



ShipCalc2010

9/12/2012

M/T Sea Lion

Aframax Tanker

110,000 Dwt

Month/Year Built

01/2012

Country of Build

Japan

Flag

Liberian

Classed

ABS

Scheduled Delivery Date

12/1/2012

Project Analysis by:

John

Smith

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Project Capitalization & Finance Structure
Vessel Price

Delivery Date	12/1/2012
Purchase Price	\$55,000,000

Capitalization Costs

Project Fee	\$50,000
Finance Fee	\$50,000
Legal Fees	\$50,000
Inspection/Predelivery	\$50,000
Commissions	\$60,000
Misc. Expenses	\$60,000
Total Fees & Commissions	\$320,000

Working Capital

Cash	\$500,000
Dry Dock Budget	\$250,000
Total Working Capital	\$750,000

Total Project Cost	\$56,070,000
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Equity

Start-up Capital	\$1,070,000
Common Equity	\$14,640,000
Total Equity	\$15,710,000

Interest on Working Capital (Bank Deposit Rate)	2.50%
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Debt

Total Debt	\$40,360,000
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Debt Structure

Mortgage(s)	Mortgage 3	Mortgage 2	Mortgage1
Mortgage	\$2,290,000	\$5,000,000	\$33,080,000
Mortgage%	4.16%	9.09%	60.15%
Interest Rate*	4.00%	3.75%	3.50%
Payment Type	Straight Line	Straight Line	Straight Line
Schedule	Quarterly	Quarterly	Quarterly
Period	10	10	10
Balloon	\$2,280,000	\$0	\$2,280,000
Balloon %	4.15%	0.00%	4.15%

*see "Mortgage Schedule" for annual rates

Operating & Financing Expenses
General Operations Cost

Annual Days Off Hire	10
Charter Hire Commission Rate	3.25%
General Operating (perday) @ 365 Days Per Annum	\$8,000
Annual Escalation Rate	2.25%

Taxation & Depreciation

Tax Rate	0.00%
Scrap Price	\$8,500,000
Depreciation Period (years)	15
Annual Depreciation*	\$3,100,000

*Straight Line

Annual Operations Costs

Management Fees	\$20,000
Finance Fees	\$30,000
Insurance	\$30,000
Guarantee Fees	\$30,000
Maintenance & Repair	\$50,000
Misc. Expenses	\$50,000

Operating Cash Flow & Dry Docking Schedule

Yr	General Opex	Annual Opex	Dry Docking	Total Opex
1	\$2,920,000	\$210,000	\$0	\$3,130,000
2	\$2,985,700	\$210,000	\$0	\$3,195,700
3	\$3,052,860	\$210,000	\$250,000	\$3,512,860
4	\$3,121,480	\$210,000	\$0	\$3,331,480
5	\$3,191,560	\$210,000	\$0	\$3,401,560
6	\$3,263,470	\$210,000	\$0	\$3,473,470
7	\$3,336,830	\$210,000	\$350,000	\$3,896,830
8	\$3,412,020	\$210,000	\$0	\$3,622,020
9	\$3,488,670	\$210,000	\$0	\$3,698,670
10	\$3,567,150	\$210,000	\$0	\$3,777,150

Mortgage Finance

Yr	Open Book Value	Mortgage Principal	Mortgage Interest	Close Book Value
1	\$40,370,000	\$3,580,000	\$1,389,040	\$36,780,000
2	\$36,780,000	\$3,580,000	\$1,295,780	\$33,200,000
3	\$33,200,000	\$3,580,000	\$1,195,850	\$29,620,000
4	\$29,620,000	\$3,580,000	\$1,089,260	\$26,040,000
5	\$26,040,000	\$3,580,000	\$976,010	\$22,460,000
6	\$22,460,000	\$3,580,000	\$856,100	\$18,880,000
7	\$18,880,000	\$3,580,000	\$729,530	\$15,300,000
8	\$15,300,000	\$3,580,000	\$596,300	\$11,720,000
9	\$11,720,000	\$3,580,000	\$456,410	\$8,140,000
10	\$8,140,000	\$3,580,000	\$309,870	\$4,560,000

Charter-Hire Analysis

Annual Charter- Hire Analysis

Yr	Operations	Fixed Cost		Break-Even Charter-Hire	ROE Base Case		ROE%
		Total Mortgage	Total		10.0%	Charter-Hire	
1	\$3,418,440	\$4,969,040	\$8,387,480	\$23,590	\$28,160	\$25,000	3%
2	\$3,492,790	\$4,875,780	\$8,368,570	\$23,510	\$28,080	\$25,750	5%
3	\$3,814,520	\$4,775,850	\$8,590,370	\$24,490	\$29,130	\$26,520	4%
4	\$3,646,690	\$4,669,260	\$8,315,950	\$23,300	\$27,880	\$27,320	9%
5	\$3,726,230	\$4,556,010	\$8,282,240	\$23,180	\$27,750	\$28,140	11%
6	\$3,807,830	\$4,436,100	\$8,243,930	\$23,040	\$27,610	\$28,980	13%
7	\$4,236,370	\$4,309,530	\$8,545,900	\$24,240	\$28,880	\$29,850	12%
8	\$3,976,800	\$4,176,300	\$8,153,100	\$22,710	\$27,290	\$30,750	18%
9	\$4,064,060	\$4,036,410	\$8,100,470	\$22,530	\$27,100	\$31,670	20%
10	\$4,153,500	\$3,889,870	\$8,043,370	\$22,330	\$26,910	\$32,620	23%

