BV Ernest Health Neuro Rehab DST
Financial Forecast

Cash Flow Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Date	**4/1/2025**	**4/1/2026**	**4/1/2027**	**4/1/2028**	**4/1/2029**	**4/1/2030**	**4/1/2031**
Income							
Net Lease Rent Payment	$ 4,429,000	$ 4,495,435	$ 4,562,867	$ 4,631,310	$ 4,700,779	$ 4,771,291	$ 4,842,860
Tenant Ground Lease Rent	$ 1,164,772	$ 1,164,772	$ 1,164,772	$ 1,164,772	$ 1,164,772	$ 1,164,772	$ 1,164,772
Total Income	**$ 5,593,772**	**$ 5,660,207**	**$ 5,727,639**	**$ 5,796,082**	**$ 5,865,551**	**$ 5,936,063**	**$ 6,007,632**
Expenses							
PACE Payment by Tenant	$ (1,164,772)	$ (1,164,772)	$ (1,164,772)	$ (1,164,772)	$ (1,164,772)	$ (1,164,772)	$ (1,164,772)
Ground Lease Consideration	$ -	$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)
Asset Management Fee	$ -	$ -	$ (77,668)	$ (77,668)	$ (77,668)	$ (77,668)	$ (77,668)
Total Expenses	**$ (1,164,772)**	**$ (1,189,772)**	**$ (1,267,440)**	**$ (1,267,440)**	**$ (1,267,440)**	**$ (1,267,440)**	**$ (1,267,440)**
Net Operating Income	**$ 4,429,000**	**$ 4,470,435**	**$ 4,460,199**	**$ 4,528,642**	**$ 4,598,111**	**$ 4,668,623**	**$ 4,740,192**
Distribution to DST Investors	**$ 4,429,000**	**$ 4,470,435**	**$ 4,460,199**	**$ 4,528,642**	**$ 4,598,111**	**$ 4,668,623**	**$ 4,740,192**
Annual Pro Forma Distribution	**5.70%**	**5.76%**	**5.74%**	**5.83%**	**5.92%**	**6.01%**	**6.10%**