

## Pro Forma - Sample Investor

Investor Since January 1, 2010

BulkHomeBuyers Joint Venture Co.

Year End 2011

<b>Joint Venture Estimated Value</b>	
*Projected Joint Venture Company Value - 3 Year Projection	\$132,012.00
Initial Investor Capital Contributions (Cash received from Investor)	\$57,692.00
Additional Capital Contributions (Additional cash received from Investor)	\$0.00
Projected Investor Share of Unearned Equity	\$30,156.00
<p>*Projected Value is based on market conditions factors, such as rental income approach to value, bank and government liquidation of foreclosure and real estate owned ("REO") levels returning to averages such as 25 year average calculations, rental income conversion to own (cost to own), inflation, etc...</p>	

<b>Investor cash received from preferred return liability account, net rental income activity, or asset sale</b>	
*Cash received from preferred return liability account to date	\$7,670.00
*Cash received from preferred return liability account to year to date	\$3,835.00
2012 1st Qtr	\$958.75
2012 2nd Qtr	\$958.75
2012 3rd Qtr	\$958.75
2012 4th Qtr	\$958.75
Balance of preferred return liability account / 10% max payout (subject to rental income)	\$3,868.40
Cash received from net rental income	\$0.00
Cash received for sale of assets	\$0.00
Total cash received from Joint Venture Company operations	\$7,670.00
<p>*Preferred return liability account payments are subject to initial holding cost budget, reserves, and the provisions of the Joint Venture Operating Agreement or Investor Representative Agreements.</p>	

<b>Property Occupancy Report</b>			
#	Lease Date	Property Description	Year to Date Rental Income Collected
1	1/1/10	1234 Sample Street	\$8,640.00
2			
3			
4			
5			
6			
7			
8			
9			

Please contact your representative for questions on your investment summary. Thank you for your investment...