

**Schedule Z: Development Cash Flow**

	<b>Total</b>	<b>1989</b>	Annual									
			<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>
Field Expense												
Land Development	-15,000	-15,000										
Building Cost	-14,187,000	-14,187,000										
Tenant Improvements												
Architecture & Engineering	-630,000	-630,000										
Elevator/Escalator												
Furniture & Equipment	-4,500,000	-4,500,000										
Misc. Administration	-811,000	-811,000										
Dev. Costs Expensed	-50,000	-50,000										
Grants & Reimbursements												
Contingency	-550,000	-550,000										
Land Cost	-2,600,000	-2,600,000										
Financing Fees	-1,547,000	-1,547,000										
Interest & Financing	-1,291,000	-1,291,000										
Internal Interest												
Accounting Transfers	50,000	50,000										
<b>Total</b>	<b>-26,131,000</b>	<b>-26,131,000</b>										