

**Forecasted Statement of Cash Flows**  
**Inland Mokena Senior Living DST**  
Clarendale of Mokena located in Mokena, Illinois

**Forecasted Cash on Cash Return**

	(9 Months)									(3 Months)	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Effective Gross Income	\$9,682,498	\$13,347,773	\$13,800,495	\$14,249,500	\$14,696,909	\$15,137,861	\$15,591,997	\$16,059,757	\$16,541,550	\$17,037,796	\$4,387,233
Net Operating Income	\$3,243,081	\$4,207,038	\$4,394,472	\$4,565,938	\$4,716,612	\$4,852,659	\$4,992,471	\$5,136,188	\$5,283,915	\$5,435,755	\$1,397,954
<b>Master Lease Rent</b>											
Base Rent	\$1,247,435	\$1,663,246	\$1,663,246	\$1,663,246	\$1,663,246	\$1,663,246	\$1,663,246	\$1,663,246	\$1,663,246	\$1,663,246	\$415,812
Master Tenant Base Income <sup>1</sup>	\$71,148	\$94,019	\$94,730	\$94,191	\$94,456	\$94,552	\$94,227	\$94,185	\$94,119	\$94,712	\$23,660
<b>Additional Rent</b>											
Additional Rent Breakpoint	\$7,758,000	\$10,898,000	\$11,164,000	\$11,441,000	\$11,738,000	\$12,043,000	\$12,357,000	\$12,681,000	\$13,015,000	\$13,360,000	\$3,428,750
Additional Rent	\$1,828,308	\$2,427,127	\$2,428,209	\$2,429,323	\$2,430,470	\$2,431,652	\$2,432,869	\$2,434,123	\$2,435,414	\$2,436,744	\$644,806
Asset Management Fee	(\$108,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$144,000)	(\$36,000)
Trustee and Administrative Fee	(\$37,500)	(\$38,550)	(\$39,632)	(\$40,745)	(\$41,893)	(\$43,075)	(\$44,292)	(\$45,546)	(\$46,837)	(\$48,167)	(\$47,662)
<b>Additional Rent Cash Flow <sup>2</sup></b>	<b>\$2,930,243</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$976,956</b>
Initial Capital	\$86,840,527										
<b>Additional Rent Cash on Cash Return</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>
<b>Supplemental Rent</b>											
Supplemental Rent Breakpoint	\$9,586,308	\$13,325,127	\$13,592,209	\$13,870,323	\$14,168,470	\$14,474,652	\$14,789,869	\$15,115,123	\$15,450,414	\$15,796,744	\$4,073,556
Master Tenant Supplemental Rent Income <sup>3</sup>	\$24,048	\$5,661	\$52,072	\$94,794	\$132,110	\$165,802	\$200,532	\$236,159	\$272,784	\$310,263	\$78,419
Supplemental Rent	\$72,143	\$16,984	\$156,215	\$284,383	\$396,329	\$497,407	\$601,596	\$708,476	\$818,352	\$930,789	\$235,257
Trust Reserve Account	(\$72,143)	(\$16,984)	(\$156,215)	(\$284,383)	(\$312,000)	(\$390,000)	(\$468,000)	(\$468,000)	(\$468,000)	(\$468,000)	(\$117,000)
<b>Supplemental Rent Cash Flow <sup>4</sup></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$84,329</b>	<b>\$107,407</b>	<b>\$133,596</b>	<b>\$240,476</b>	<b>\$350,352</b>	<b>\$462,789</b>	<b>\$118,257</b>
<b>Total Cash Flow</b>	<b>\$2,930,243</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,907,824</b>	<b>\$3,992,153</b>	<b>\$4,015,231</b>	<b>\$4,041,420</b>	<b>\$4,148,299</b>	<b>\$4,258,175</b>	<b>\$4,370,613</b>	<b>\$1,095,213</b>
<b>Total Cash on Cash Returns</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.50%</b>	<b>4.60%</b>	<b>4.62%</b>	<b>4.65%</b>	<b>4.78%</b>	<b>4.90%</b>	<b>5.03%</b>	<b>5.04%</b>
Total Master Tenant Income <sup>1,3</sup>	\$95,195	\$99,680	\$146,802	\$188,986	\$226,566	\$260,354	\$294,759	\$330,344	\$366,902	\$404,975	\$102,079

**Forecasted Trust Reserve Account**

	(9 Months)									(3 Months)	
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	\$4,781,000	\$3,096,404	\$2,511,227	\$2,233,268	\$1,927,366	\$1,663,050	\$1,606,267	\$1,559,993	\$1,638,439	\$1,722,965	\$1,697,457
Reserve Contribution	\$72,143	\$16,984	\$156,215	\$284,383	\$312,000	\$390,000	\$468,000	\$468,000	\$468,000	\$468,000	\$117,000
Capital Expenditures	(\$1,771,482)	(\$616,144)	(\$446,006)	(\$600,661)	(\$585,269)	(\$454,935)	(\$522,171)	(\$397,530)	(\$391,857)	(\$502,038)	(\$104,173)
Interest Income <sup>5</sup>	\$14,742	\$13,984	\$11,832	\$10,376	\$8,954	\$8,153	\$7,896	\$7,976	\$8,383	\$8,530	\$2,130
Ending Balance	\$3,096,404	\$2,511,227	\$2,233,268	\$1,927,366	\$1,663,050	\$1,606,267	\$1,559,993	\$1,638,439	\$1,722,965	\$1,697,457	\$1,712,414

<sup>1</sup> The difference between the Base Rent and the Additional Rent Breakpoint for the Property for a given month, if any, after taking into account any expenses of the Property, will inure to the benefit of the Master Tenant and, therefore, IPC as the sole member of the Master Tenant. Such amounts will not be available for distributions to the Trust or the Investors.

<sup>2</sup> The Additional Rent will be estimated and paid on a monthly basis with year-end reconciliation.

<sup>3</sup> Pursuant to the terms of the Master Lease, the Master Tenant will earn 25% of Gross Income exceeding the Supplemental Rent Breakpoint.

<sup>4</sup> The Supplemental Rent will be paid annually within 90 days of the end of the calendar year.