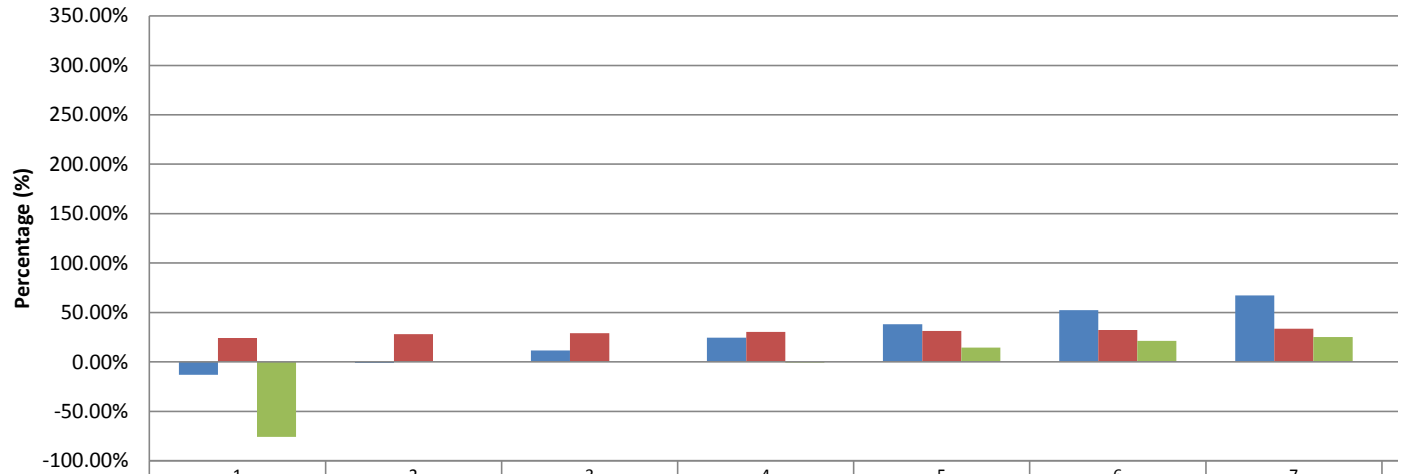
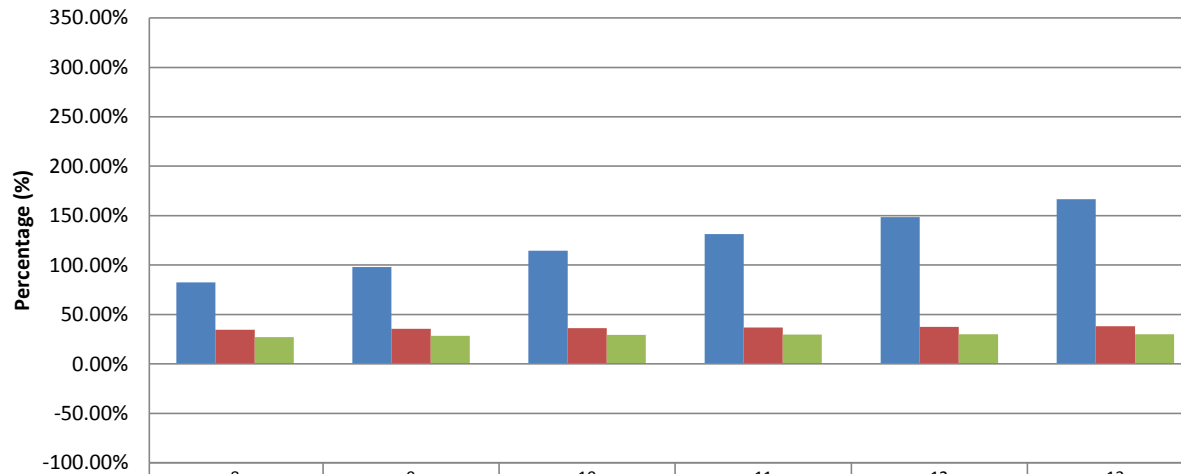


