

**Schedule G: Development Cash Flow**

	Monthly									
	Total	Jan'86	Feb'86	Mar'86	Apr'86	May'86	Jun'86	Jul'86	Aug'86	Sep'86
<b>COSTS</b>										
142 Depr. assets acquired										
141 Land Development										
143 Building Cost	2,300,000		72000	180000	340000	300000	340000	300000	340000	252000
149 Service structures										
152 Architecture & Engineering	15,000	3000	12000							
143.5 Elevator/Escalator										
143.6 Furniture & Equipment										
148 Misc. Administration	41,000	41000								
166 Dev. Costs Expensed										
161 Grants & Reimbursements										
153 Contingency	143,000	32000								73000
132 Land	324,000	324000								
Financing Fees	54,000	54000								
<b>Subtotal: COSTS</b>	<b>2,877,000</b>	<b>454000</b>	<b>84000</b>	<b>180000</b>	<b>340000</b>	<b>300000</b>	<b>340000</b>	<b>300000</b>	<b>340000</b>	<b>325000</b>
<b>FINANCING</b>										
Fin. Draws	-3,000,000	-500000								
Const. Fin. Interest	48,819		350	1456	3641	5456	5833	5833	5833	5833
Const. Financing			-84350	-181456	-343641	-90553				
Const. Fin. Interest	74,023					985	3573	6607	9668	12873
Const. Financing						-215888	-349406	-312441	-355501	-343706
<b>Subtotal: FINANCING</b>	<b>-2,877,158</b>	<b>-500000</b>	<b>-84000</b>	<b>-180000</b>	<b>-340000</b>	<b>-300000</b>	<b>-340000</b>	<b>-300000</b>	<b>-340000</b>	<b>-325000</b>
<b>Total</b>	<b>-158</b>	<b>-46000</b>								

	Oct'86	Nov'86	Dec'86
<b>COSTS</b>			
142 Depr. assets acquired			
141 Land Development			
143 Building Cost	176000		
149 Service structures			
152 Architecture & Engineering			
143.5 Elevator/Escalator			
143.6 Furniture & Equipment			
148 Misc. Administration			
166 Dev. Costs Expensed			
161 Grants & Reimbursements			
153 Contingency	38000		
132 Land			
Financing Fees			
<b>Subtotal: COSTS</b>	<b>214000</b>		
<b>FINANCING</b>			
Fin. Draws			-2,500,000
Const. Fin. Interest	5833	5833	2,917
Const. Financing			700,000
Const. Fin. Interest	15478	16500	8,339
Const. Financing	-223058		1,800,000
<b>Subtotal: FINANCING</b>	<b>-201747</b>	<b>22333</b>	<b>11,256</b>
<b>Total</b>	<b>12253</b>	<b>22333</b>	<b>11,256</b>