Breakeven Hire = Fixed Cost/(Total Days - Offhire Days)

ROE = Return on Equity

Average Annual Charter- Hire Analysis

Yr	Operations	Fixed Cost		Ave.	Ave. ROE	Ave. Charter-Hire	Ave. ROE%
		Total Mortgage	Total	Break-Even Charter-Hire	Base Case 10.0%		
1	\$3,418,440	\$4,969,040	\$8,387,480	\$23,590	\$28,160	\$25,000	3%
2	\$3,492,790	\$4,875,780	\$8,368,570	\$23,550	\$28,120	\$25,380	4%
3	\$3,814,520	\$4,775,850	\$8,590,370	\$23,860	\$28,460	\$25,760	4%
4	\$3,646,690	\$4,669,260	\$8,315,950	\$23,720	\$28,310	\$26,150	4%
5	\$3,726,230	\$4,556,010	\$8,282,240	\$23,610	\$28,200	\$26,550	5%
6	\$3,807,830	\$4,436,100	\$8,243,930	\$23,520	\$28,100	\$26,950	6%
7	\$4,236,370	\$4,309,530	\$8,545,900	\$23,620	\$28,210	\$27,370	8%
8	\$3,976,800	\$4,176,300	\$8,153,100	\$23,510	\$28,100	\$27,790	8%
9	\$4,064,060	\$4,036,410	\$8,100,470	\$23,400	\$27,990	\$28,220	11%
10	\$4,153,500	\$3,889,870	\$8,043,370	\$23,290	\$27,880	\$28,660	12%

Breakeven Hire = Fixed Cost/(Total Days - Offhire Days)

ROE = Return on Equity

Project Return Summary - IRR% Case Examples
Sales Breakeven and Equity Payback Period - Base Case IRR

Yr	Cumulative Cash	Equity & Book	Equity Breakeven	Debt Book	Sale Breakeven	Base Case	
						IRR% 10	NPV 2%
1	\$1,252,470	\$15,710,000	-\$14,457,530	\$36,780,000	\$51,237,500	\$52,808,500	\$1,232,000
2	\$2,044,130	\$15,710,000	-\$13,665,870	\$33,200,000	\$46,865,900	\$50,114,700	\$2,522,000
3	\$2,750,360	\$15,710,000	-\$12,959,640	\$29,620,000	\$42,579,600	\$47,595,000	\$3,854,000
4	\$4,160,760	\$15,710,000	-\$11,549,240	\$26,040,000	\$37,589,200	\$44,477,100	\$5,238,000
5	\$5,900,650	\$15,710,000	-\$9,809,350	\$22,460,000	\$32,269,400	\$41,075,900	\$6,628,000
6	\$7,981,890	\$15,710,000	-\$7,728,110	\$18,880,000	\$26,608,100	\$37,351,200	\$8,004,000
7	\$9,914,240	\$15,710,000	-\$5,795,760	\$15,300,000	\$21,095,800	\$33,761,000	\$9,343,000
8	\$12,724,980	\$15,710,000	-\$2,985,020	\$11,720,000	\$14,705,000	\$29,291,400	\$10,654,000
9	\$15,920,330	\$15,710,000	\$210,330	\$8,140,000	\$7,929,700	\$24,348,100	\$11,881,000
10	\$19,515,790	\$15,710,000	\$3,805,790	\$4,560,000	\$754,200	\$18,868,500	\$12,994,000

Equity Payback Period = 8.66 Years

Internal Rate of Return (IRR) -Case Examples

Yr	Sale Breakeven	Low Case		Base Case		High Case	
		IRR% 5	NPV 2%	IRR% 10	NPV 2%	IRR% 15	NPV 2%
1	\$51,237,500	\$52,023,000	\$462,000	\$52,808,500	\$1,232,000	\$53,594,000	\$2,002,200
2	\$46,865,900	\$48,451,000	\$923,000	\$50,114,700	\$2,522,000	\$51,857,000	\$4,197,000
3	\$42,579,600	\$44,964,800	\$1,376,000	\$47,595,000	\$3,854,000	\$50,481,800	\$6,574,000
4	\$37,589,200	\$40,779,200	\$1,822,000	\$44,477,100	\$5,238,000	\$48,733,200	\$9,170,000
5	\$32,269,400	\$36,233,800	\$2,243,000	\$41,075,900	\$6,628,000	\$46,929,700	\$11,930,000
6	\$26,608,100	\$31,298,700	\$2,629,000	\$37,351,200	\$8,004,000	\$45,051,500	\$14,841,000
7	\$21,095,800	\$26,444,800	\$2,973,000	\$33,761,000	\$9,343,000	\$43,577,300	\$17,888,000
8	\$14,705,000	\$20,648,800	\$3,278,000	\$29,291,400	\$10,654,000	\$41,540,700	\$21,109,000
9	\$7,929,700	\$14,357,400	\$3,521,000	\$24,348,100	\$11,881,000	\$39,350,900	\$24,434,000
10	\$754,200	\$7,530,300	\$3,692,000	\$18,868,500	\$12,994,000	\$36,969,600	\$27,843,000

