will originally receive distributions in accordance with their stated ownership percentages.

Upon all investors receiving a full return of their original capital contribution along with an annual return of 6% (compounded monthly), the General Partner will receive a promote payment of 5% of any additional distributions to Class A investors with the remaining 95% additional distributions being paid to all investors based on their proportionate ownership interests.

NOTE: All above tables are not an exhaustive list of the proforma assumptions used by FNRP in underwriting this investment. Investors should contact FNRP for an explanation of these assumptions and any other assumptions used in evaluating this investment. Such assumptions contained significant amounts of subjective judgment and are subject to change. Actual events could materially differ from those assumed. Securities are only available to verified accredited investors who can bear the loss of their investment.

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