

## Partnership Allocation of Cash Flow

**Prepared for:**

Partner Name	Diane Rutherford
Partner Ownership %	15.00%
Managing Partner's Preferred Return on Sale	5.00%
Managing Partner's Preferred Return	5.00%
Managing Partner's Ownership %	50.00%
<b>Required Partner Cash Investment</b>	18,750

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
<b>Estimated Cash Proceeds from Sale</b>												
Total Partnership Property Sale Cash Flow	42,261	73,742	105,350	137,086	168,951	200,945	233,070	265,324	297,711	330,229	362,879	395,663
Managing Partner's Preferred Return	2,113	3,687	5,267	6,854	8,448	10,047	11,653	13,266	14,886	16,511	18,144	19,783
Managing Partner's Share	20,074	35,027	50,041	65,116	80,252	95,449	110,708	126,029	141,413	156,859	172,368	187,940
Other Partner's Share (if any)	14,052	24,519	35,029	45,581	56,176	66,814	77,496	88,220	98,989	109,801	120,657	131,558
<b><i>This Partner's Share</i></b>	6,022	10,508	15,012	19,535	24,076	28,635	33,212	37,809	42,424	47,058	51,710	56,382
<b>Monthly Net Operating Cash Flow</b>												
Total Partnership Operating Cash Flow	-	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)
Managing Partner's Preferred Return	-	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)	(1,614)
Managing Partner's Share	-	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)	(15,331)
Other Partner's Share (if any)	-	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)	(10,731)
<b><i>This Partner's Share</i></b>	-	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)
<b>Total Cumulative Cash Generated Partnership</b>												
Cash Generated this Month	-	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)	(32,275)
Previous Month's Cash Generated	n/a	-	(32,275)	(64,550)	(96,825)	(129,100)	(161,375)	(193,649)	(225,924)	(258,199)	(290,474)	(322,749)
Cash Flow From Property Sale	42,261	73,742	105,350	137,086	168,951	200,945	233,070	265,324	297,711	330,229	362,879	395,663
Total Partnership Cash Generated	42,261	41,467	40,800	40,261	39,851	39,571	39,420	39,400	39,511	39,755	40,130	40,639
<b>Partner</b>												
Net Cash Flow Allocation - Operations	-	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)	(4,599)
Previous Month's Cash Generated	n/a	-	(4,599)	(9,198)	(13,798)	(18,397)	(22,996)	(27,595)	(32,194)	(36,793)	(41,393)	(45,992)
Net Cash Flow Allocation - Sale	6,022	10,508	15,012	19,535	24,076	28,635	33,212	37,809	42,424	47,058	51,710	56,382
<b><i>This Partner's Share</i></b>	6,022	5,909	5,814	5,737	5,679	5,639	5,617	5,615	5,630	5,665	5,719	5,791
<b><i>This Partner's Share of Cash Genera</i></b>	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%	14.25%

### Financial Ratios

**Partnership**

Cash on Cash Return b/f Taxes	33.81%	33.17%	32.64%	32.21%	31.88%	31.66%	31.54%	31.52%	31.61%	31.80%	32.10%	32.51%
Cumulative Leveraged IRR	2984.96%	471.31%	188.30%	107.02%	69.67%	50.13%	37.82%	29.79%	24.38%	20.32%	17.39%	15.06%

**This Partner**

Cash on Cash Return b/f Taxes	32.12%	31.51%	31.01%	30.60%	30.29%	30.07%	29.96%	29.94%	30.03%	30.21%	30.50%	30.89%
Cumulative Leveraged IRR	1586.41%	292.88%	119.43%	66.18%	41.26%	28.07%	19.88%	19.88%	11.08%	9.35%	7.42%	5.95%