Project Return Analysis - IRR/NPV - ShipCalc Annual Return Summaries
IRR Analysis (1) - Target IRR and Annual Re-Sale Price(s)

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$52,809	10.0%	17.6%	18.7%	19.2%	19.2%	19.1%	18.7%	18.5%	18.3%	18.1%
\$50,115		10.0%	14.4%	16.5%	17.4%	17.8%	17.7%	17.7%	17.7%	17.6%
\$44,477			10.0%	13.7%	15.5%	16.4%	16.7%	17.0%	17.1%	17.2%
\$47,595			4.0%	10.0%	13.0%	14.7%	15.4%	16.0%	16.3%	16.6%
\$41,076				5.4%	10.0%	12.6%	13.9%	14.8%	15.5%	15.9%
\$37,351					6.2%	10.0%	12.0%	13.5%	14.4%	15.1%
\$33,761					2.0%	7.2%	10.0%	12.0%	13.4%	14.3%
\$29,291						3.0%	7.1%	10.0%	11.9%	13.1%
\$24,348							3.2%	7.4%	10.0%	11.8%
\$18,869								3.7%	7.5%	10.0%

Price = x/1000

NPV Analysis (1) - Target IRR Re-Sale Prices and NPV
NPV Discount Rate @ 2%

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$52,809	\$1,232	\$5,112	\$8,767	\$12,935	\$17,255	\$21,730	\$25,925	\$30,726	\$35,695	\$40,836
\$50,115	-\$1,409	\$2,522	\$6,228	\$10,446	\$14,815	\$19,338	\$23,579	\$28,427	\$33,441	\$38,626
\$47,595	-\$3,879	-\$620	\$3,854	\$8,118	\$12,533	\$17,100	\$21,386	\$26,276	\$31,333	\$36,559
\$44,477	-\$6,936	-\$3,617	\$916	\$5,238	\$9,709	\$14,331	\$18,672	\$23,615	\$28,724	\$34,002
\$41,076	-\$10,270	-\$6,886	-\$2,289	\$2,096	\$6,628	\$11,311	\$15,711	\$20,712	\$25,878	\$31,211
\$37,351	-\$13,922	-\$10,467	-\$5,799	-\$1,345	\$3,255	\$8,004	\$12,468	\$17,533	\$22,761	\$28,156
\$33,761	-\$17,442	-\$13,917	-\$9,182	-\$4,662	\$3	\$4,816	\$9,343	\$14,469	\$19,757	\$25,211
\$29,291	-\$21,824	-\$18,213	-\$13,394	-\$8,791	-\$4,045	\$847	\$5,452	\$10,654	\$16,017	\$21,544
\$24,348	-\$26,670	-\$22,965	-\$18,052	-\$13,358	-\$8,523	-\$3,543	\$1,148	\$6,435	\$11,881	\$17,489
\$18,869	-\$32,042	-\$28,232	-\$23,216	-\$18,420	-\$13,486	-\$8,408	-\$3,622	\$1,758	\$7,296	\$12,994

Price = x/1000

IRR Analysis (2) - Sale Price Assumptions and IRR Equivalents

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000				0.7%	6.9%	10.5%	12.3%	13.7%	14.6%	15.2%
\$39,000				2.3%	8.0%	11.2%	12.8%	14.1%	14.9%	15.4%
\$40,000				3.8%	9.0%	11.9%	13.3%	14.5%	15.2%	15.7%
\$41,000				5.3%	9.9%	12.5%	13.8%	14.8%	15.4%	15.9%
\$42,000				6.7%	10.9%	13.2%	14.3%	15.2%	15.7%	16.1%
\$43,000			0.9%	8.1%	11.7%	13.8%	14.7%	15.5%	16.0%	16.3%
\$44,000			3.0%	9.4%	12.6%	14.4%	15.2%	15.8%	16.2%	16.5%
\$45,000			5.1%	10.7%	13.5%	15.0%	15.6%	16.2%	16.5%	16.7%
\$46,000			7.0%	11.9%	14.3%	15.5%	16.0%	16.5%	16.7%	16.9%
\$47,000		0.4%	8.9%	13.0%	15.1%	16.1%	16.5%	16.8%	17.0%	17.0%

Price = x/1000

NPV Analysis (2) - Sale Price Assumptions and Net Present Values
NPV Discount Rate @ 2%

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000	-\$13,286	-\$9,122	-\$5,188	-\$746	\$3,842	\$8,580	\$13,033	\$18,087	\$23,304	\$28,688
\$39,000	-\$12,306	-\$8,161	-\$4,245	\$178	\$4,748	\$9,468	\$13,903	\$18,941	\$24,141	\$29,509
\$40,000	-\$11,325	-\$7,200	-\$3,303	\$1,102	\$5,654	\$10,356	\$14,774	\$19,794	\$24,978	\$30,329
\$41,000	-\$10,345	-\$6,239	-\$2,361	\$2,026	\$6,559	\$11,244	\$15,645	\$20,648	\$25,814	\$31,149
\$42,000	-\$9,364	-\$5,277	-\$1,418	\$2,950	\$7,465	\$12,132	\$16,515	\$21,501	\$26,651	\$31,970
\$43,000	-\$8,384	-\$4,316	-\$476	\$3,873	\$8,371	\$13,020	\$17,386	\$22,354	\$27,488	\$32,790
\$44,000	-\$7,404	-\$3,355	\$466	\$4,797	\$9,277	\$13,908	\$18,256	\$23,208	\$28,325	\$33,610
\$45,000	-\$6,423	-\$2,394	\$1,409	\$5,721	\$10,182	\$14,796	\$19,127	\$24,061	\$29,161	\$34,431
\$46,000	-\$5,443	-\$1,433	\$2,351	\$6,645	\$11,088	\$15,684	\$19,997	\$24,915	\$29,998	\$35,251
\$47,000	-\$4,463	-\$472	\$3,293	\$7,569	\$11,994	\$16,572	\$20,868	\$25,768	\$30,835	\$36,071

