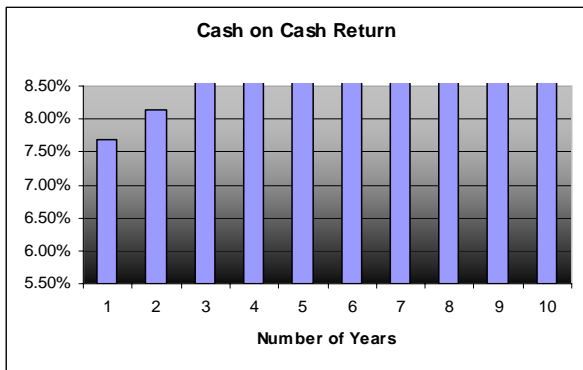
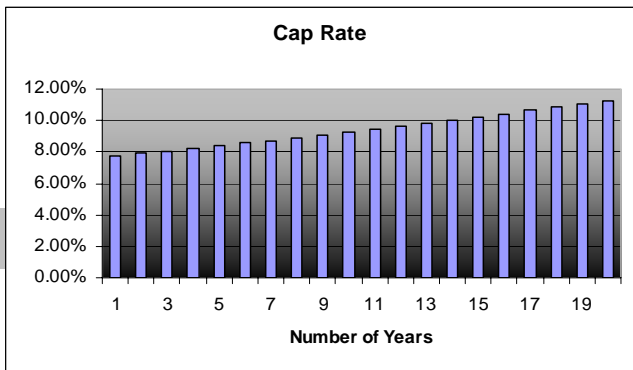


Hardee's Anniston | Cash Flow

Year	Income	CAP	Loan Payment	Cash Flow	% Return Cash/Cash	Principal Reduction	Total Return	%Return Total Return	Assumptions
1	\$96,114	7.75%	\$62,741.55	\$33,372	7.69%	\$8,591	\$41,963	9.67%	Price: \$1,240,181 Down Payment: \$434,063 35.00% Loan Amount: \$806,117 65.00% Interest: 6.75% Amortization: 30 Due Date: 10 Montly Payment: \$5,228.46 Annual debt service: \$62,741.55 Notes:
2	\$98,036	7.90%	\$62,741.55	\$35,294	8.13%	\$9,189	\$44,484	10.25%	
3	\$99,997	8.06%	\$62,741.55	\$37,255	8.58%	\$9,829	\$47,084	10.85%	
4	\$101,997	8.22%	\$62,741.55	\$39,255	9.04%	\$10,514	\$49,769	11.47%	
5	\$104,037	8.39%	\$62,741.55	\$41,295	9.51%	\$11,246	\$52,541	12.10%	
6	\$106,117	8.56%	\$62,741.55	\$43,376	9.99%	\$12,029	\$55,404	12.76%	
7	\$108,240	8.73%	\$62,741.55	\$45,498	10.48%	\$12,866	\$58,364	13.45%	
8	\$110,404	8.90%	\$62,741.55	\$47,663	10.98%	\$13,762	\$61,425	14.15%	
9	\$112,613	9.08%	\$62,741.55	\$49,871	11.49%	\$14,720	\$64,591	14.88%	
10	\$114,865	9.26%	\$62,741.55	\$52,123	12.01%	\$15,745	\$67,868	15.64%	
11	\$117,162	9.45%				Total:	\$543,494		
12	\$119,505	9.64%							
13	\$121,895	9.83%							
14	\$124,333	10.03%							
15	\$126,820	10.23%							
16	\$129,356	10.43%							
17	\$131,944	10.64%							
18	\$134,582	10.85%							
19	\$137,274	11.07%							
20	\$140,020	11.29%							



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