COURTYARD FORT LAUDERDALE WESTON

($ in millions)

DST Forecast Returns		2026	2027	2028	2029	2030	2031	2032
Base Rent (Debt Service)		$1.064	$1.064	$1.067	$1.379	$1.359	$1.340	$1.323
Additional Rent	7.15%	1.714	1.714	1.714	1.714	1.714	1.714	1.714
Bonus Rent	50.00%	0.109	0.165	0.225	0.117	0.183	0.226	0.277
Total to DST Investors		$1.824	$1.880	$1.939	$1.831	$1.898	$1.941	$1.991
Yield to DST Investors		7.61%	7.84%	8.09%	7.64%	7.91%	8.09%	8.30%
Less: Asset Management Fee	1.00%	(0.091)	(0.094)	(0.096)	(0.099)	(0.101)	(0.103)	(0.106)
Less: Third Party Expenses		(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)	(0.100)
Net to DST Investors		**$1.633**	**$1.686**	**$1.743**	**$1.632**	**$1.696**	**$1.737**	**$1.785**
Net Yield to DST Investors		6.81%	7.03%	7.27%	6.81%	7.08%	7.25%	7.45%
Average 5 Year Yield	**7.00%**							
Average 7 Year Yield	**7.10%**							

5 Year Cashflows to DST Investors

Representative $1M Investment

		Investment	Year 1	Year 2	Year 3	Year 4	Year 5
Contributions		**(1,000,000)**					
Allocation of First Mortgage Debt	42.54%	740,338					
Operating Distributions			76,063	78,393	80,877	76,364	79,148
Liquidating Distributions							1,000,000
Total Distributions			**76,063**	**78,393**	**80,877**	**76,364**	**1,079,148**
Five Year Total		**1,390,845**					

7 Year Cashflows to DST Investors

Representative $1M Investment

		Investment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Contributions		**(1,000,000)**							
Allocation of First Mortgage Debt	42.54%	740,338							
Operating Distributions			76,063	78,393	80,877	76,364	79,148	80,941	83,034
Liquidating Distributions									1,090,167
Total Distributions			**76,063**	**78,393**	**80,877**	**76,364**	**79,148**	**80,941**	**1,173,202**
Seven Year Total		**1,644,988**							