Price = x/1000

Project Return Analysis - IRR/NPV - Target Year
IRR Analysis (3) - Target Year - Estimated Sale Price & IRR Spread Analysis

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000				0.7%	6.9%	10.5%	12.3%	13.7%	14.6%	15.2%
\$39,000				2.3%	8.0%	11.2%	12.8%	14.1%	14.9%	15.4%
\$40,000				3.8%	9.0%	11.9%	13.3%	14.5%	15.2%	15.7%
\$41,000				5.3%	9.9%	12.5%	13.8%	14.8%	15.4%	15.9%
\$42,000				6.7%	10.9%	13.2%	14.3%	15.2%	15.7%	16.1%
\$43,000			0.9%	8.1%	11.7%	13.8%	14.7%	15.5%	16.0%	16.3%
\$44,000			3.0%	9.4%	12.6%	14.4%	15.2%	15.8%	16.2%	16.5%
\$45,000			5.1%	10.7%	13.5%	15.0%	15.6%	16.2%	16.5%	16.7%
\$46,000			7.0%	11.9%	14.3%	15.5%	16.0%	16.5%	16.7%	16.9%
\$47,000		0.4%	8.9%	13.0%	15.1%	16.1%	16.5%	16.8%	17.0%	17.0%

Price = x/1000

NPV Analysis (3) - Target Year - Estimated Sale Price & NPV Spread Analysis
NPV Discount Rate @ 2 %

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000	-\$13,286	-\$9,122	-\$5,188	-\$746	\$3,842	\$8,580	\$13,033	\$18,087	\$23,304	\$28,688
\$39,000	-\$12,306	-\$8,161	-\$4,245	\$178	\$4,748	\$9,468	\$13,903	\$18,941	\$24,141	\$29,509
\$40,000	-\$11,325	-\$7,200	-\$3,303	\$1,102	\$5,654	\$10,356	\$14,774	\$19,794	\$24,978	\$30,329
\$41,000	-\$10,345	-\$6,239	-\$2,361	\$2,026	\$6,559	\$11,244	\$15,645	\$20,648	\$25,814	\$31,149
\$42,000	-\$9,364	-\$5,277	-\$1,418	\$2,950	\$7,465	\$12,132	\$16,515	\$21,501	\$26,651	\$31,970
\$43,000	-\$8,384	-\$4,316	-\$476	\$3,873	\$8,371	\$13,020	\$17,386	\$22,354	\$27,488	\$32,790
\$44,000	-\$7,404	-\$3,355	\$466	\$4,797	\$9,277	\$13,908	\$18,256	\$23,208	\$28,325	\$33,610
\$45,000	-\$6,423	-\$2,394	\$1,409	\$5,721	\$10,182	\$14,796	\$19,127	\$24,061	\$29,161	\$34,431
\$46,000	-\$5,443	-\$1,433	\$2,351	\$6,645	\$11,088	\$15,684	\$19,997	\$24,915	\$29,998	\$35,251
\$47,000	-\$4,463	-\$472	\$3,293	\$7,569	\$11,994	\$16,572	\$20,868	\$25,768	\$30,835	\$36,071

Price = x/1000

Project Return Summary - (M)IRR% Case Examples
IRR/(M)IRR Base Case Variance

Yr	Sale	Base Case IRR & NPV		Base Case MIRR & NPV		(+ MIRR Price v IRR Price	
	Break-Even	IRR% 10	NPV 2%	MIRR% 10	NPV 2%	(+) Mirr Price	(+) NPV
1	\$51,237,500	\$52,808,500	\$1,232,000	\$52,808,500	\$1,232,000	\$0	\$0
2	\$46,865,900	\$50,114,700	\$2,522,000	\$50,139,800	\$2,546,000	\$25,100	\$24,000
3	\$42,579,600	\$47,595,000	\$3,854,000	\$47,688,600	\$3,942,000	\$93,600	\$88,000
4	\$37,589,200	\$44,477,100	\$5,238,000	\$44,684,600	\$5,430,000	\$207,500	\$192,000
5	\$32,269,400	\$41,075,900	\$6,628,000	\$41,484,500	\$6,998,000	\$408,600	\$370,000
6	\$26,608,100	\$37,351,200	\$8,004,000	\$38,077,000	\$8,648,000	\$725,800	\$644,000
7	\$21,095,800	\$33,761,000	\$9,343,000	\$34,953,600	\$10,381,000	\$1,192,600	\$1,038,000
8	\$14,705,000	\$29,291,400	\$10,654,000	\$31,113,700	\$12,210,000	\$1,822,300	\$1,556,000
9	\$7,929,700	\$24,348,100	\$11,881,000	\$27,029,400	\$14,124,000	\$2,681,300	\$2,243,000
10	\$754,200	\$18,868,500	\$12,994,000	\$22,688,000	\$16,127,000	\$3,819,500	\$3,133,000

