

Projected Income and Expense Assumptions - Months 1-12

Assumptions	01-2010	02-2010	03-2010	04-2010	05-2010	06-2010	07-2010	08-2010	09-2010	10-2010	11-2010	12-2010
INCOME												
Gross Scheduled Rent Income	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700
Other Income	0	0	0	0	0	0	0	0	0	0	0	0
VACANCY & CREDIT ALLOWANCE	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
EXPENSES												
Accounting	1,250	0	0	0	0	0	1,250	0	0	0	0	0
Advertising	0	0	0	0	0	0	0	0	0	0	0	0
Insurance (fire and liab.)	14,650	0	0	0	0	0	14,650	0	0	0	0	0
Janitorial Service	0	0	0	0	0	0	0	0	0	0	0	0
Lawn/Snow	1,850	0	0	1,850	0	0	1,850	0	0	1,850	0	0
Legal	3,100	0	0	0	0	0	3,100	0	0	0	0	0
Licenses	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	800	0	0	800	0	0	800	0	0	800	0	0
Property Management	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Repairs and Maintenance	29,300	0	0	0	0	0	0	0	0	0	0	0
Resident Superintendent	0	0	0	0	0	0	0	0	0	0	0	0
Supplies	1,850	0	0	1,850	0	0	1,850	0	0	1,850	0	0
Taxes												
Real Estate	21,300	0	0	0	0	0	21,300	0	0	0	0	0
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0
Trash Removal	4,650	0	0	4,650	0	0	4,650	0	0	4,650	0	0
Utilities												
Electricity	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017
Fuel Oil	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0	0	0	0	0	0	0	0	0	0	0	0
Sewer and Water	7,375	0	0	7,375	0	0	7,375	0	0	7,375	0	0
Telephone	67	67	67	67	67	67	67	67	67	67	67	67
Other	0	0	0	0	0	0	0	0	0	0	0	0

Projected Income and Expense Assumptions - Months 13-24

Assumptions	01-2011	02-2011	03-2011	04-2011	05-2011	06-2011	07-2011	08-2011	09-2011	10-2011	11-2011	12-2011
INCOME												
Gross Scheduled Rent Income	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700
Other Income	0	0	0	0	0	0	0	0	0	0	0	0
VACANCY & CREDIT ALLOWANCE	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02
EXPENSES												
Accounting	1,250	0	0	0	0	0	1,250	0	0	0	0	0
Advertising	0	0	0	0	0	0	0	0	0	0	0	0
Insurance (fire and liab.)	14,650	0	0	0	0	0	14,650	0	0	0	0	0
Janitorial Service	0	0	0	0	0	0	0	0	0	0	0	0
Lawn/Snow	1,850	0	0	1,850	0	0	1,850	0	0	1,850	0	0
Legal	3,100	0	0	0	0	0	3,100	0	0	0	0	0
Licenses	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous	800	0	0	800	0	0	800	0	0	800	0	0
Property Management	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Repairs and Maintenance	29,300	0	0	0	0	0	0	0	0	0	0	0
Resident Superintendent	0	0	0	0	0	0	0	0	0	0	0	0
Supplies	1,850	0	0	1,850	0	0	1,850	0	0	1,850	0	0
Taxes												
Real Estate	21,300	0	0	0	0	0	21,300	0	0	0	0	0
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0
Trash Removal	4,650	0	0	4,650	0	0	4,650	0	0	4,650	0	0
Utilities												
Electricity	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017
Fuel Oil	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0	0	0	0	0	0	0	0	0	0	0	0
Sewer and Water	7,375	0	0	7,375	0	0	7,375	0	0	7,375	0	0
Telephone	67	67	67	67	67	67	67	67	67	67	67	67
Other	0	0	0	0	0	0	0	0	0	0	0	0