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 Office Building

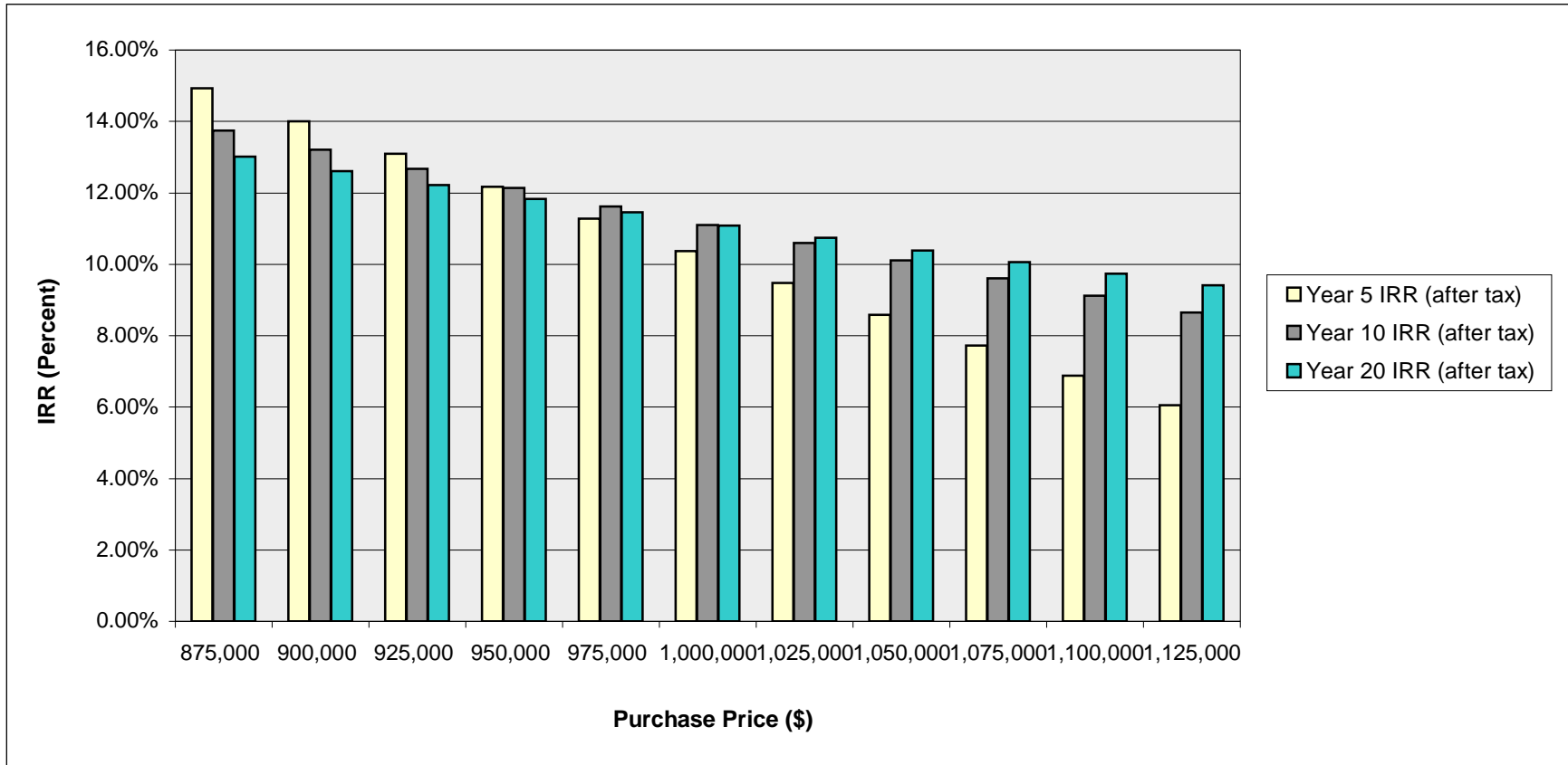
Sensitivity Analysis
 The RealData Building

