

## Schedule B: Cash Flow By Participant

(BTY)(ATY)	Total	Annual						
		1987	1988	1989	1990	1991	1992	1993
Developer ( )()								
Dev.Fee:Residential ( 1 144.72)	2,106,436		2,106,436					
Equity Residual ( 1 196 )	2,551,528							
Investment Adj. ( 1 320 )		-52,659	-2,047,791	433950	433950	433950	433950	364650
Return of Investment ( 1 370 )								
Supervisory Mgmt Fee ( 1 553 )	157,215		10,481	10481	10481	10481	10481	10481
Net Cash Flow (NCF) ( 1 699 )	8,514	1,053	853	307	314	320	327	334
Subtotal: Developer ( )()	4,823,693	-51,606	69,979	444738	444745	444751	444758	375465
Lender ( 9.2% )()								
Orig.Mtge(s) ( 2 240 )	-5,838,700		-5,838,700					
Mtge Interest ( 2 660 )	7,819,907		494,571	538198	536675	535006	533175	531168
Interest (Mtge) Variance ( 2 669 )	-508,298	-206,932	-285,316	-40	-153	-276	-411	-560
Mtge Amortization ( 2 670 )	443,503		13,237	15774	17296	18966	20797	22804
	5,395,197							
Subtotal: Lender ( 9.2% )()	7,311,609	-206,932	-5,616,209	553932	553819	553696	553561	553412
Investor ( 6.6% )()								
Equity Residual ( 3 196 )	1,225,734							
Investment ( 3 310 )	-1,369,500	-102,300	-216,975	-216975	-216975	-216975	-216975	-182325
Return of Investment ( 3 370 )	1,369,500							
Net Cash Flow (NCF) ( 3 699 )	208,583	25,803	20,903	7533	7687	7846	8013	8188
Income Taxes (Annual) ( 3 850 )	597,619	49,581	59,390	55832	50040	47422	43979	42537
Inc.Taxes:Equity Residual ( 3 880 )	-1,060,496							
Tax Credit ( 3 890 )	2,359,484	98,312	235,948	235948	235948	235948	235948	235948
Subtotal: Investor ( 6.6% )()	3,330,923	71,396	99,266	82339	76700	74241	70965	104348
Other ( **** )()								
Const.Interest ( 4 155 )	575,492	276,341	299,151					
Misc.Synd.Expense ( 4 158.19)	82,170		82,170					
	54,780		54,780					
Const.Loan ( 4 220 )		-5,803,155	5,803,155					
Credit Enhancement ( 4 641 )	569,667	18,221	43,607	43471	43322	43158	42979	42783
Subtotal: Other ( **** )()	1,282,109	-5,508,593	6,282,863	43471	43322	43158	42979	42783
Public ( )()								
Income Taxes (Annual) ( 5 850 )	-1,097,431	-98,069	-108,299	-101812	-91250	-86475	-80197	-77567
Inc.Taxes:Equity Residual ( 5 880 )	1,933,846							
Tax Credit ( 5 890 )	-4,718,968	-196,624	-471,897	-471897	-471897	-471897	-471897	-471897
Subtotal: Public ( )()	-3,882,553	-294,692	-580,196	-573709	-563147	-558372	-552093	-549464
Secondary Lender ( 6.6% )()								
Equity Residual ( 6 196 )	1,225,734							
Investment ( 6 310 )	-1,369,500	-102,300	-216,975	-216975	-216975	-216975	-216975	-182325
Return of Investment ( 6 370 )	1,369,500							
Net Cash Flow (NCF) ( 6 699 )	208,583	25,803	20,903	7533	7687	7846	8013	8188
Income Taxes (Annual) ( 6 850 )	499,813	48,487	48,909	45980	41210	39053	36218	35030
Inc.Taxes:Equity Residual ( 6 880 )	-873,350							
Tax Credit ( 6 890 )	2,359,484	98,312	235,948	235948	235948	235948	235948	235948
Subtotal: Secondary Lender ( 6.6% )()	3,420,264	70,302	88,786	72486	67870	65873	63204	96841
Underwriter/Syndctr ( )()								
Synd. Fees :Broker/Dealer ( 7 158.11)	219,120	219,120						
Investor Service Fee ( 7 554 )	93,500	3,500	6,000	6000	6000	6000	6000	6000
Subtotal: Underwriter/Syndctr ( )()	312,620	222,620	6,000	6000	6000	6000	6000	6000
General Partner ( )()								
Salaries ( 8 511 )	540,000		36,000	36000	36000	36000	36000	36000
Operator ( )()								
Management Fee ( 9 551 )	707,467		47,164	47164	47164	47164	47164	47164
Tenant ( )()								
Dev.Fee:Residential ( 10 144.72)	273,900		273,900					
Total	18,120,031	-5,697,505	707,554	712422	712473	712511	712537	712549

