

| MTMA 29 Pack Purchase Investment Summary Sheet |                                         |                                        |              |                      |             |                                    |                |             |              |
|------------------------------------------------|-----------------------------------------|----------------------------------------|--------------|----------------------|-------------|------------------------------------|----------------|-------------|--------------|
|                                                | #                                       | Address                                | Current Rent | New / Projected Rent | Upside (\$) | Rents Updates 10/30/2025           | Comps          | NB on Comps | CapEx        |
|                                                | July 28 2025 Closings (15 properties)   |                                        |              |                      |             |                                    |                |             |              |
|                                                | 1                                       | 15757 Monte Vista St                   | \$750.00     | 1 000                | \$250.00    | Signed                             | \$69,700.00    |             | \$5,000.00   |
|                                                | 2                                       | 15757 Pinehurst St                     | \$565.00     | \$1,500.00           | \$935.00    | Relocation planned                 | \$78,700.00    | zillow      | \$5,000.00   |
|                                                | 3                                       | 15758 Ardmore St                       | \$800.00     | 1 000                | \$200.00    | Signed                             | \$61,500.00    |             | \$5,000.00   |
|                                                | 4                                       | 15871 Ward Ave                         | \$805.00     | \$905.00             | \$100.00    | Signed                             | \$72,200.00    |             | \$5,000.00   |
|                                                | 5                                       | 20410 Packard St                       | \$930.00     | \$930.00             | \$0.00      | No change                          | \$68,400.00    |             | \$15,000.00  |
|                                                | 6                                       | 4660 Devonshire Rd                     | \$740.00     | \$900.00             | \$160.00    | Signed                             | \$82,600.00    |             | \$10,000.00  |
|                                                | 7                                       | 5203 Beaconsfield St                   | –            | \$1,100.00           |             | Vacant, cap ex 15,000              | \$75,500.00    |             | \$15,000.00  |
|                                                | 8                                       | 5916 Lakepointe St                     | \$600.00     | \$850.00             | \$250.00    | Signed                             | \$81,300.00    |             | \$5,000.00   |
|                                                | 9                                       | 8051 Westwood St                       | \$915.00     | \$1,015.00           | \$100.00    | Signed                             | \$56,800.00    |             | \$5,000.00   |
|                                                | 10                                      | 6444 Westwood St                       | \$965.00     | \$1,100.00           | \$135.00    | Renewal pending                    | \$69,100.00    |             | \$20,000.00  |
|                                                | 11                                      | 6451 Westwood St                       | \$940.00     | \$1,040.00           | \$100.00    | Signed                             | \$70,100.00    |             | \$20,000.00  |
|                                                | 12                                      | 17330 Greenlawn St                     | 1 000        | \$1,300.00           | \$300.00    | Signed                             | \$190,900.00   |             | \$5,000.00   |
|                                                | 13                                      | 19134 Greenlawn St                     | \$955.00     | \$1,200.00           | \$245.00    | Tenant may relocate 6 mo           | \$142,900.00   |             | \$5,000.00   |
|                                                | 14                                      | 6260 Piedmont St                       | \$615.00     | \$815.00             | \$200.00    | Signed                             | \$84,000.00    |             | \$20,000.00  |
|                                                | 15                                      | 13636 Pinewood St                      |              | \$1,100.00           |             | Vacant, cap ex 10,000              | \$56,000.00    |             | \$10,000.00  |
|                                                | August 15 2025 Closings (14 properties) |                                        |              |                      |             |                                    |                |             |              |
|                                                | 16                                      | 15736 Appoline St                      | \$500.00     | \$900.00             | \$400.00    | Signed (Sep start)                 | \$86,300.00    |             | \$5,000.00   |
|                                                | 17                                      | 14974 Mark Twain St                    | \$750.00     | \$850.00             | \$100.00    | Signed (Sep start)                 | \$70,000.00    |             | \$25,000.00  |
|                                                | 18                                      | 14538 Strathmoor St                    | \$700.00     | \$815.00             | \$115.00    | Signed (Sep start)                 | \$69,000.00    |             | \$25,000.00  |
|                                                | 19                                      | 15084 Whitcomb St                      | \$650.00     | \$850.00             | \$200.00    | Pending (tenant review)            | \$78,700.00    |             | \$5,000.00   |
|                                                | 20                                      | 13530 Cloverlawn Ave                   | \$1,050.00   | \$1,200.00           | \$150.00    | Signed (Sep start)                 | \$57,400.00    |             | \$5,000.00   |
|                                                | 21                                      | 11459 Lakepointe St                    | \$750.00     | \$1,100.00           | \$350.00    | Lease sent / signing today         | \$57,000.00    |             | \$15,000.00  |
|                                                | 22                                      | 10649 Meuse St                         | \$450.00     | \$850.00             | \$400.00    | Planned (Sep start)                | \$57,000.00    |             | \$15,000.00  |
|                                                | 23                                      | 13658 Capitol St                       | \$700.00     | \$1,250.00           | \$550.00    | Section 8 increase requested       | \$56,000.00    |             | \$20,000.00  |
|                                                | 24                                      | 11123 Wayburn St                       |              | \$1,250.00           |             | Vacant, cap ex 25,000              | \$44,000.00    |             | \$25,000.00  |
|                                                | 25                                      | 10029 McKinney St                      | \$675.00     | \$850.00             | \$175.00    | Lease sent (Sep start)             | \$70,000.00    |             | \$5,000.00   |
|                                                | 26                                      | 14190 Bringard Dr                      | \$700.00     | \$1,200.00           | \$500.00    | Signed (Sep start, balance waived) | \$85,700.00    |             | \$5,000.00   |
|                                                | 27                                      | 13418 Kilbourne St                     | \$625.00     | \$900.00             | \$275.00    | Signed (Sep start, balance waived) | \$17,000.00    | zillow      | \$5,000.00   |
|                                                | 28                                      | 15667 Manning St                       | \$950.00     | \$1,250.00           | \$300.00    | Section 8 increase requested       | \$17,100.00    | zillow      | \$5,000.00   |
|                                                | 29                                      | 13313 Robson St                        | \$650.00     | \$850.00             | \$200.00    | Lease sent / signing today         | \$9,600.00     | zillow      | \$10,000.00  |
|                                                |                                         | Gross Rent                             | \$18,730.00  | \$27,870.00          | \$9,140.00  |                                    | \$2,034,500.00 |             | \$320,000.00 |
|                                                |                                         |                                        |              |                      |             |                                    |                |             |              |
|                                                |                                         | Annual Net Rent Collection Expectation |              | \$134,856.00         |             |                                    |                |             |              |
|                                                |                                         | Rounded Up Total Acquisition Cost      |              | \$1,878,000.00       |             |                                    |                |             |              |
|                                                |                                         | Initial COC Expectations               |              | 7.18%                |             |                                    |                |             |              |