Re-Investment Rate @ 5 %

MODIFIED Internal Rate of Return (MIRR) - Case Examples

Yr	Sale Breakeven	Low Case		Base Case		High Case	
		MIRR% 5	NPV 2%	MIRR% 10	NPV 2%	MIRR% 15	NPV 2%
1	\$51,237,500	\$52,023,000	\$462,000	\$52,808,500	\$1,232,000	\$53,594,000	\$2,002,000
2	\$46,865,900	\$48,451,000	\$923,000	\$50,139,800	\$2,546,000	\$51,907,200	\$4,245,000
3	\$42,579,600	\$44,964,800	\$1,376,000	\$47,688,600	\$3,942,000	\$50,671,500	\$6,753,000
4	\$37,589,200	\$40,779,200	\$1,822,000	\$44,684,600	\$5,430,000	\$49,160,500	\$9,565,000
5	\$32,269,400	\$36,233,800	\$2,243,000	\$41,484,500	\$6,998,000	\$47,781,800	\$12,702,000
6	\$26,608,100	\$31,298,700	\$2,629,000	\$38,077,000	\$8,648,000	\$46,584,000	\$16,202,000
7	\$21,095,800	\$26,444,800	\$2,973,000	\$34,953,600	\$10,381,000	\$46,128,200	\$20,109,000
8	\$14,705,000	\$20,648,800	\$3,278,000	\$31,113,700	\$12,210,000	\$45,495,200	\$24,484,000
9	\$7,929,700	\$14,357,400	\$3,521,000	\$27,029,400	\$14,124,000	\$45,251,800	\$29,372,000
10	\$754,200	\$7,530,300	\$3,692,000	\$22,688,000	\$16,127,000	\$45,496,100	\$34,838,000

Re-Investment Rate @ 5 %

Project Return Analysis - (M)IRR/NPV - ShipCalc Annual Return Summaries
(M)IRR Analysis (1) - Target (M)IRR and Annual Re-Sale Price(s)

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$52,809	10.0%	17.5%	18.3%	18.6%	18.4%	18.1%	17.5%	17.1%	16.6%	16.3%
\$50,140		10.0%	14.1%	16.0%	16.7%	16.8%	16.5%	16.3%	16.1%	15.8%
\$47,689		2.7%	10.0%	13.4%	14.9%	15.6%	15.6%	15.6%	15.6%	15.4%
\$44,685			4.5%	10.0%	12.7%	14.0%	14.4%	14.8%	14.9%	14.9%
\$41,485				6.0%	10.0%	12.1%	13.1%	13.8%	14.1%	14.3%
\$38,077				1.1%	6.9%	10.0%	11.5%	12.6%	13.2%	13.6%
\$34,954					3.6%	7.8%	10.0%	11.5%	12.4%	12.9%
\$31,114						4.8%	7.9%	10.0%	11.3%	12.1%
\$27,029						1.1%	5.4%	8.2%	10.0%	11.1%
\$22,688							2.2%	6.1%	8.5%	10.0%

Price = x/1000

Re-Investment Rate @ 5 %

NPV Analysis (1) - Target (M)IRR Re-sale Prices and NPV
NPV Discount Rate @ 2 %

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$52,809	\$1,232	\$5,112	\$8,767	\$12,935	\$17,255	\$21,730	\$25,925	\$30,726	\$35,695	\$40,836
\$50,140	-\$1,384	\$2,546	\$6,252	\$10,469	\$14,838	\$19,360	\$23,601	\$28,448	\$33,462	\$38,647
\$47,689	-\$3,787	\$190	\$3,942	\$8,205	\$12,618	\$17,183	\$21,467	\$26,356	\$31,411	\$36,636
\$44,685	-\$6,733	-\$2,697	\$1,112	\$5,430	\$9,897	\$14,516	\$18,852	\$23,792	\$28,897	\$34,172
\$41,485	-\$9,870	-\$5,773	-\$1,904	\$2,473	\$6,998	\$11,674	\$16,066	\$21,061	\$26,220	\$31,547
\$38,077	-\$13,211	-\$9,048	-\$5,115	-\$675	\$3,912	\$8,648	\$13,100	\$18,153	\$23,368	\$28,751
\$34,954	-\$16,273	-\$12,050	-\$8,058	-\$3,560	\$1,083	\$5,875	\$10,381	\$15,487	\$20,755	\$26,189
\$31,114	-\$20,037	-\$15,741	-\$11,677	-\$7,108	-\$2,395	\$2,465	\$7,038	\$12,210	\$17,542	\$23,039
\$27,029	-\$24,042	-\$19,667	-\$15,525	-\$10,881	-\$6,094	-\$1,162	\$3,482	\$8,724	\$14,124	\$19,688
\$22,688	-\$28,298	-\$23,839	-\$19,616	-\$14,892	-\$10,026	-\$5,017	-\$297	\$5,018	\$10,492	\$16,127

