

Eveready Development LLC  
Cash-flow  
2015/2016

Financiers Return		
Interest earned	474,139	12%
Equity	-	0%
Total	474,139	
Financier's Return		
	12%	

Total drawdown 1	0	1,000,000
Total drawdown 2		1,000,000
Total drawdown 3		1,000,000
Total drawdown 4		951,157
		3,951,157

	QTR 1		QTR 2		QTR 3		QTR 4		QTR 5		QTR 6							
Particulars	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total	US\$	
Sales - Single Family Houses	Sept-Nov 2015	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17			
No of Units Built - Houses	49			6			19			24			-			49.00	No of Units Built - Houses	
No of UnitsSold - Houses	49						6			19			24			49.00	No of UnitsSold - Houses	
Land Acquisition & Infrastructure Cost	\$24,130															-	Cost price/Unit	
Professional Fees	\$8,064																	
Other Fees	\$7,984																	
Building Cost price/Unit	\$48,591															\$88,769	Total overall building cost	
Total Unit Cost:	\$88,769																	
Selling Price/Unit	\$110,000															\$110,000	Selling Price/Unit	
FX Rate	US\$1:J\$115																FX Rate	
Total																	Total	
Cash Inflows	Sept-Nov 2015	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	-	Cash Inflows	
Loans	1,000,000	-	-	1,000,000	-	-	1,000,000	-	-	951,157	-	-	-	-	-	3,951,157	Loans	
Sales Receipts (20%, 40%, 40%)	-	132,000		418,000	264,000		264,000			836,000	1,056,000		1,056,000			660,000	Sales Receipts (20%, 40%, 40%)	
Sales Receipts (20%, 40%, 40%)							836,000	528,000								2,090,000	Sales Receipts (20%, 40%, 40%)	
Sales Receipts (20%, 40%, 40%)																2,640,000	Sales Receipts (20%, 40%, 40%)	
																-		
Total	1,000,000	132,000	-	1,418,000	264,000	-	2,100,000	528,000	-	1,787,157	1,056,000	-	1,056,000	-	-	9,341,157	Total	
Cash Outflows	Sept-Nov 2015	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	-	Cash Outflows	
Land Acquisition & Infrastructure Cost	916,940			265,430												1,182,370	Land Acquisition & Infrastructure Cost	
Building Cost				291,548	-	-	923,235	-	-	1,166,192	-	-	-	-	-	2,380,975	Building Cost	
Mobilization Cost				118,237	-	-	(118,237)	-	-	-	-	-	-	-	-	-	Mobilization Cost	
Pre-Purchase Cost (6 units)							198,450			(198,450)						-	Pre-Purchase Cost (6 units)	
Legal fees and Incidentals																-	Legal fees and Incidentals	
Equity - Investor Return	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Equity	
Other Professional Fees (Engineers/QS etc.)	39,512	39,512	39,512	39,512	39,512	39,512	39,512	39,512	39,512	39,512	39,512					395,120	Other Professional Fees (Engineers/QS etc.)	
Administrative Fees	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261	6,261						62,609	Administrative Fees	
Bank Charges:										5,500						5,500	Bank Charges:	
Commitment Fees																-	Commitment Fees	
Loan Interest	118,535			118,535			118,535			118,535						474,139	Loan Interest	
FX Loss																-	FX Loss	
Contingency & Defects Liability										118,237						118,237	Contingency & Defects Liability	
Loan Repayment										3,951,157						3,951,157	Loan Repayment	
Re-imburseable	2,888,800.00	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000							200,000	Re-imburseable	
Total	1,101,248	65,773	65,773	859,523	65,773	65,773	1,187,756	65,773	65,773	5,226,943	-	-	-	-	-	8,770,107	Total	
(Deficit)/Surplus	(101,248)	66,227	(65,773)	558,477	198,227	(65,773)	912,244	462,227	(65,773)	(3,439,786)	1,056,000	-	1,056,000	-	-	571,050	(Deficit)/Surplus	
Balances:																	Balances:	
Opening	-	(101,248)	(35,020)	(100,793)	457,684	655,911	590,138	1,502,383	1,964,610	1,898,837	(1,540,950)	(484,950)	(484,950)	571,050	571,050	571,050	Opening	
Net Change	(101,248)	66,227	(65,773)	558,477	198,227	(65,773)	912,244	462,227	(65,773)	(3,439,786)	1,056,000	-	1,056,000	-	-		Net Change	
Closing	(101,248)	(35,020)	(100,793)	457,684	655,911	590,138	1,502,383	1,964,610	1,898,837	(1,540,950)	(484,950)	(484,950)	571,050	571,050	571,050	571,050	Cash return to Developer	

Investor after tax income

Escrow (To cover legal fees)  
Assumptions

- 1- It is assumed that construction will commence on September 1, 2015.  
2- Sales - All units will be sold within an eighteen month period, from the commencement of the construction.

- 3- Condition of sale  
20% deposit  
40% 60 days later  
40% on completion (120 days)

4- Escrow - Amounts held in escrow will be used to cover legal fees and taxes. Balance on escrow after such payment will be recovered by principals.

5. FX RateJ\$:US\$ = 115:1

6. Administrative cost on land acquisition is 15% on the investment of \$366,000