

DreamPlexOne Income Statement Projections Year 1 to 5

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| Operating Income | | | | | |
| AirBnB Income | \$ 87,709.50 | \$ 90,340.79 | \$ 93,051.01 | \$ 95,842.54 | \$ 98,717.81 |
| Office Space Rental Income | \$ 127,638.00 | \$ 127,638.00 | \$ 127,638.00 | \$ 127,638.00 | \$ 127,638.00 |
| Vehicle rental income | | \$ 16,560.00 | \$ 49,410.00 | \$ 65,700.00 | \$ 65,700.00 |
| Total for Operating Income | \$ 215,347.50 | \$ 234,538.79 | \$ 270,099.01 | \$ 289,180.54 | \$ 292,055.81 |
| Gross Profit | \$ 215,347.50 | \$ 234,538.79 | \$ 270,099.01 | \$ 289,180.54 | \$ 292,055.81 |
| Operating Expense | | | | | |
| Accounting Fees | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 |
| Administrative Fees | \$ 2,400.00 | \$ 2,400.00 | \$ 2,400.00 | \$ 2,400.00 | \$ 2,400.00 |
| Board of Director Fees | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 |
| Depreciation Expense - Furniture and Equipment | \$ 8,000.00 | \$ 8,000.00 | \$ 8,000.00 | \$ 8,000.00 | \$ 8,000.00 |
| Depreciation Expense- Vehicles | \$ - | \$ 4,000.00 | \$ 12,000.00 | \$ 16,000.00 | \$ 16,000.00 |
| Janitorial Expense | \$ 6,000.00 | \$ 6,300.00 | \$ 6,615.00 | \$ 6,946.00 | \$ 7,294.00 |
| Lanscaping expense | \$ 1,200.00 | \$ 1,260.00 | \$ 1,323.00 | \$ 1,389.00 | \$ 1,459.00 |
| Loan interest-Mortgage | \$ 40,216.52 | \$ 37,069.63 | \$ 33,711.98 | \$ 30,129.46 | \$ 26,307.02 |
| Loan interest- Cars | | \$ 956.96 | \$ 2,545.85 | \$ 2,706.78 | \$ 1,686.79 |
| Property Tax expense | \$ 880.00 | \$ 880.00 | \$ 880.00 | \$ 880.00 | \$ 880.00 |
| Repairs and Maintenance- Building | \$ 2,000.00 | \$ 2,100.00 | \$ 2,205.00 | \$ 2,315.00 | \$ 2,431.00 |
| Repairs and Maintenance - Rental Cars | \$ - | \$ 1,800.00 | \$ 5,400.00 | \$ 7,200.00 | \$ 7,200.00 |
| License- Rental Cars | \$ - | \$ 400.00 | \$ 1,200.00 | \$ 1,600.00 | \$ 1,600.00 |
| Insurance- Rental Cars | \$ - | \$ 1,200.00 | \$ 3,600.00 | \$ 4,800.00 | \$ 4,800.00 |
| Utility Expense | \$ 7,200.00 | \$ 7,560.00 | \$ 7,938.00 | \$ 8,335.00 | \$ 8,752.00 |
| Total for Operating expense | \$ 73,396.52 | \$ 79,426.59 | \$ 93,318.83 | \$ 98,201.24 | \$ 94,309.81 |
| Operating Profit | \$ 141,950.98 | \$ 155,112.20 | \$ 176,780.18 | \$ 190,979.30 | \$ 197,746.00 |
| Corporation Tax | \$ (39,746.27) | \$ (43,431.41) | \$ (49,498.45) | \$ (53,474.20) | \$ (55,368.88) |
| Net Profit/Loss | \$ 102,204.71 | \$ 111,680.78 | \$ 127,281.73 | \$ 137,505.10 | \$ 142,377.12 |

Notes

- i. AirBnB occupancy will increase 3% on a yearly basis, thus revenue will increase
- ii. Variable expenses will increase 5% yearly
- iii. Corporation Tax of 28% is deducted from Operating Profit
- iv. Property tax is .0008 of the property value
- v. Loan is \$640,000.00, 6.5% interest, 10 years repayment
- vi. Air BNB revenue: 2 Air BnBs @ 45% occupancy, \$100 US per night
- vii. Office space revenue: 3039 sq.ft. @ \$3.50 per sq.ft.
- viii. One(1) rental vehicle - @ month18, \$150 day, @ month 30, a second vehicle added both at 60% yearly usage rate

