

**Property Information**

Type	Apartment Building
Number of Units	14
Square Footage	17,000

**Annualized 1st Year Income & Expenses**

Gross Income	283,083
Vacancy & Credit Allowance	8,493
Gross Operating Income	274,591
Operating Expenses	44,784
Net Operating Income	229,807

**Assumptions**

Safe Rate for MIRR	1.00%
Reinvestment Rate for MIRR	5.00%
Discount Rate for PV	10.00%
Capitalization Rate for Resale	11.00%
Holding Period (Years)	20
Depreciable Basis	810,600
Depreciation Type	27.5-Year

**Partnership Information**

**Initial Capital Investment**

Total from All Non-managing Members	450,000	32.86%
Amount Contributed by 45k Partner Class	45,000	3.29%
Amount Contributed by Managing Member	919,594	67.14%
Total from All Members	1,369,594	100.00%

**Preferred Return to All Non-managing Members** 4.00%

**Allocation of Net Income (Loss) from Operations**

All Non-Managing Members	95.00%
45k Partner Class's % of total	9.50%
Managing Member	5.00%

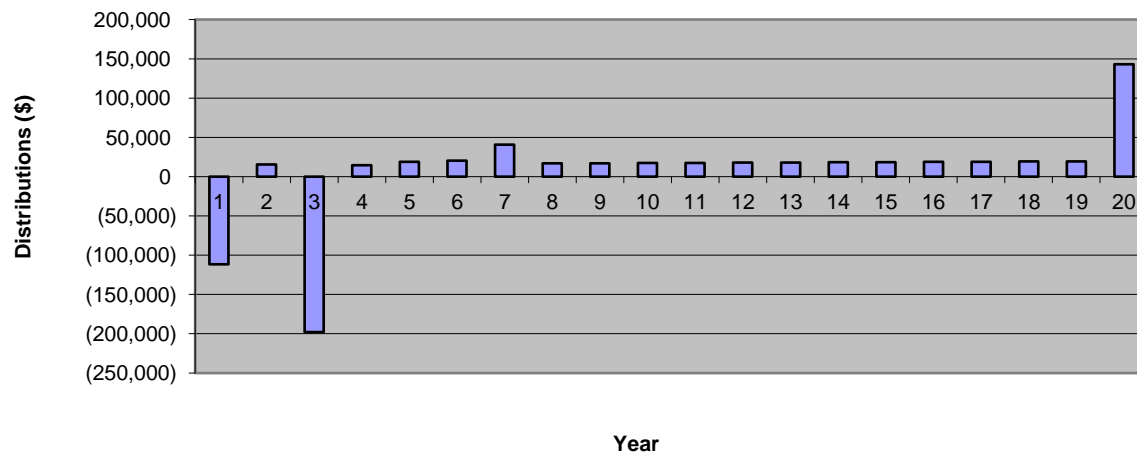
**Distribution of Cash Flow from Operations**

All Non-Managing Members	95.00%
45k Partner Class's % of total	9.50%
Managing Member	5.00%

**Distribution of Sale Proceeds**

All Non-Managing Members	70.00%
45k Partner Class's % of total	7.00%
Managing Member	30.00%

**20-Year Projected Distributions to 45k Partner Class**



**Financial Measures**

**For Entire Property**

**For 45k Partner Class**

	Year 1	Year 10	Year 20
Cash Flow before Taxes	(879,603)	183,648	207,375
Sale Proceeds before Taxes	211,307	1,248,432	2,085,256
IRR before Taxes	n/a	-4.55%	2.56%
MIRR before Taxes	-100.00%	-1.67%	3.34%
PV, CFBT+Sale Proceeds	(874,088)	(960,995)	(671,407)

	Year 1	Year 10	Year 20
Cash Flow before Taxes	(83,562)	17,487	19,741
Sale Proceeds before Taxes	7,849	64,575	123,153
IRR before Taxes	n/a	-7.52%	2.60%
MIRR before Taxes	-100.00%	-2.93%	3.36%
PV, CFBT+Sale Proceeds	(94,152)	(135,754)	(98,459)