

Schedule G: Development Cash Flow

			Annual									
	Total	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
COSTS												
140.5 Field Expense												
141 Land Development	15,000	15,000										
143 Building Cost	14,187,000	14,187,000										
143.65 Tenant Improvements												
152 Architecture & Engineering	630,000	630,000										
143.5 Elevator/Escalator												
143.6 Furniture & Equipment	4,500,000	4,500,000										
148 Misc. Administration	811,000	811,000										
166 Dev. Costs Expensed	50,000	50,000										
161 Grants & Reimbursements												
153 Contingency	550,000	550,000										
132 Land Cost	2,600,000	2,600,000										
Financing Fees	1,547,000	1,547,000										
Subtotal: COSTS	24,890,000	24,890,000										
FINANCING												
Fin. Draws	-27,581,000	-27,581,000										
Const. Fin. Interest	1,291,000	1,291,000										
Const. Financing												
Subtotal: FINANCING	-26,290,000	-26,290,000										
Total	-1,400,000	-1,400,000										