

HappyNest (REG A +)
2023
CIK 0001732217
(\$)

Dec. 31, 2023 Dec. 31, 2022 Dec. 31, 2021

Key Investor Measurements

Assets

Sector

Single tenant leases Single tenant leases

SQ. FT.

Gross Book Assets

\$2,713,888 \$2,500,192

Net Book Value

\$2,713,888 \$2,500,192

Liabilities

1600 Mortgage/Real Estate Loans

\$0 \$0

Total Liabilities

\$301,198 \$261,298

Book Performance Measurements

COST PER SQUARE FOOT (Net Book Value/SQ. Ft)

GROSS RENT MULTIPLIER (Net Book Value/Total Revenue)

16.31 19.60

LOAN TO VALUE (Loans/Gross Assets)

0% 0%

Cash Performance Measurements

Market Value (a)

-\$7,176,010 -\$1,772,215

Market Value/Net Book Value

-264% -71%

Net Asset Value (Market Value-Total Liabilities)

-\$7,477,208 -\$2,033,513

CAP RATE (EBITA/Market Value)

4.82% 6.14%

NPV (b)

N/A N/A

IRR (b)

N/A N/A

Notes

(a) Market Value is based on Net Cash Flow (EBITA) over a 10 year period in perpetuity there after discounted back to Present Value

(b) NPV and IRR is based on Market Value - Gross Book Value. IRR and NPV will be equal to N/A if accumulated investment was not provided