Price = x/1000

Re-Investment Rate @ 5 %

(M)IRR Analysis (2) - Sale Price Assumptions and (M)IRR Equivalents

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000	0.0%	0.0%	0.0%	1.0%	6.8%	9.9%	11.5%	12.6%	13.2%	13.6%
\$39,000		0.0%	0.0%	2.5%	7.7%	10.6%	12.0%	12.9%	13.5%	13.8%
\$40,000			0.0%	3.9%	8.7%	11.2%	12.4%	13.3%	13.7%	14.0%
\$41,000				5.3%	9.6%	11.8%	12.9%	13.6%	14.0%	14.2%
\$42,000				6.6%	10.4%	12.4%	13.3%	13.9%	14.2%	14.4%
\$43,000			1.1%	7.9%	11.3%	13.0%	13.7%	14.2%	14.5%	14.5%
\$44,000			3.1%	9.2%	12.1%	13.6%	14.1%	14.5%	14.7%	14.7%
\$45,000			5.1%	10.4%	12.9%	14.1%	14.6%	14.9%	14.9%	14.9%
\$46,000			7.0%	11.5%	13.7%	14.7%	14.9%	15.2%	15.2%	15.1%
\$47,000		0.5%	8.8%	12.7%	14.4%	15.2%	15.3%	15.4%	15.4%	15.3%

Price = x/1000

Re-Investment Rate @ 5 %

NPV Analysis (2) - Sale Price Assumptions and NPV
NPV Discount Rate @ 2 %

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000	-\$13,286	-\$9,122	-\$5,188	-\$746	\$3,842	\$8,580	\$13,033	\$18,087	\$23,304	\$28,688
\$39,000	-\$12,306	-\$8,161	-\$4,245	\$178	\$4,748	\$9,468	\$13,903	\$18,941	\$24,141	\$29,509
\$40,000	-\$11,325	-\$7,200	-\$3,303	\$1,102	\$5,654	\$10,356	\$14,774	\$19,794	\$24,978	\$30,329
\$41,000	-\$10,345	-\$6,239	-\$2,361	\$2,026	\$6,559	\$11,244	\$15,645	\$20,648	\$25,814	\$31,149
\$42,000	-\$9,364	-\$5,277	-\$1,418	\$2,950	\$7,465	\$12,132	\$16,515	\$21,501	\$26,651	\$31,970
\$43,000	-\$8,384	-\$4,316	-\$476	\$3,873	\$8,371	\$13,020	\$17,386	\$22,354	\$27,488	\$32,790
\$44,000	-\$7,404	-\$3,355	\$466	\$4,797	\$9,277	\$13,908	\$18,256	\$23,208	\$28,325	\$33,610
\$45,000	-\$6,423	-\$2,394	\$1,409	\$5,721	\$10,182	\$14,796	\$19,127	\$24,061	\$29,161	\$34,431
\$46,000	-\$5,443	-\$1,433	\$2,351	\$6,645	\$11,088	\$15,684	\$19,997	\$24,915	\$29,998	\$35,251
\$47,000	-\$4,463	-\$472	\$3,293	\$7,569	\$11,994	\$16,572	\$20,868	\$25,768	\$30,835	\$36,071

Price = x/1000

Re-Investment Rate @ 5 %

Project Return Analysis - (M)IRR/NPV - Target Year
(M)IRR Analysis (3) - Target Year - Estimated Sale Price(s) and (M)IRR Spread Analysis

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000				1.0%	6.8%	9.9%	11.5%	12.6%	13.2%	13.6%
\$39,000				2.5%	7.7%	10.6%	12.0%	12.9%	13.5%	13.8%
\$40,000				3.9%	8.7%	11.2%	12.4%	13.3%	13.7%	14.0%
\$41,000				5.3%	9.6%	11.8%	12.9%	13.6%	14.0%	14.2%
\$42,000				6.6%	10.4%	12.4%	13.3%	13.9%	14.2%	14.4%
\$43,000			1.1%	7.9%	11.3%	13.0%	13.7%	14.2%	14.5%	14.5%
\$44,000			3.1%	9.2%	12.1%	13.6%	14.1%	14.5%	14.7%	14.7%
\$45,000			5.1%	10.4%	12.9%	14.1%	14.6%	14.9%	14.9%	14.9%
\$46,000			7.0%	11.5%	13.7%	14.7%	14.9%	15.2%	15.2%	15.1%
\$47,000		0.5%	8.8%	12.7%	14.4%	15.2%	15.3%	15.4%	15.4%	15.3%

Price = x/1000

Re-Investment Rate @ 5 %

NPV Analysis (3) - Target Year - Estimated Sale Price(s) and NPV Spread Analysis
NPV Discount Rate @ 2 %

