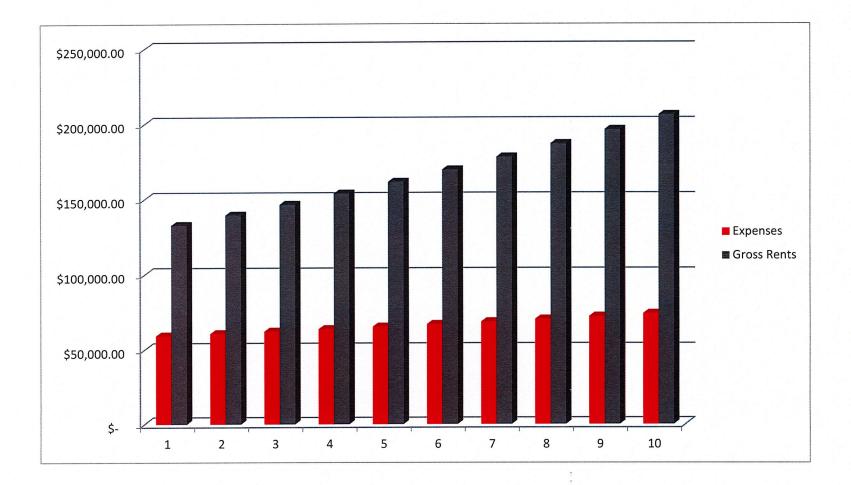
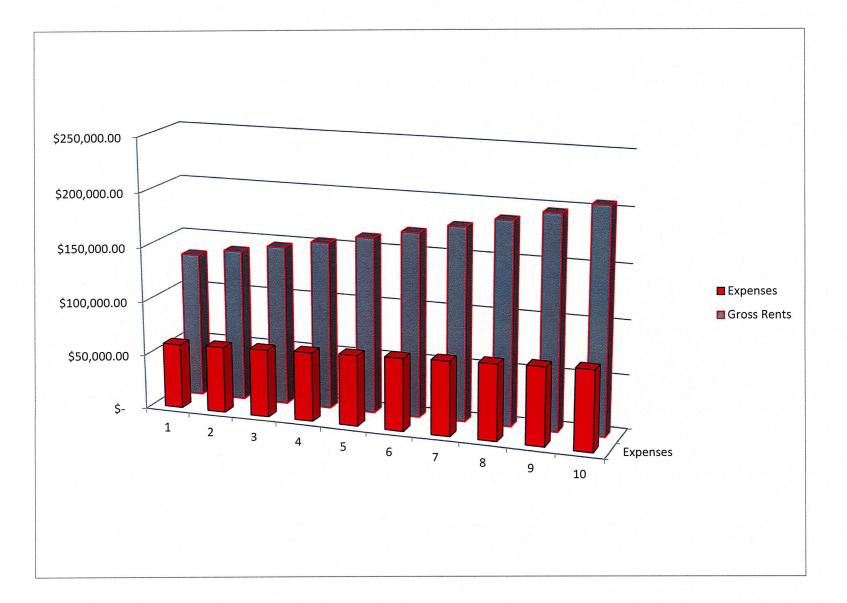
TEN YEAR REVENUE & EXPENSE PROJECTION

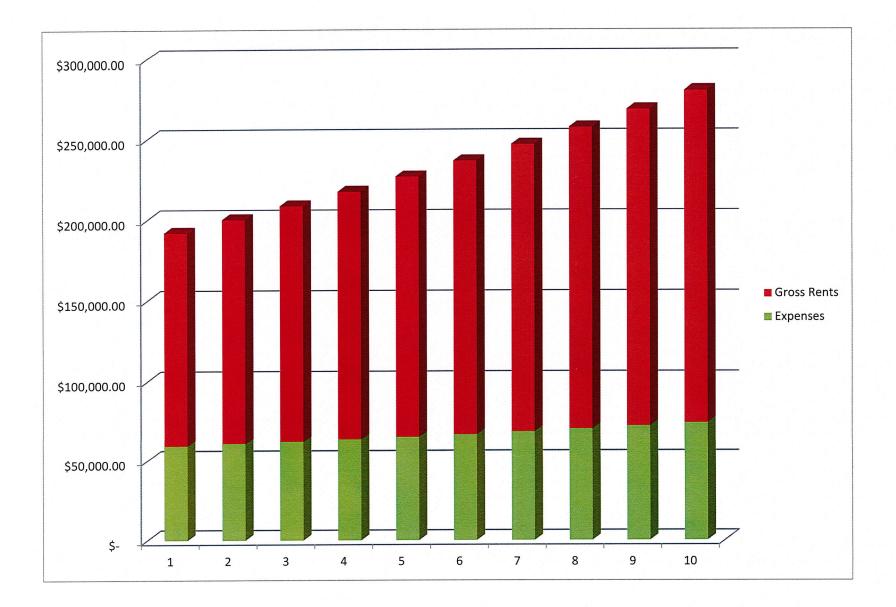
Tenant		SQ FT		Monthly		CAM		Total	SQ FT %
Vacant 1		1,000	\$	1,800.00	\$	178.57	\$	1,978.57	18%
Vacant 2		1,300	\$	2,340.00	\$	232.14	\$	2,572.14	23%
Vacant 3		1,500	\$	2,700.00	\$	267.86	\$	2,967.86	27%
Vacant 4		1,800	\$	3,240.00	\$	321.43	\$	3,561.43	32%
		5,600	\$	10,080.00	\$	1,000.00	\$	11,080.00	100%
Years		1		2		3		4	5
Gross Rents	\$	132,960.00	\$	139,608.00	\$	146,588.40	\$	153,917.82	\$ 161,613.71
Cleaning/Maintenance	\$	25,000.00	\$	25,500.00	\$	26,010.00	\$	26,530.20	\$ 27,060.80
Insurance	\$	13,296.00	\$	13,561.92	\$	13,833.16	\$	14,109.82	\$ 14,392.02
Legal & Other Fees	\$	2,000.00	\$	2,020.00	\$	2,040.20	\$	2,060.60	\$ 2,081.21
Repairs	\$	3,000.00	\$	3,090.00	\$	3,182.70	\$	3,278.18	\$ 3,376.53
