TVIERREN	TYLERBENNETT				Market Memphis				Property Address 465 Lilly Drive Oakland, TN 38060				
# REAL EST	Property Info				Assumptions								
, KIME LOT	,	Purcha	se Price	\$250),000		Down Payment		20)%			
		Down P	ayment	\$50	,000		Closing Costs		4	%			
		Estimated C	Closing Costs	\$10	,000		Interest Rate		4.50	00%			
		Rehab E	xpenses	\$	0		PM Fee		8	%			
		Acquisit	tion Fee	\$3,	995		Vacancy/Repairs		6	%			
	The same of the sa	Total Propert	y Investment	\$63	,995	An	nual Apprec. (YR 1-	-2)	91	%			
						An	nual Apprec. (YR 3-	-5)	7:				
				me Breakdown			nnual Apprec. (YR 6		31				
		Monthly Rent \$1,650				Annual Rent Increase			4%				
		Monthly Principal & Interest Monthly Taxes			\$1,013 \$83		Closing Costs on Future Sale Cash on Cash ROI			6%			
						Annual Austra	E.V.		20.4	20 V			
		Monthly PITI M		\$1,	172	Annual Average Cash on Cash ROI	5 Year 6.52%	10 Year 9.28%	20 Year 16.50%	30 Year 26.16%			
						C on C + PR	11.48%	14.57%	22.59%	33.28%			
Year Built Square Feet Bedrooms	Bathrooms		Ret	urns		C on C + PR +Deprec.	15.45%	18.55%	26.57%	37.26%			
2021 1774 4	2	Сар	Rate	6.4	1%	C on C + PR + Deprec. + Apprec.	41.65%	39.96%	47.67%	60.51%			
Year	1	2	3	Income / Expenses	5	10	15	20	25	30			
Gross Rent	\$19,800	\$20,592	\$21,416	\$22,272	\$23,163	\$28,182	\$34,287	\$41,716	\$50,753	\$61,749			
Taxes	\$1,000	\$1,090	\$1,188	\$1,224	\$1,260	\$1,461	\$1,694	\$1,964	\$2,277	\$2,639			
Insurance HOA	\$900	\$900 \$300	\$900 \$300	\$900 \$300	\$900 \$300	\$900 \$300	\$900	\$900 \$300	\$900 \$300	\$900 \$300			
HUA Property Management	\$300	\$1,647	\$300	\$300	\$300	\$300	\$300	\$3,00	\$4,060	\$4,940			
Vacancy/Repairs	\$0	\$1,236	\$1,285	\$1,336	\$1,390	\$1,691	\$2,057	\$2,503	\$3,045	\$3,705			
Net Operating Income	\$16,016	\$15,419	\$16,029	\$16,730	\$17,460	\$21,575	\$26,593	\$32,712	\$40,171	\$49,265			
Annual Principal and Interest	\$12,160	\$12,160	\$12,160	\$12,160	\$12,160	\$12,160	\$12,160	\$12,160	\$12,160	\$12,160			
Gross Profits	\$3,856	\$3,259	\$3,869	\$4,570	\$5,299	\$9,414	\$14,433	\$20,551	\$28,011	\$37,105			
Monthly Cash Flow Property Investment	\$321 \$63,995	\$272 \$63,995	\$322 \$63,995	\$381 \$63,995	\$442 \$63,995	\$785 \$63,995	\$1,203 \$63,995	\$1,713 \$63,995	\$2,334 \$63,995	\$3,092 \$63,995			
										203,333			
C on C ROI	6.02%	5.09%	6.05%	7.14%	8.28%	14.71%	22.55%	32.11%	43.77%	57.98%			
									43.77% 52.76%	57.98% 68.40%			
C on C ROI C on C + PR	6.02% 10.74%	5.09% 9.93%	6.05% 11.00% An	7.14% 12.22% Inual Appreciation/I	8.28% 13.49% ROI	14.71% 20.64%	22.55%	32.11% 39.90%	52.76%	68.40%			
C on C ROI	6.02%	5.09%	6.05% 11.00%	7.14% 12.22%	8.28% 13.49%	14.71%	22.55%	32.11%					
C on C ROI C on C + PR Year	6.02% 10.74%	5.09% 9.93% 2	6.05% 11.00% An	7.14% 12.22% Inual Appreciation/f	8.28% 13.49% ROI	14.71% 20.64%	22.55% 29.33% 15	32.11% 39.90% 20	52.76% 25	68.40%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI	1.74% \$3,018 \$0.00%	5.09% 9.93% 2 \$6,187 \$22,500 35.16%	6.05% 11.00% An 3 \$9,514 \$19,075 29.81%	7.14% 12.22% mual Appreciation/t 4 \$13,007 \$20,410 31.89%	8.28% 13.49% 80I 5 \$16,673 \$21,839 34.13%	14.71% 20.64% 10 \$37,936 \$11,272 17.61%	22.55% 29.33% 15 \$65,052 \$13,067 20.42%	32.11% 39.90% 20 \$99,635 \$15,148 23.67%	52.76% 25 \$143,742 \$17,561 27.44%	\$200,000 \$20358 31.81%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain	1 \$3,018 \$0 0.00% \$0	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575	7.14% 12.22% nual Appreciation/t 4 \$13,007 \$20,410 31.89% \$61,985	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087	52.76% 25 \$143,742 \$17,561 27.44% \$352,924	\$200,000 \$20358 31.81% \$448,954			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale	1 \$3,018 \$0 0.00% \$0 \$38,018	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595	7.14% 12.22% nual Appreciation/t 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273	8.28% 13.49% ROI 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766	20 \$99,635 \$15,148 