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Price/Rate	\$25,000	\$25,750	\$26,520	\$27,320	\$28,140	\$28,980	\$29,850	\$30,750	\$31,670	\$32,620
\$38,000	-\$13,286	-\$9,122	-\$5,188	-\$746	\$3,842	\$8,580	\$13,033	\$18,087	\$23,304	\$28,688
\$39,000	-\$12,306	-\$8,161	-\$4,245	\$178	\$4,748	\$9,468	\$13,903	\$18,941	\$24,141	\$29,509
\$40,000	-\$11,325	-\$7,200	-\$3,303	\$1,102	\$5,654	\$10,356	\$14,774	\$19,794	\$24,978	\$30,329
\$41,000	-\$10,345	-\$6,239	-\$2,361	\$2,026	\$6,559	\$11,244	\$15,645	\$20,648	\$25,814	\$31,149
\$42,000	-\$9,364	-\$5,277	-\$1,418	\$2,950	\$7,465	\$12,132	\$16,515	\$21,501	\$26,651	\$31,970
\$43,000	-\$8,384	-\$4,316	-\$476	\$3,873	\$8,371	\$13,020	\$17,386	\$22,354	\$27,488	\$32,790
\$44,000	-\$7,404	-\$3,355	\$466	\$4,797	\$9,277	\$13,908	\$18,256	\$23,208	\$28,325	\$33,610
\$45,000	-\$6,423	-\$2,394	\$1,409	\$5,721	\$10,182	\$14,796	\$19,127	\$24,061	\$29,161	\$34,431
\$46,000	-\$5,443	-\$1,433	\$2,351	\$6,645	\$11,088	\$15,684	\$19,997	\$24,915	\$29,998	\$35,251
\$47,000	-\$4,463	-\$472	\$3,293	\$7,569	\$11,994	\$16,572	\$20,868	\$25,768	\$30,830	\$36,071

Price = x/1000

Re-Investment Rate @ 5 %

Project Cash Flows

Net Operating Income

Yr	Operating Days	Charter Rate	Operating Income	Operating Expenses	Dry Docking	Net Operating Income
1	355	\$25,000	\$8,874,960	\$3,418,440	\$0	\$5,456,520
2	355	\$25,750	\$9,141,240	\$3,492,790	\$0	\$5,648,450
3	350	\$26,520	\$9,282,000	\$3,564,520	\$250,000	\$5,467,480
4	355	\$27,320	\$9,698,640	\$3,646,690	\$0	\$6,051,950
5	355	\$28,140	\$9,989,760	\$3,726,230	\$0	\$6,263,530
6	355	\$28,980	\$10,287,960	\$3,807,830	\$0	\$6,480,130
7	350	\$29,850	\$10,447,470	\$3,886,370	\$350,000	\$6,211,100
8	355	\$30,750	\$10,916,280	\$3,976,800	\$0	\$6,939,480
9	355	\$31,670	\$11,242,800	\$4,064,060	\$0	\$7,178,740
10	355	\$32,620	\$11,580,120	\$4,153,500	\$0	\$7,426,620

Net Operating Profit

Yr	Operating Income	Operation Expenses	Net Operating Income	Interest Income	Principal Payments	Interest Payments	Net Operating Profit
1	\$8,874,960	\$3,418,440	\$5,456,520	\$14,990	\$3,580,000	\$1,389,050	\$502,470
2	\$9,141,240	\$3,492,790	\$5,648,450	\$18,990	\$3,580,000	\$1,295,780	\$791,660
3	\$9,282,000	\$3,814,520	\$5,467,480	\$14,600	\$3,580,000	\$1,195,850	\$706,230
4	\$9,698,640	\$3,646,690	\$6,051,950	\$27,710	\$3,580,000	\$1,089,260	\$1,410,400
5	\$9,989,760	\$3,726,230	\$6,263,530	\$32,370	\$3,580,000	\$976,010	\$1,739,890
6	\$10,287,960	\$3,807,830	\$6,480,130	\$37,210	\$3,580,000	\$856,100	\$2,081,240
7	\$10,447,470	\$4,236,370	\$6,211,100	\$30,780	\$3,580,000	\$729,540	\$1,932,350
8	\$10,916,280	\$3,976,800	\$6,939,480	\$47,560	\$3,580,000	\$596,300	\$2,810,740
9	\$11,242,800	\$4,064,060	\$7,178,740	\$53,020	\$3,580,000	\$456,420	\$3,195,350
10	\$11,580,120	\$4,153,500	\$7,426,620	\$58,710	\$3,580,000	\$309,870	\$3,595,460

Net Income

Yr	Net Operating Income	Depreciation Deduction	Interest Deduction	Loss Carry Forward	Net Taxable Income	Tax	Net Income
1	\$5,456,520	\$3,100,000	\$1,389,040		\$982,460	\$0	\$982,460
2	\$5,648,450	\$3,100,000	\$1,295,780	\$0	\$1,271,660	\$0	\$1,271,660
3	\$5,467,480	\$3,100,000	\$1,195,850	\$0	\$1,186,240	\$0	\$1,186,240
4	\$6,051,950	\$3,100,000	\$1,089,260	\$0	\$1,890,400	\$0	\$1,890,400
5	\$6,263,530	\$3,100,000	\$976,010	\$0	\$2,219,900	\$0	\$2,219,900
6	\$6,480,130	\$3,100,000	\$856,100	\$0	\$2,561,240	\$0	\$2,561,240
7	\$6,211,100	\$3,100,000	\$729,530	\$0	\$2,412,350	\$0	\$2,412,350
8	\$6,939,480	\$3,100,000	\$596,300	\$0	\$3,290,740	\$0	\$3,290,740
9	\$7,178,740	\$3,100,000	\$456,410	\$0	\$3,675,350	\$0	\$3,675,350
10	\$7,426,620	\$3,100,000	\$309,870	\$0	\$4,075,460	\$0	\$4,075,460

