

1. HOME VALUE – THIS IS THE PURCHASE PRICE OF THE PROPERTY

2. INVESTMENT AMOUNT – THIS IS WHAT YOU INVEST IN THE RENTAL PROPERTY.

3. MONTHLY RETURN – THIS IS WHAT YOU'LL GET MONTHLY BASED ON THE PERCENTAGE YOU INVESTED.

4. ANNUAL RETURN – THIS IS WHAT YOU'LL GET ANNUALLY BASED ON THE PERCENTAGE YOU INVESTED.

5. CASH-OUT SALE PRICE. THIS IS WHAT WE'LL SELL THE PROPERTY FOR. MOST HOMES WILL BE SOLD IN YEAR 3.

6. CASH-OUT = INVESTMENT AMOUNT + INVESTMENT % OF SALE.

7. TOTAL RETURNS IN THE INVESTMENT (3 YEAR CASH-OUT MODEL).

	1	2	3	4	
Simple Investment Deal					
Investor Earns Commensurate % Invested in monthly rent					
Home Value	\$ 50,000				
Rubikon Group Holdings LLC	% Owned	\$ Investment	\$ Monthly Return	\$ Annual Annual	\$ 3 Year Returns
Rubikon Group Holdings LLC	90%	\$52,000.00	\$474.45	\$5,693.40	\$17,080.20
					ROI %
Investment Available	40%	\$20,000.00	\$270.87	\$2,580.40	\$7,591.20
Investor 1 %	10%	\$5,000.00	\$52.72	\$632.60	\$1,897.80
Investor 2 %		\$0.00	\$0.00	\$0.00	\$0.00
Investor 3 %		\$0.00	\$0.00	\$0.00	\$0.00
Investor 4 %		\$0.00	\$0.00	\$0.00	\$0.00
Investor 5 %		\$0.00	\$0.00	\$0.00	\$0.00
Sum Investment Totals		\$5,000.00	\$52.72	\$632.60	\$1,897.80
Initial Reserves Funded @ 1% of Purchase Price	\$ 500				
Exit Strategy					
Cash-Out / Refinance in years	3				
Back-End Sale \$ (Projected)	\$60,000.00				
Remaining Investment Accruals/Financing/Debt	\$0.00				
Appreciation/(Depreciation) from Sale (Projected) \$	\$10,000.00				
Total Investor Reimbursement	\$5,000.00				
Investment Profit/ (Loss)	\$55,000.00				
		Cash-Out		Total	
	% Owned	\$ Investment	\$ Payout	% Returns	Total Returns
Rubikon Group Holdings LLC	90%	\$52,000.00	\$49,500.00	95%	\$55,500.00
Investor 1 %	10%	\$5,000.00	\$5,500.00	110%	\$7,397.80
Investor 2 %	0%	\$0.00	\$0.00		\$0.00
Investor 3 %	0%	\$0.00	\$0.00		\$0.00
Investor 4 %	0%	\$0.00	\$0.00		\$0.00
Investor 5 %	0%	\$0.00	\$0.00		\$0.00
Sum Investment Totals		\$5,000.00	\$55,000.00		\$73,978.00