( BTY )( ATY )	1994	1995	1996	1997	1998	1999	2000	2001	2002
Developer ( ) ( )									
Dev.Fee:Residential ( 1 144.72)									
Equity Residual ( 1 196 )									2,551,528
Investment Adj. ( 1 320 )									
Return of Investment ( 1 370 )									
Supervisory Mgmt Fee ( 1 553 )	10481	10481	10481	10481	10481	10481	10481	10481	10,481
Net Cash Flow (NCF) ( 1 699 )	342	350	358	367	376	386	396	1214	1,217
Subtotal: Developer ( ) ( )	10823	10831	10839	10848	10857	10867	10877	11695	2,563,227
Lender ( 9.2% ) ( )									
Orig.Mtge(s) ( 2 240 )									
Mtge Interest ( 2 660 )	528967	526553	523906	521004	517822	514333	510507	506311	501,711
Interest (Mtge) Variance ( 2 669 )	-723	-901	-1097	-1312	-1548	-1805	-2088	-2398	-2,738
Mtge Amortization ( 2 670 )	25005	27419	30065	32967	36149	39639	43465	47660	52,261
									5,395,197
Subtotal: Lender ( 9.2% ) ( )	553249	553071	552875	552660	552424	552167	551884	551574	5,946,431
Investor ( 6.6% ) ( )									
Equity Residual ( 3 196 )									1,225,734
Investment ( 3 310 )									
Return of Investment ( 3 370 )									1,369,500
Net Cash Flow (NCF) ( 3 699 )	8371	8564	8767	8982	9209	9449	9705	29748	29,817
Income Taxes (Annual) ( 3 850 )	32663	30834	29352	28390	30562	31884	27773	19287	18,092
Inc.Taxes:Equity Residual ( 3 880 )									-1,060,496
Tax Credit ( 3 890 )	235948	235948	235948	137637					
Subtotal: Investor ( 6.6% ) ( )	276982	275346	274067	175008	39771	41333	37478	49035	1,582,647
Other ( **** ) ( )									
Const.Interest ( 4 155 )									
Misc.Synd.Expense ( 4 158.19)									
Const.Loan ( 4 220 )									
Credit Enhancement ( 4 641 )	42567	42331	42071	41787	41476	41134	40759		
Subtotal: Other ( **** ) ( )	42567	42331	42071	41787	41476	41134	40759		
Public ( ) ( )									
Income Taxes (Annual) ( 5 850 )	-59562	-56227	-53524	-51770	-55731	-58142	-50645	-35171	-32,991
Inc.Taxes:Equity Residual ( 5 880 )									1,933,846
Tax Credit ( 5 890 )	-471897	-471897	-471897	-275273					
Subtotal: Public ( ) ( )	-531459	-528124	-525421	-327043	-55731	-58142	-50645	-35171	1,900,855
Secondary Lender ( 6.6% ) ( )									
Equity Residual ( 6 196 )									1,225,734
Investment ( 6 310 )									
Return of Investment ( 6 370 )									1,369,500
Net Cash Flow (NCF) ( 6 699 )	8371	8564	8767	8982	9209	9449	9705	29748	29,817
Income Taxes (Annual) ( 6 850 )	26899	25393	24172	23380	25169	26258	22872	15883	14,899
Inc.Taxes:Equity Residual ( 6 880 )									-873,350
Tax Credit ( 6 890 )	235948	235948	235948	137637					
Subtotal: Secondary Lender ( 6.6% ) ( )	271218	269905	268887	169998	34378	35707	32577	45631	1,766,601
Underwriter/Syndctr ( ) ( )									
Synd. Fees :Broker/Dealer ( 7 158.11)									
Investor Service Fee ( 7 554 )	6000	6000	6000	6000	6000	6000	6000	6000	6,000
Subtotal: Underwriter/Syndctr ( ) ( )	6000	6000	6000	6000	6000	6000	6000	6000	6,000
General Partner ( ) ( )									
Salaries ( 8 511 )	36000	36000	36000	36000	36000	36000	36000	36000	36,000
Operator ( ) ( )									
Management Fee ( 9 551 )	47164	47164	47164	47164	47164	47164	47164	47164	47,164
Tenant ( ) ( )									
Dev.Fee:Residential ( 10 144.72)									
Total	712544	712523	712482	712422	712338	712229	712094	711928	13,848,925