

Schedule A: Project Cash Flow

	Annual									
	Total	2083	2084	2085	2086	2087	2088	2089	2090	2091
DEVELOPMENT/CAPITAL ACCTS										
Field Expense										
Land Development										
Building Cost	-44000	-3520	-38280	-2200						
Tenant Improvements										
Architecture & Engineering										
Elevator/Escalator										
Furniture & Equipment										
Misc. Administration										
Dev. Costs Expensed										
Grants & Reimbursements										
Contingency										
Land	-5000	-5000								
Financing Fees										
Construction Interest	-36	-36								
Internal Interest										
Accounting Transfers	36	36								
Capitalized Cost	-49000	-8520	-38280	-2200						
Capital Replacement										
Ending Value .	56160									
Capital Before Fin	7160	-8520	-38280	-2200						
Principal Flows .	10295	47120								
Developers Capital	17455	38600	-38280	-2200						
OPERATIONS										
Income	419850	17888	24900	26100	26963	27000	27000	27000	27000	27000
Expenses .	-312433	-14905	-18478	-19336	-19953	-19980	-19980	-19980	-19980	-19980
Net Avail. for D.S.	107417	2983	6422	6764	7009	7020	7020	7020	7020	7020
Debt Service	-83903	-36	-5591	-5591	-5591	-5591	-5591	-5591	-5591	-5591
Ground Rent										
Participation .										
Cash Flow	23514	2947	830	1172	1418	1429	1429	1429	1429	1429
Amortization .	5295		123	140	159	181	206	234	267	303
Earnings B.N.C.C.	28809	2947	953	1312	1577	1610	1635	1663	1695	1732
Non-Cash Charges .	-58180	-6069	-7103	-6042	-5439	-5076	-4071	-3559	-3383	-3383
Taxable Income	-29372	-3121	-6150	-4730	-3862	-3467	-2436	-1896	-1688	-1651
FINANCING SUMMARY										
Project Cash Flow.	114577	-44137	6742	4564	7009	7020	7020	7020	7020	7020
Developer	-2228	2297	3603	458	2285	2091	1575	1305	1201	1183
Lender	99997	-40646	6006	6177	6300	6306	6306	6306	6306	6306
Investor	5712	-4263	208	293	355	357	357	357	357	357
Other Entities	36	36								
Public	11060	-1561	-3075	-2365	-1931	-1733	-1218	-948	-844	-825

	2092	2093	2094	2095	2096	2097	2098
DEVELOPMENT/CAPITAL ACCTS							
Field Expense							
Land Development							
Building Cost							
Tenant Improvements							
Architecture & Engineering							
Elevator/Escalator							
Furniture & Equipment							
Misc. Administration							
Dev. Costs Expensed							
Grants & Reimbursements							
Contingency							
Land							
Financing Fees							
Construction Interest							
Internal Interest							
Accounting Transfers							
Capitalized Cost							
Capital Replacement							
Ending Value .							56160
Capital Before Fin							56160
Principal Flows .							-36825
Developers Capital							19335
OPERATIONS							
Income	27000	27000	27000	27000	27000	27000	27000
Expenses .	-19980	-19980	-19980	-19980	-19980	-19980	-19980
Net Avail. for D.S.	7020	7020	7020	7020	7020	7020	7020
Debt Service	-5591	-5591	-5591	-5591	-5591	-5591	-5591
Ground Rent							
Participation .							
Cash Flow	1429	1429	1429	1429	1429	1429	1429
Amortization .	345	393	447	509	579	659	750
Earnings B.N.C.C.	1774	1822	1876	1938	2008	2088	2179
Non-Cash Charges .	-3383	-2320	-1965	-1965	-1965	-1965	-491
Taxable Income	-1609	-498	-89	-27	43	123	1688
FINANCING SUMMARY							
Project Cash Flow.	7020	7020	7020	7020	7020	7020	63180
Developer	1162	606	402	371	336	296	-21399
Lender	6306	6306	6306	6306	6306	6306	52798
Investor	357	357	357	357	357	357	5191
Other Entities							
Public	-805	-249	-45	-14	21	61	26590