23.67% \$270,087 \$388,517	52.76% 25 \$143,742 \$17,561 27.44% \$352,924 \$510,491	\$200,000 \$20358 31.81% \$448,954 \$657,017			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74%	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09%	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81%	7.14% 12.22% nual Appreciation/t 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12%	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62%	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25%	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49.75%	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57%	25 \$143,742 \$17,561 27,44% \$352,924 \$510,491 80,20%	\$200,000 \$203,58 \$1.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec.	1 \$3,018 \$0 0.00% \$0 \$38,018	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595	7.14% 12.22% nual Appreciation/t 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273	8.28% 13.49% ROI 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766	20 \$99,635 \$15,148 23.67% \$270,087 \$388,517	52.76% 25 \$143,742 \$17,561 27.44% \$352,924 \$510,491	\$200,000 \$20358 31.81% \$448,954 \$657,017			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds In Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% Inual Appreciation/I 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98%	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98%	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% Inual Appreciation/I 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98%	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98%	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98%	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545 3.98%	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI Appreciation	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% nual Appreciation/i 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98%	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98%	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98%	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49,75% \$2,545 3.98%	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% nual Appreciation/i 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98% Slossary and Assumption Th	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98%	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98%	22.55% 29.33% 15 \$55,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545 3.98%	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Appreciation Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI Appreciation Appreciation Appreciation	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% nual Appreciation/6 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98% Slossary and Assumption The Return as C. Cap Rate is calcula	8.28% 13.49% 80I 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98% s e Appreciation value i	14.71% 20.64% 10 537,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98%	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545 3.98% ly. linvestment he Purchase Price.	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545 3.98%	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Apprecation ROI Cumulative Equity Gain Proceeds In Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI Appreciation Appreciation Cap Rate Cash on Cash Return Closing Costs	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% nual Appreciation/i 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98% Glossary and Assumption Th Return as ci	8.28% 13.49% 301 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98% 15 16 Appreciation value is alculated from Appreciated by dividing the Neuted by dividing the Neuted by dividing the Annil on an amount. 100K at an anount. 