Utilities	\$	5,318.40	\$	5,371.58	\$	5,425.30	\$	5,479.55	\$ 5,534.35
Vacancy Factor 8%	\$	10,636.80	\$	11,168.64	\$	11,727.07	\$	12,313.43	\$ 12,929.10
NOI	\$	73,708.80	\$	78,895.86	\$	84,369.97	\$	90,146.04	\$ 96,239.71
Years		6		7		8		9	10
Gross Rents	\$	169,694.40	\$	178,179.12	\$	187,088.07	\$	196,442.48	\$ 206,264.60
Cleaning/Maintenance	\$	27,602.02	\$	28,154.06	\$	28,717.14	\$	29,291.48	\$ 29,877.31
Insurance	\$	14,679.86	\$	14,973.46	\$	15,272.92	\$	15,578.38	\$ 15,889.95
Legal & Other Fees	\$	2,102.02	\$	2,123.04	\$	2,144.27	\$	2,165.71	\$ 2,187.37
Repairs	\$	3,477.82	\$	3,582.16	\$	3,689.62	\$	3,800.31	\$ 3,914.32
Utilities	\$	5,589.69	\$	5,645.59	\$	5,702.04	\$	5,759.07	\$ 5,816.66
Vacancy Factor 8%	\$	13,575.55	\$	14,254.33	\$	14,967.05	\$	15,715.40	\$ 16,501.17
NOI	\$	102,667.43	\$	109,446.49	\$	116,595.02	\$	124,132.12	\$ 132,077.82



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