

Landa App 3 (Private)
2023
 CIK: 0001866803
 (\$)

Dec. 31, 2023

Dec. 31, 2022

Key Investor Measurements

Assets

Sector	Diversified	Diversified
SQ. FT.		
Gross Book Assets	\$15,402,425	\$16,046,239
Net Book Value	\$15,402,425	\$16,046,239

Liabilities

1600 Mortgage/Real Estate Loans	\$5,907,000	\$5,922,000
Total Liabilities	\$10,135,215	\$12,069,515

Book Performance Measurements

COST PER SQUARE FOOT (Net Book Value/SQ. Ft)		
GROSS RENT MULTIPLIER (Net Book Value/Total Revenue)	27.29	54.51
LOAN TO VALUE (Loans/Gross Assets)	38%	37%

Cash Performance Measurements

Market Value (a)	\$5,428,244	\$2,046,922
Market Value/Net Book Value	35%	13%
Net Asset Value (Market Value-Total Liabilities)	-\$4,706,971	-\$10,022,593
CAP RATE (EBITA/Market Value)	5.46%	5.09%
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