

A SHAREHOLDER'S JOURNEY FROM ENTRY TO EXIT*								
RURAL REVITALIZATION FUND								
	ACTIVITY	YEAR	INVESTMENT VALUE	Shares Owned	Percentage of Fund Owned	FUND VALUE (NET)	Total Available Shares	SHARE PRICE
1	Fund launches with a \$2M Net Asset Value	2025				\$ 2,000,000.00	20,000	100.00
2	You Invest \$50K for 500 shares @ \$100	2025	\$50,000.00	500	2.50%	\$ 2,000,000.00	20,000	100.00
3	Fund receives new \$500K Economic Development Incentive	2026	\$62,500.00	500	2.50%	\$ 2,500,000.00	20,000	125.00
4	Property 1 Gets C/O and appraises for \$3M	2026	\$75,000.00	500	2.50%	\$ 3,000,000.00	20,000	150.00
5	Fund obtains \$350K permanent loan facility on Prop. 1	2026	\$66,250.00	500	2.50%	\$ 2,650,000.00	20,000	132.50
6	Fund purchases Property 2 at FMV	2026	\$66,250.00	500	2.50%	\$ 2,650,000.00	20,000	132.50
7	Fund earns operating profit of \$2.5M from Property 1	2027	\$128,750.00	500	2.50%	\$ 5,150,000.00	20,000	257.50
8	Fund sells tax credits for \$1M in new funding	2027	\$153,750.00	500	2.50%	\$ 6,150,000.00	20,000	307.50
9	Fund earns interest on money market holdings	2027	\$154,750.00	500	2.50%	\$ 6,190,000.00	20,000	309.50
10	Property 2 Gets C/O and appraises for \$3.5M	2027	\$239,750.00	500	2.50%	\$ 9,590,000.00	20,000	479.50
11	Fund obtains \$1M permanent loan facility on Prop. 2	2027	\$214,750.00	500	2.50%	\$ 8,590,000.00	20,000	429.50
12	Fund level operating expense (2%)	2027	\$210,455.00	500	2.50%	\$ 8,418,200.00	20,000	420.91

13	Fund sells 5,000 shares in new investment round @ \$420.91 /share	2028	\$210,455.00	500	2.00%	\$ 10,522,750.00	25,000	420.91
14	Fund purchases Property 3 at FMV	2028	\$210,455.00	500	2.00%	\$ 10,522,750.00	25,000	420.91
15	Fund earns operating profit of \$4.2M from Properties 1 and 2	2028	\$294,455.00	500	2.00%	\$ 14,722,750.00	25,000	588.91
16	Fund earns interest on money market holdings	2028	\$296,255.00	500	2.00%	\$ 14,812,750.00	25,000	592.51
17	Fund level operating expense (2%)	2028	\$290,329.90	500	2.00%	\$ 14,516,495.00	25,000	580.66
18	Fund receives new \$500K Economic Development Incentive for Property 3	2029	\$300,329.90	500	2.00%	\$ 15,016,495.00	25,000	600.66
19	In lieu of a distribution, you use your shares as collateral for a loan to pay your child's college tuition. <i>You save the DIF between 23.8 cap gain rate and loan int. rate + you retain access to future appreciation.</i>	2029	\$300,329.90	500	2.00%	\$ 15,016,495.00	25,000	600.66
20	Fund sells tax credits for \$600K in new capital	2029	\$312,329.90	500	2.00%	\$ 15,616,495.00	25,000	624.66
21	Fund earns operating profit of \$4.4M from Properties 1 and 2	2029	\$400,329.90	500	2.00%	\$ 20,016,495.00	25,000	800.66
22	Fund earns interest on money market holdings	2029	\$402,441.90	500	2.00%	\$ 20,122,095.00	25,000	804.88
23	Fund level operating expense (2%)	2029	\$394,393.06	500	2.00%	\$ 19,719,653.10	25,000	788.79
24	Property 3 Gets C/O and appraises for \$2.8M	2029	\$448,393.06	500	2.00%	\$ 22,419,653.10	25,000	896.79
25	Fund obtains \$1M permanent loan facility on Prop. 3	2030	\$428,393.06	500	2.00%	\$ 21,419,653.10	25,000	856.79

26	Fund earns interest on money market holdings	2030	\$430,229.06	500	2.00%	\$ 21,511,453.10	25,000	860.46
27	You must recognize your original investment as gain now (whether you take \$ out or not). But because you held investment for 5 years, 30% (\$15K) is not taxable. OK to w/draw \$50K and use it to pay your taxes (up to 23.8% of \$35K = \$8,330 is due).^ Redemption price is \$860.46 per share, more than 8 times your original investment.	2030	\$380,229.06	442	1.80%	\$ 21,461,453.10	24,558	873.91
28	Fund level operating expense (2%)	2030	\$378,542.35	442	1.80%	\$ 21,032,224.04	24,558	856.43
29	Fund earns operating profit of \$7M from Properties 1, 2 and 3.	2030	\$504,529.81	442	1.80%	\$ 28,032,224.04	24,558	1141.47
30	All profits from 2031 to 2036 (\$7M/per year x 5 years) less Fund's operating expenses.	2036	\$1,111,777.76	442	1.80%	\$ 61,771,579.56	24,558	2515.33
31	If you leave cap gains in for 10 years, you can take it all out tax free ! Also, you are permitted to take out a small amount each year tax free^ though amounts withdrawn lose out on any future appreciation.	2037	\$0.00	0	0	\$ 60,659,801.80	24,116	2515.33
32	Note: If you have not repaid the loan (in #19 above) secured by your stock, the Fund would repay it out of your proceeds at the time of your share redemption.	2037						
*This table is not a guarantee of performance. Rather, it is a hypothetical illustration of expected activities of the Fund and potential economic results.								
^Remember, each year a certain amount of qualified dividends received by a taxpayer are tax free under the cap gains tax brackets. Thus, it's possible to withdraw a small amount (today \$48K), annually, tax free.								