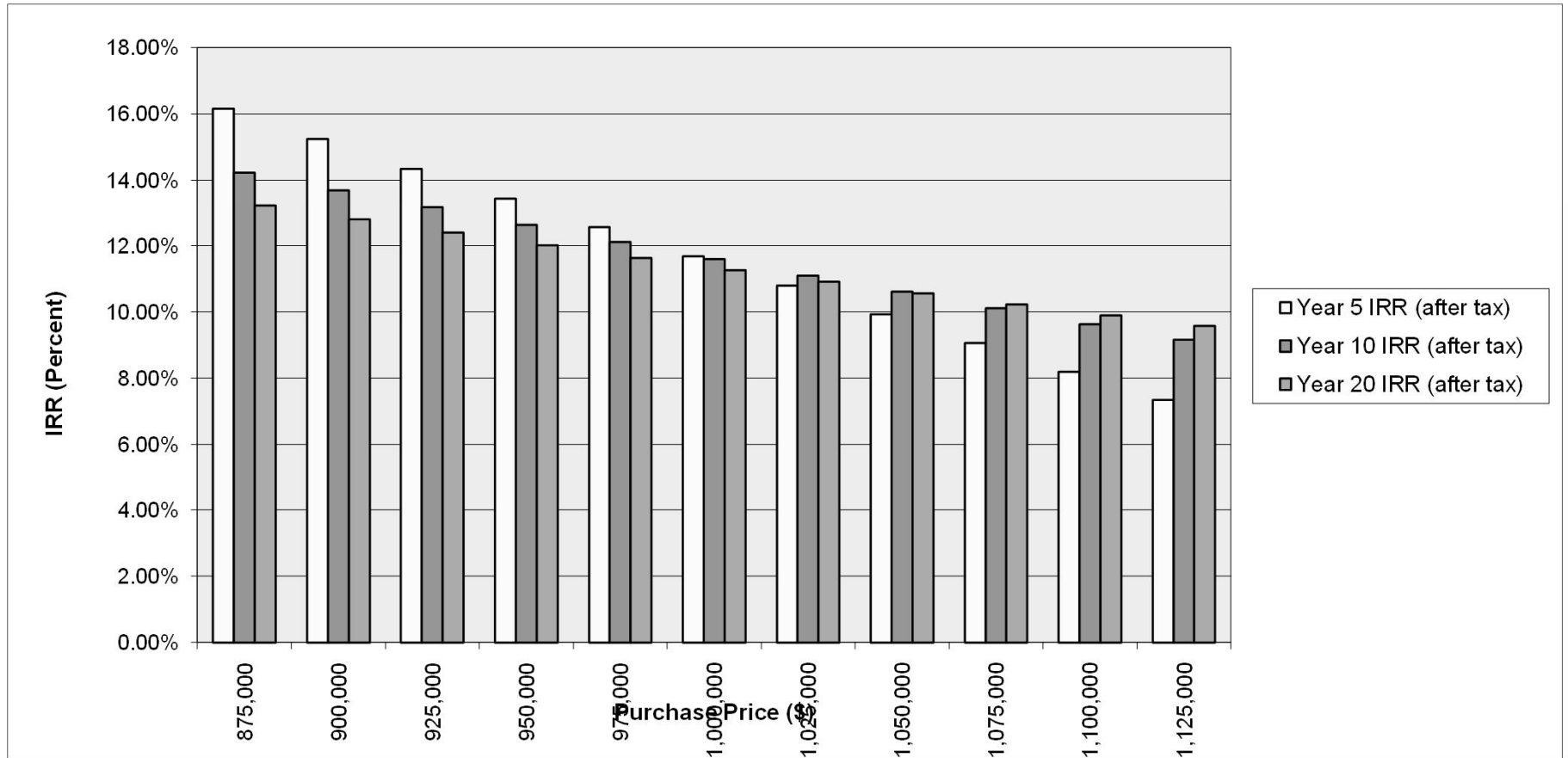


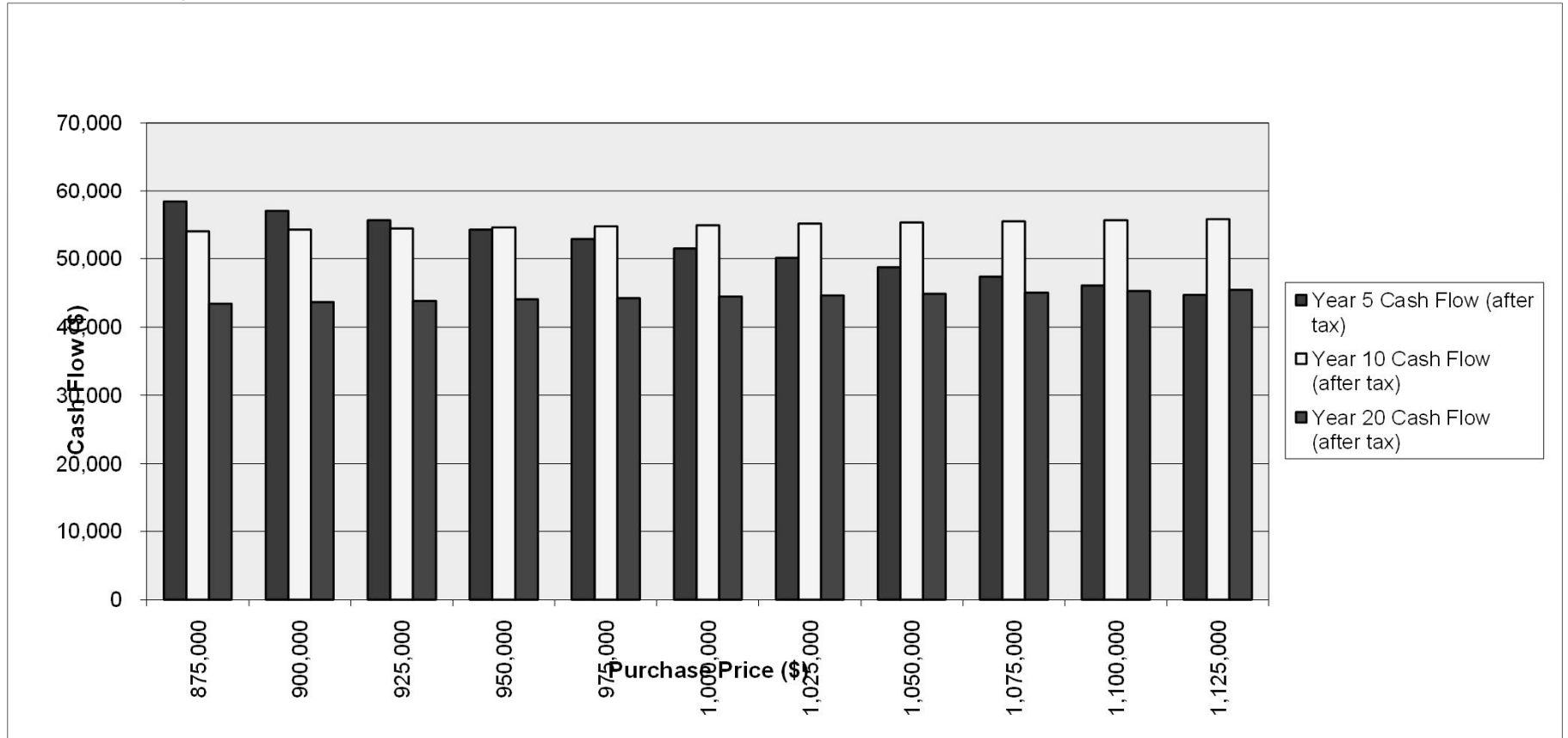
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Potential Purchase Price	Required Cash Investment	Year 5 IRR After-Tax	Year 10 IRR After-Tax	Year 20 IRR After-Tax	Cash Flow Year 5, After Taxes & Reserves	Cash Flow Year 10, After Taxes & Reserves	Cash Flow Year 20, After Taxes & Reserves	Projected Equity EOY 5	Projected Equity EOY 10	Projected Equity EOY 20
875,000	435,625	16.16%	14.23%	13.21%	58,381	54,040	43,429	839,013	679,951	995,893
900,000	444,700	15.25%	13.69%	12.80%	57,011	54,217	43,631	824,261	679,951	995,893
925,000	453,775	14.34%	13.15%	12.40%	55,640	54,394	43,833	809,508	679,951	995,893
950,000	462,850	13.45%	12.63%	12.01%	54,270	54,572	44,035	794,756	679,951	995,893
975,000	471,925	12.56%	12.11%	11.63%	52,900	54,749	44,237	780,003	679,951	995,893
1,000,000	481,000	11.68%	11.60%	11.27%	51,529	54,926	44,439	765,250	679,951	995,893
1,025,000	490,075	10.80%	11.10%	10.91%	50,159	55,103	44,641	750,498	679,951	995,893
1,050,000	499,150	9.93%	10.60%	10.56%	48,788	55,281	44,843	735,745	679,951	995,893
1,075,000	508,225	9.06%	10.11%	10.22%	47,418	55,458	45,045	720,992	679,951	995,893
1,100,000	517,300	8.20%	9.63%	9.89%	46,048	55,635	45,247	706,240	679,951	995,893
1,125,000	526,375	7.35%	9.16%	9.57%	44,677	55,812	45,449	691,487	679,951	995,893

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