

Offer Scenarios & Graphs

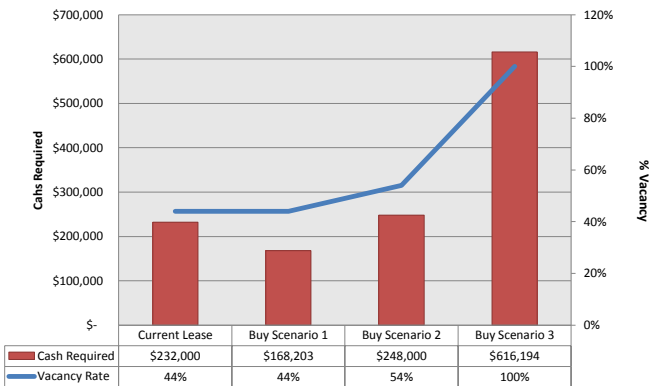
Offer Price Scenario 1				
Offer Price 1	\$ 5,430,000			
	Current Lease	Buy Scenario 1	Buy Scenario 2	Buy Scenario 3
Vacancy Rate	44%	44%	54%	100%
Cash Required	\$ 232,000	\$ 168,203	\$ 248,000	\$ 616,194

Offer Price Scenario 2				
Offer Price 2	\$ 4,500,000			
	Current Lease	Buy Scenario 1	Buy Scenario 2	Buy Scenario 3
Vacancy Rate	44%	44%	54%	100%
Cash Required	\$ 232,000	\$ 107,304	\$ 187,302	\$ 555,295

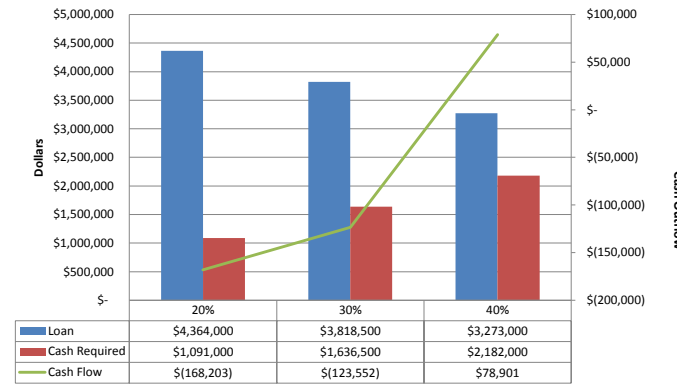
Down Payment Affect On Cash Flow			
% Down Payment	20%	30%	40%
Loan	\$ 4,364,000	\$ 3,818,500	\$ 3,273,000
Cash Required	\$ 1,091,000	\$ 1,636,500	\$ 2,182,000
Cash Flow	\$ (168,203)	\$ (123,552)	\$ 78,901

Purchase Price Affect On Cash Flow			
Cost/Sq Ft	\$90/Sq/Ft	\$109/Sq/Ft	\$120/Sq/Ft
Purchase Price	\$ 4,500,000	\$ 5,430,000	\$ 6,000,000
Down Payment	\$ 905,500	\$ 1,091,000	\$ 1,205,000
Cash Outflow	\$ 107,304	\$ 168,203	\$ 205,529

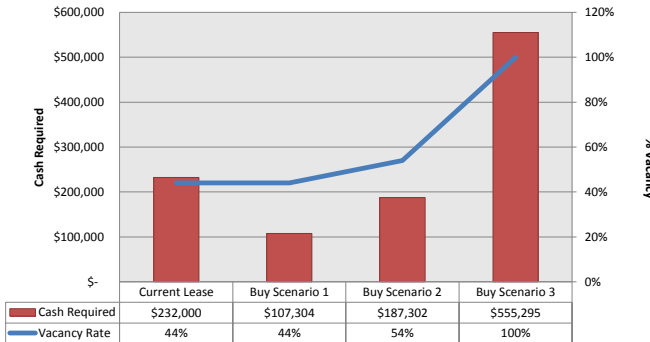
Cash Flow Relative To Vacancy Rate @ \$5,430,000



Down Payment % Affect On Cash Flow



Cash Flow Relative To Vacancy Rate @ \$4,500,000



Purchase Price Affect On Cash Flow