DreamPlexOne Balance Sheet Projections Year 1 to 5

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| Assets | | | | | |
| Current Assets | | | | | |
| DreamPlex Bank | 68,216.39 | 119,675.36 | 186,879.52 | 281,841.97 | 377,341.25 |
| Total for Bank | 68,216.39 | 119,675.36 | 186,879.52 | 281,841.97 | 377,341.25 |
| Total for Current Assets | - | | | | |
| Fixed Assets | | | | | |
| Furniture and Equipment | 40,000.00 | 40,000.00 | 40,000.00 | 40,000.00 | 40,000.00 |
| Accumulated Depreciation | (8,000.00) | (16,000.00) | (24,000.00) | (32,000.00) | (40,000.00) |
| NBV- Furniture and Equipment | 32,000.00 | 24,000.00 | 16,000.00 | 8,000.00 | - |
| Rentals Cars | | 40,000.00 | 80,000.00 | 80,000.00 | 80,000.00 |
| Accumulated Depreciation | | (4,000.00) | (16,000.00) | (32,000.00) | (48,000.00) |
| NBV- Rental Cars | | 36,000.00 | 64,000.00 | 48,000.00 | 32,000.00 |
| Land and Building | 1,100,000.00 | 1,100,000.00 | 1,100,000.00 | 1,100,000.00 | 1,100,000.00 |
| Total for Fixed Assets | 1,132,000.00 | 1,160,000.00 | 1,180,000.00 | 1,156,000.00 | 1,132,000.00 |
| Total for Assets | 1,200,216.39 | 1,279,675.36 | 1,366,879.52 | 1,437,841.97 | 1,509,341.25 |
| Liabilities & Equities | | | | | |
| Liabilities | | | | | |
| Long Term Liabilities | | | | | |
| Rental Car Loan | | 17,913.44 | 31,328.74 | 21,861.48 | 11,881.46 |
| Mortgage Loan (Building) | 593,011.68 | 542,876.43 | 489,383.57 | 432,308.18 | 371,410.36 |
| Total for Long Term Liabilities | 593,011.68 | 560,789.87 | 520,712.31 | 454,169.66 | 383,291.82 |
| Total for Liabilities | - | | | | |
| Equities | | | | | |
| Owner's Equity | 505,000.00 | 505,000.00 | 505,000.00 | 505,000.00 | 505,000.00 |
| Retained Earnings | 102,204.71 | 213,885.49 | 341,167.21 | 478,672.31 | 621,049.43 |
| Total for Equities | 607,204.71 | 718,885.49 | 846,167.21 | 983,672.31 | 1,126,049.43 |
| Total for Liabilities & Equities | 1,200,216.39 | 1,279,675.36 | 1,366,879.52 | 1,437,841.97 | 1,509,341.25 |

DreamPlexOne Cash Flow Projections Year 1 to 5

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Beginning Cash Balance | - | 68,216.39 | 119,675.36 | 186,879.52 | 281,841.97 |
| Cash Flow from Operating Activities | | | | | |
| Net Income | 141,950.98 | 155,112.20 | 176,780.18 | 190,979.30 | 197,746.00 |
| Tax paid | (39,746.27) | (43,431.41) | (49,498.45) | (53,474.20) | (55,368.88) |
| Net cash provided by Operating Activities | 102,204.71 | 111,680.78 | 127,281.73 | 137,505.10 | 142,377.12 |
| Cash Flow from Investing Activities | | | | | |
| Accumulated Depreciation | 8,000.00 | 12,000.00 | 20,000.00 | 24,000.00 | 24,000.00 |
| Land and Building | (1,100,000.00) | - | | | |
| Rental Cars | | (40,000.00) | (40,000.00) | | |
| Net cash provided by Investing Activities | (1,092,000.00) | (28,000.00) | (20,000.00) | 24,000.00 | 24,000.00 |
| Cash Flow from Financing Activities | | | | | |
| Mortgage Loan (Building) | 593,011.68 | (50,135.25) | (53,492.86) | (57,075.39) | (60,897.82) |
| Loan (Rental Cars) | | 17,913.44 | 13,415.30 | (9,467.26) | (9,980.02) |
| Owner's Equity | 465,000.00 | | | | |
| Net cash provided by Financing Activities | 1,058,011.68 | (32,221.81) | (40,077.56) | (66,542.65) | (70,877.84) |
| Net Change in cash | 68,216.39 | 51,458.97 | 67,204.17 | 94,962.45 | 95,499.28 |
| Ending Cash Balance | 68,216.39 | 119,675.36 | 186,879.52 | 281,841.97 | 377,341.25 |