Project Cash Flows

Cash Account

Yr	Open Cash	Net Operating Profit	Interest Income	Tax Payments	Cash Flow (after tax)	Dividends Paid	Close Cash
1	\$750,000	\$487,480	\$14,990	\$0	\$502,470	-\$502,470	\$750,000
2	\$750,000	\$772,670	\$18,990	\$0	\$791,660	-\$791,660	\$750,000
3	\$750,000	\$691,630	\$14,600	\$0	\$706,230	-\$706,230	\$750,000
4	\$750,000	\$1,382,690	\$27,710	\$0	\$1,410,400	-\$1,410,400	\$750,000
5	\$750,000	\$1,707,520	\$32,370	\$0	\$1,739,890	-\$1,739,890	\$750,000
6	\$750,000	\$2,044,030	\$37,210	\$0	\$2,081,240	-\$2,081,240	\$750,000
7	\$750,000	\$1,901,570	\$30,780	\$0	\$1,932,350	-\$1,932,350	\$750,000
8	\$750,000	\$2,763,180	\$47,560	\$0	\$2,810,740	-\$2,810,740	\$750,000
9	\$750,000	\$3,142,330	\$53,020	\$0	\$3,195,350	-\$3,195,350	\$750,000
10	\$750,000	\$3,536,750	\$58,710	\$0	\$3,595,460	-\$3,595,460	\$750,000

**Positive number = "Paid-in" capital*

Mortgage Finance

Yr	Open Book Value	Mortgage Principal	Mortgage Interest	Close Book Value
1	\$40,370,000	\$3,580,000	\$1,389,040	\$36,780,000
2	\$36,780,000	\$3,580,000	\$1,295,780	\$33,200,000
3	\$33,200,000	\$3,580,000	\$1,195,850	\$29,620,000
4	\$29,620,000	\$3,580,000	\$1,089,260	\$26,040,000
5	\$26,040,000	\$3,580,000	\$976,010	\$22,460,000
6	\$22,460,000	\$3,580,000	\$856,100	\$18,880,000
7	\$18,880,000	\$3,580,000	\$729,530	\$15,300,000
8	\$15,300,000	\$3,580,000	\$596,300	\$11,720,000
9	\$11,720,000	\$3,580,000	\$456,410	\$8,140,000
10	\$8,140,000	\$3,580,000	\$309,870	\$4,560,000

Mortgage Financing

Mortgage 1

Yr	Open Book Value	Mortgage Principal	Interest Rate	Mortgage Interest	Close Book Value
1	\$33,080,000	\$3,080,000	3.50%	\$1,117,380	\$30,000,000
2	\$30,000,000	\$3,080,000	3.60%	\$1,038,420	\$26,920,000
3	\$26,920,000	\$3,080,000	3.70%	\$953,310	\$23,840,000
4	\$23,840,000	\$3,080,000	3.80%	\$862,030	\$20,760,000
5	\$20,760,000	\$3,080,000	3.90%	\$764,600	\$17,680,000
6	\$17,680,000	\$3,080,000	4.00%	\$661,000	\$14,600,000
7	\$14,600,000	\$3,080,000	4.10%	\$551,250	\$11,520,000
8	\$11,520,000	\$3,080,000	4.20%	\$435,330	\$8,440,000
9	\$8,440,000	\$3,080,000	4.30%	\$313,260	\$5,360,000
10	\$5,360,000	\$3,080,000	4.40%	\$185,020	\$2,280,000

Mortgage 2

Yr	Open Book Value	Mortgage Principal	Interest Rate	Mortgage Interest	Close Book Value
1	\$5,000,000	\$500,000	3.75%	\$180,470	\$4,500,000
2	\$4,500,000	\$500,000	3.80%	\$163,880	\$4,000,000
3	\$4,000,000	\$500,000	3.85%	\$146,780	\$3,500,000
4	\$3,500,000	\$500,000	3.90%	\$129,190	\$3,000,000
5	\$3,000,000	\$500,000	3.95%	\$111,090	\$2,500,000
6	\$2,500,000	\$500,000	4.00%	\$92,500	\$2,000,000
7	\$2,000,000	\$500,000	4.05%	\$73,410	\$1,500,000
8	\$1,500,000	\$500,000	4.10%	\$53,810	\$1,000,000
9	\$1,000,000	\$500,000	4.15%	\$33,720	\$500,000
10	\$500,000	\$500,000	4.20%	\$13,130	\$0

Mortgage 3

Yr	Open Book Value	Mortgage Principal	Interest Rate	Mortgage Interest	Close Book Value
1	\$2,290,000	\$0	4.00%	\$91,200	\$2,280,000
2	\$2,280,000	\$0	4.10%	\$93,480	\$2,280,000
3	\$2,280,000	\$0	4.20%	\$95,760	\$2,280,000
4	\$2,280,000	\$0	4.30%	\$98,040	\$2,280,000
5	\$2,280,000	\$0	4.40%	\$100,320	\$2,280,000
6	\$2,280,000	\$0	4.50%	\$102,600	\$2,280,000
7	\$2,280,000	\$0	4.60%	\$104,880	\$2,280,000
8	\$2,280,000	\$0	4.70%	\$107,160	\$2,280,000
9	\$2,280,000	\$0	4.80%	\$109,440	\$2,280,000
10	\$2,280,000	\$0	4.90%	\$111,720	\$2,280,000