100K a	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98% s calculated cumulative ation to Total Property to Operating Income by to nual Net Cash Flow by tind belowe 5.5%, 100-13	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545 3.98% Investment the Purchase Price. he Total Property Inve 50K=5%, 150k-200K=4*	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545 3.98%	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Appreciation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI Appreciation Appreciation Cap Rate Cash on Cash Return Closing Costs Depreciation ROI	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98%	7.14% 12.22% nual Appreciation/i 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98% Glossary and Assumption Th Return as ci	8.28% 13.49% 801 5 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98% s e Appreciation value is alculated from Appreciated by dividing the Netted by dividing the Netted by dividing the Annil oan amount. 100K aurn based on depreciat	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98% s calculated cumulative ation to Total Property to Operating Income by the control of the c	22.55% 29.33% 15 \$65,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545 3.98% Investment the Purchase Price. he Total Property Inve 50K=5%, 150k-200K=4*	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545 3.98%	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Appreciation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI Appreciation Appreciation Appreciation ROI Cap Rate Cash on Cash Return Closing Costs Depreciation ROI	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98% The Cash or Percentage of closin	7.14% 12.22% Inual Appreciation/I 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98% Slossary and Assumption Th Return as c Cap Rate is calcula in Cash Return is	8.28% 13.49% 801 5.673 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98% 8 e Appreciation value i alculated from Appreceded by dividing the Netted by dividing the Assuming Average Assuming Assuming Average Assuming	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98% s calculated cumulative ation to Total Property to Operating Income by the company of the c	22.55% 29.33% 15 565,052 \$13,067 20.42% \$1196,632 \$286,766 49.75% \$2,545 3.98% Investment the Purchase Price. the Total Property Investment the Purchase Price.	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545 3.98% stment (TPI) %, & over 200K=3.5%	25 \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545	\$200,000 \$200,000 \$20,358 31.81% \$448,954 \$657,017 100.21%			
C on C ROI C on C + PR Year Principal Reduction Appreciation Appreciation ROI Cumulative Equity Gain Proceeds in Event of Sale ROI w/C on C + PR + Est. Apprec. Deprec. / Tax Savings Deprec. ROI Appreciation Appreciation Cap Rate Cash on Cash Return Closing Costs Depreciation ROI	6.02% 10.74% 1 \$3,018 \$0 0.00% \$0 \$38,018 10.74% \$2,545 3.98%	5.09% 9.93% 2 \$6,187 \$22,500 35.16% \$22,500 \$62,337.20 45.09% \$2,545 3.98%	6.05% 11.00% An 3 \$9,514 \$19,075 29.81% \$41,575 \$83,595 40.81% \$2,545 3.98% The Cash or Percentage of closin	7.14% 12.22% Inual Appreciation/I 4 \$13,007 \$20,410 31.89% \$61,985 \$106,273 44.12% \$2,545 3.98% Slossary and Assumption Th Return as c. Cap Rate is calcula In Cash Return is	8.28% 13.49% 13.49% 13.49% 15.6,673 \$16,673 \$21,839 34.13% \$83,824 \$130,468 47.62% \$2,545 3.98% 15 16 Appreciation value is a control to the	14.71% 20.64% 10 \$37,936 \$11,272 17.61% \$136,994 \$201,710 38.25% \$2,545 3.98% s calculated cumulative ation to Total Property to Operating Income by the control of the c	22.55% 29.33% 15 565,052 \$13,067 20.42% \$198,632 \$286,766 49.75% \$2,545 3.98% Investment the Purchase Price. the Total Property Inve 50K=5%, 150k-200K=4*	32.11% 39.90% 20 \$99,635 \$15,148 23.67% \$270,087 \$388,517 63.57% \$2,545 3.98% stment (TPI) %, & over 200K=3.5%	\$2.76% \$143,742 \$17,561 27.44% \$352,924 \$510,491 80.20% \$2,545 3.98%	68.40% 30 \$200,000 \$200,358 31.81% \$448,954 \$657,017 100.21% \$2,545 3.98%			
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