Potential Purchase Price	Required Cash Investment	Year 5 IRR After-Tax	Year 10 IRR After-Tax	Year 20 IRR After-Tax	Cash Flow Year 5, After Taxes & Reserves	Cash Flow Year 10, After Taxes & Reserves	Cash Flow Year 20, After Taxes & Reserves	Projected Equity EOY 5	Projected Equity EOY 10	Projected Equity EOY 20
875,000	435,625	14.94%	13.75%	13.02%	58,381	57,254	47,025	779,400	650,356	952,634
900,000	444,700	14.01%	13.20%	12.61%	57,011	57,431	47,227	764,648	650,356	952,634
925,000	453,775	13.09%	12.67%	12.21%	55,640	57,608	47,429	749,895	650,356	952,634
950,000	462,850	12.18%	12.14%	11.83%	54,270	57,785	47,631	735,143	650,356	952,634
975,000	471,925	11.27%	11.62%	11.45%	52,900	57,963	47,833	720,390	650,356	952,634
1,000,000	481,000	10.37%	11.11%	11.09%	51,529	58,140	48,035	705,637	650,356	952,634
1,025,000	490,075	9.48%	10.60%	10.74%	50,159	58,317	48,237	690,885	650,356	952,634
1,050,000	499,150	8.59%	10.10%	10.39%	48,788	58,494	48,439	676,132	650,356	952,634
1,075,000	508,225	7.73%	9.61%	10.06%	47,418	58,672	48,641	661,379	650,356	952,634
1,100,000	517,300	6.89%	9.13%	9.73%	46,048	58,849	48,843	646,627	650,356	952,634
1,125,000	526,375	6.05%	8.65%	9.42%	44,677	59,026	49,045	631,874	650,356	952,634

Sensitivity Analysis - IRR at Various Purchase Prices

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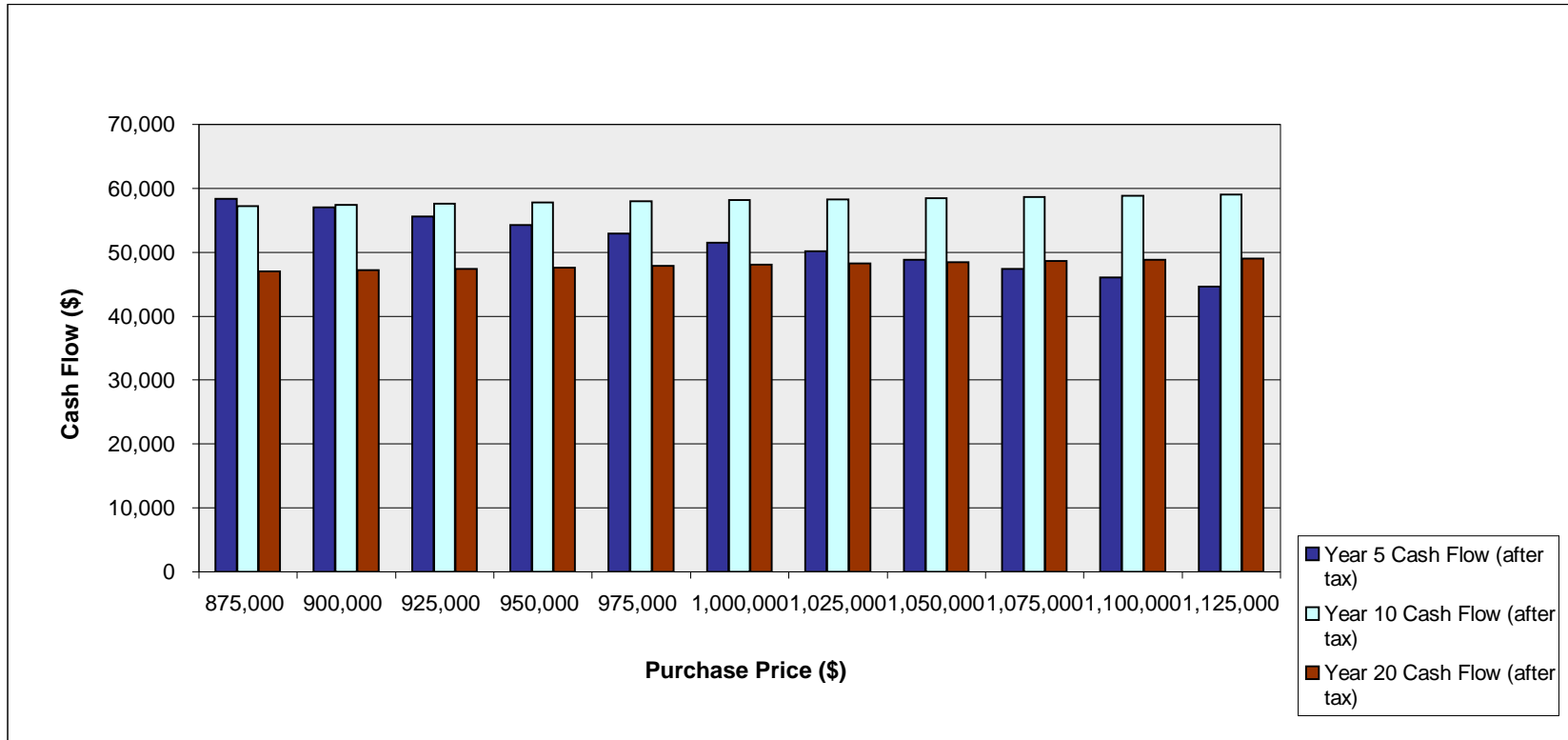
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Sensitivity Analysis - Cash Flow at Various Purchase Prices