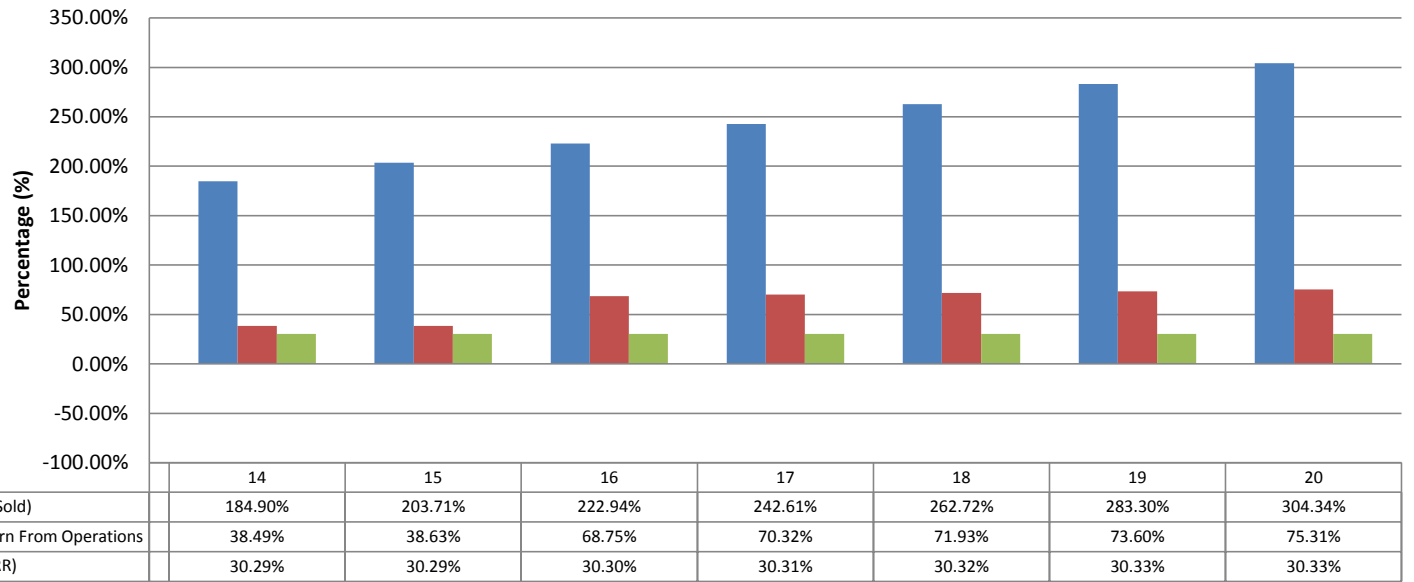
Investment Return Analysis/Yr



	1	2	3	4	5	6	7
Return On Investment (If Sold)	-13.08%	-1.00%	11.59%	24.69%	38.31%	52.47%	67.16%
Annual Cash on Cash Return From Operations	24.09%	28.12%	29.23%	30.33%	31.42%	32.48%	33.51%
Internal Rate Of Return (IRR)	-75.91%	0.00%	0.00%	-0.55%	14.51%	21.43%	25.16%



	8	9	10	11	12	13
Return On Investment (If Sold)	82.40%	98.17%	114.48%	131.33%	148.69%	166.55%
Annual Cash on Cash Return From Operations	34.50%	35.42%	36.27%	37.02%	37.66%	38.16%
Internal Rate Of Return (IRR)	27.30%	28.58%	29.35%	29.81%	30.07%	30.22%



Disclaimer

The calculations and data presented in this analysis are believed to be accurate, but not guaranteed or warranted. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Please seek proper legal, accounting, tax or other professional advice before making any decisions and/or purchases of real estate.