

Sensitivity Analysis
RealData Centre

Potential Purchase Price	Required Cash Investment	Year 5 IRR	Year 10 IRR	Year 20 IRR	Cash Flow Year 5 Before Taxes	Cash Flow Year 10 Before Taxes	Cash Flow Year 20 Before Taxes	Projected Equity EOY 5	Projected Equity EOY 10	Projected Equity EOY 20
825,000	406,750	31.59%	25.21%	22.95%	94,252	60,939	59,013	831,550	670,314	985,766
860,000	419,000	29.53%	23.74%	21.60%	91,951	60,939	59,013	809,512	670,314	985,766
895,000	431,250	27.53%	22.33%	20.33%	89,650	60,939	59,013	787,474	670,314	985,766
930,000	443,500	25.57%	20.98%	19.15%	87,349	60,939	59,013	765,438	670,314	985,766
965,000	455,750	23.66%	19.68%	18.04%	85,047	60,939	59,013	743,401	670,314	985,766
1,000,000	468,000	21.77%	18.43%	17.00%	82,746	60,939	59,013	721,363	670,314	985,766
1,035,000	480,250	19.91%	17.22%	16.03%	80,445	60,939	59,013	699,326	670,314	985,766
1,070,000	492,500	18.08%	16.05%	15.12%	78,144	60,939	59,013	677,288	670,314	985,766
1,105,000	504,750	16.27%	14.92%	14.26%	75,842	60,939	59,013	655,251	670,314	985,766
1,140,000	517,000	14.47%	13.83%	13.45%	73,541	60,939	59,013	633,213	670,314	985,766
1,175,000	529,250	12.68%	12.77%	12.69%	71,240	60,939	59,013	611,178	670,314	985,766

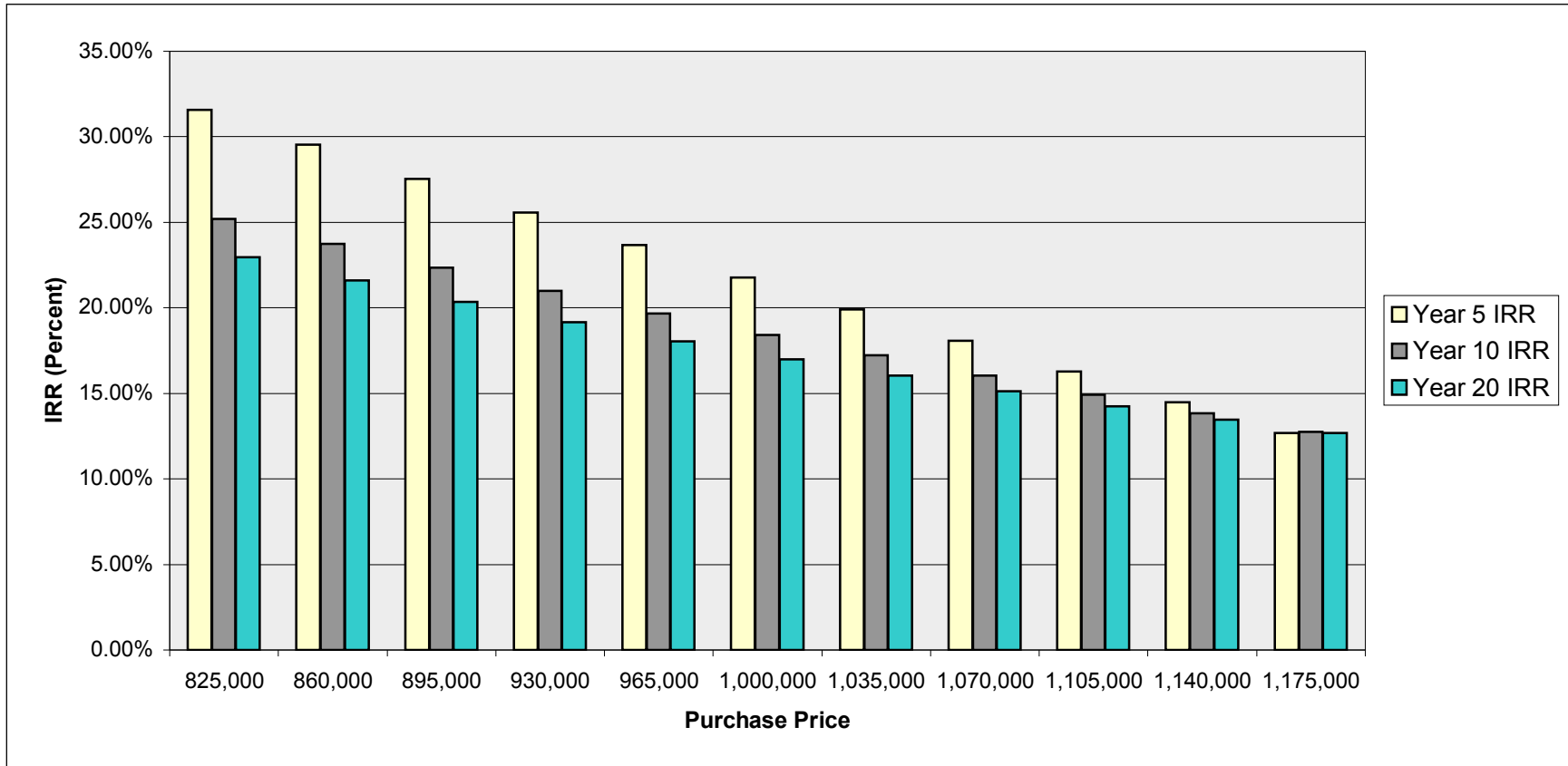
Sensitivity Analysis - IRR at Various Purchase Prices