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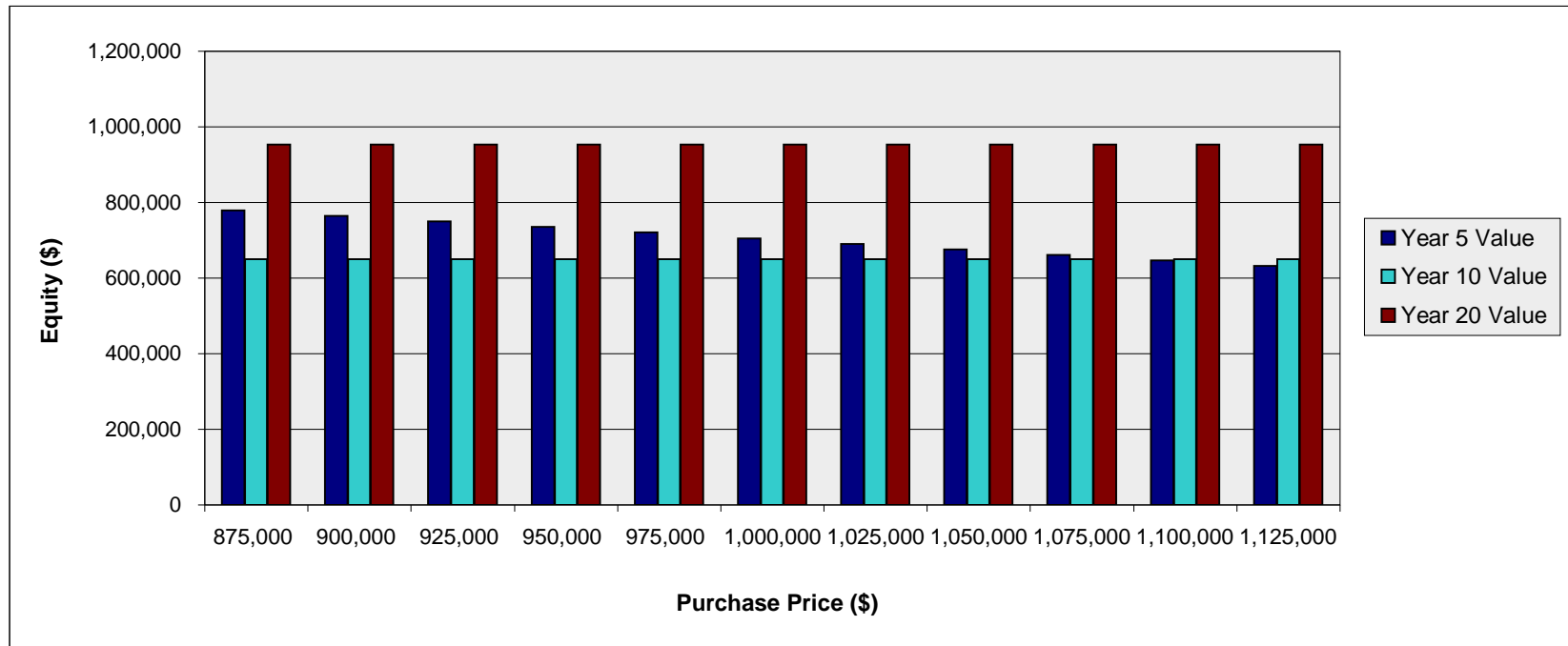
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Sensitivity Analysis - Years 5, 10 and 20 Equity at Various Purchase Prices

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