DreamPlexOne Statement of Equity Projections Year 1 to 5

| | Share Capital | Retained Earnings | Total Equity |
|--|----------------------|--------------------------|---------------------|
| Balance as at Year 0 | 505,000.00 | - | 505,000.00 |
| Income for the year | | 102,204.71 | 102,204.71 |
| Balance as at end of Year 1 | 505,000.00 | 102,204.71 | 607,204.71 |
| Income for the year | - | 111,680.78 | 111,680.78 |
| Balance as at end of Year 2 | 505,000.00 | 213,885.49 | 718,885.49 |
| Income for the year | - | 127,281.73 | 127,281.73 |
| Balance as at end of Year 3 | 505,000.00 | 341,167.21 | 846,167.21 |
| Income for the year | - | 137,505.10 | 137,505.10 |
| Balance as at end of Year 4 | 505,000.00 | 478,672.31 | 983,672.31 |
| Income for the year | - | 142,377.12 | 142,377.12 |
| Balance as at the end of Year 5 | 505,000.00 | 621,049.43 | 1,126,049.43 |

DreamPlexOne DCF Valuation

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| INCOME | | | | | |
| AirBnB Income | \$ 87,709.50 | \$ 90,340.79 | \$ 93,051.01 | \$ 95,842.54 | \$ 98,717.81 |
| Office Space Rental Income | \$ 127,638.00 | \$ 127,638.00 | \$ 127,638.00 | \$ 127,638.00 | \$ 127,638.00 |
| Vehicle rental income | | \$ 16,560.00 | \$ 49,410.00 | \$ 65,700.00 | \$ 65,700.00 |
| Total Income | \$ 215,347.50 | \$ 234,538.79 | \$ 270,099.01 | \$ 289,180.54 | \$ 292,055.81 |
| OPERATING EXPENSES | | | | | |
| Accounting Fees | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 |
| Administrative Fees | \$ 2,400.00 | \$ 2,400.00 | \$ 2,400.00 | \$ 2,400.00 | \$ 2,400.00 |
| Board of Director Fees | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 |
| Depreciation Expense- Furniture and Equipment | \$ 8,000.00 | \$ 8,000.00 | \$ 8,000.00 | \$ 8,000.00 | \$ 8,000.00 |
| Depreciation Expense- Vehicles | - | \$ 4,000.00 | \$ 12,000.00 | \$ 16,000.00 | \$ 16,000.00 |
| Janitorial Expense | \$ 6,000.00 | \$ 6,300.00 | \$ 6,615.00 | \$ 6,946.00 | \$ 7,294.00 |
| Lanscaping expense | \$ 1,200.00 | \$ 1,260.00 | \$ 1,323.00 | \$ 1,389.00 | \$ 1,459.00 |
| Loan interest-Mortgage | \$ 40,216.52 | \$ 37,069.63 | \$ 33,711.98 | \$ 30,129.46 | \$ 26,307.02 |
| Loan interest- Cars | | \$ 956.96 | \$ 2,545.85 | \$ 2,706.78 | \$ 1,686.79 |
| Property Tax expense | \$ 880.00 | \$ 880.00 | \$ 880.00 | \$ 880.00 | \$ 880.00 |
| Repairs and Maintenance- Building | \$ 2,000.00 | \$ 2,100.00 | \$ 2,205.00 | \$ 2,315.00 | \$ 2,431.00 |
| Repairs and Maintenance - Rental Cars | \$ - | \$ 1,800.00 | \$ 5,400.00 | \$ 7,200.00 | \$ 7,200.00 |
| License- Rental Cars | \$ - | \$ 400.00 | \$ 1,200.00 | \$ 1,600.00 | \$ 1,600.00 |
| Insurance - Rental Cars | \$ - | \$ 1,200.00 | \$ 3,600.00 | \$ 4,800.00 | \$ 4,800.00 |
| Utility Expense | \$ 7,200.00 | \$ 7,560.00 | \$ 7,938.00 | \$ 8,335.00 | \$ 8,752.00 |
| Total Operating expenses | \$ 73,396.52 | \$ 79,426.59 | \$ 93,318.83 | \$ 98,201.24 | \$ 94,309.81 |
| Operating Profit | \$ 141,950.98 | \$ 155,112.20 | \$ 176,780.18 | \$ 190,979.30 | \$ 197,746.00 |
| Corporation Tax | \$ (39,746.27) | \$ (43,431.41) | \$ (49,498.45) | \$ (53,474.20) | \$ (55,368.88) |
| Net Profit/Loss | \$ 102,204.71 | \$ 111,680.79 | \$ 127,281.73 | \$ 137,505.10 | \$ 142,377.12 |
| Growth till perpetuity | 3% | | | | |
| Discounting Factor | 12.0% | | | | |
| Terminal Value | | | | | \$ 1,629,427.04 |
| Discounted Cashflow Method | \$ 91,254.21 | \$ 89,031.24 | \$ 90,596.62 | \$ 87,386.98 | \$ 1,005,369.26 |
| DCF Valuation | \$ 1,363,638.31 | | | | |