RealData Centre

2005:02:17

13:38

Flats and Shops



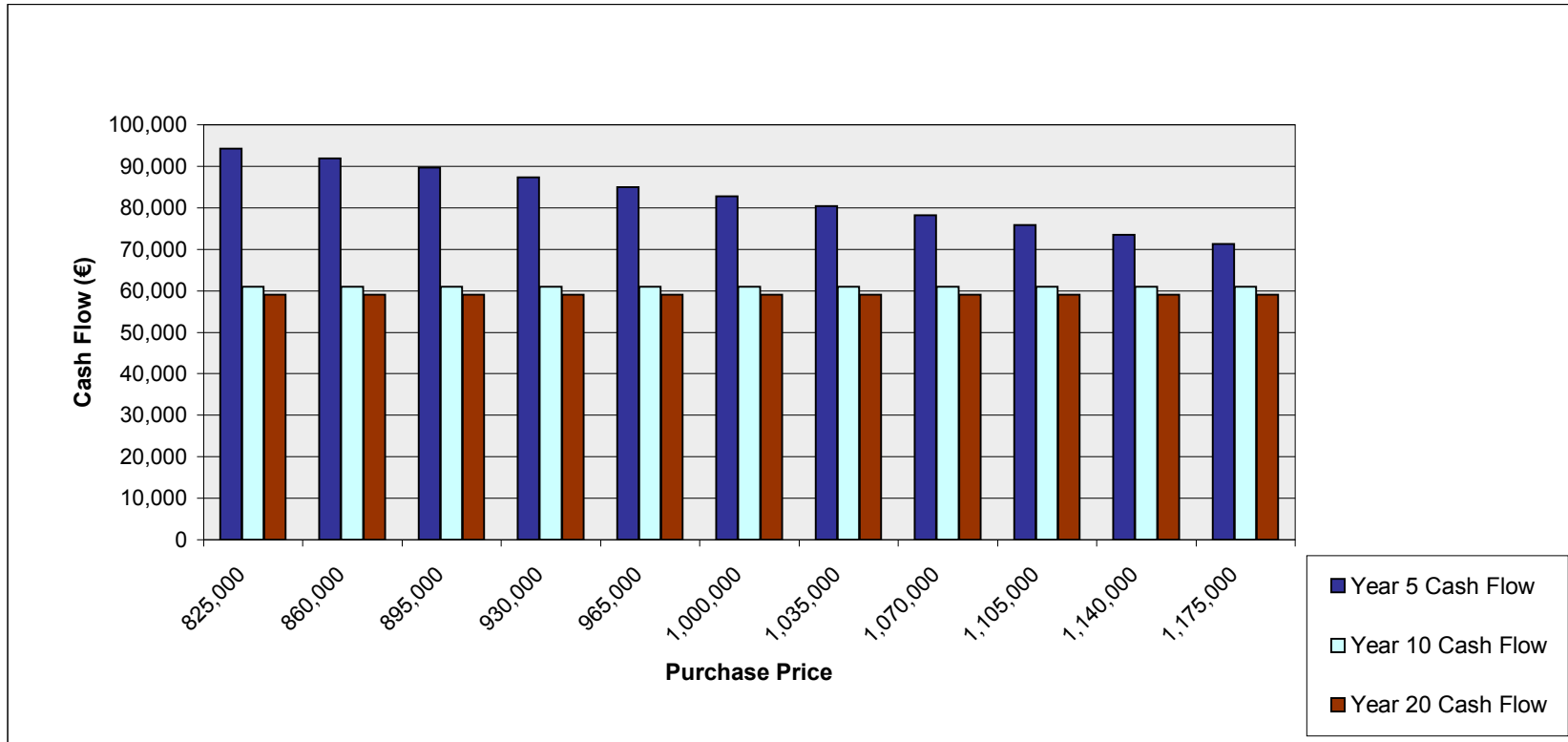
Sensitivity Analysis - Cash Flow at Various Purchase Prices

RealData Centre

2005:02:17

13:38

Flats and Shops



Sensitivity Analysis - Years 5, 10 and 20 Equity at Various Purchase Prices

RealData Centre

2005:02:17

13:38

Flats and Shops

