

## Schedule B: Cash Flow By Participant

( BTY )( ATY )	Total	Annual						
		1987	1988	1989	1990	1991	1992	1993
Developer( ) ( )								
Acquisition Fee ( 1 142.9)	68,000	68,000						
Partnership Managmt Fee (exp) ( 1 166.2)	75,000	75,000						
Start-up Oper. Losses (exp.) ( 1 167 )	-15,028	-15,028						
Funded Expenses ( 1 169 )	-155,700		-24233	-4138	-127328			
Operating Reserve ( 1 173 )	-104,500				-104500			
Equity Residual ( 1 196 )	1,413,363							
Investment ( 1 310 )	-200	-200						
Investment Adj. ( 1 320 )	411,400	-55,754	95015	4138	368000			
	104,500							
Management Fee ( 1 551 )	585,048	23,809	49441	51960	55059	58030	61512	65203
Supervisory Mgmt Fee ( 1 553 )	50,312	4,000	4200	4410	4631	4862	5105	5360
Net Cash Flow(var:taxexempt) ( 1 698 )	8,059	1,429	3166	3267	197			
Net Cash Flow (NCF) ( 1 699 )	34,816		589	1656	3240	3991	4432	4029
Subtotal: Developer( ) ( )	2,475,069	101,256	128177	61293	199299	66883	71049	74592
Lender ( **** ) ( )								
Orig.Mtge(s) ( 2 240 )	-5,300,000	-5,300,000						
Mtge Interest ( 2 660 )	6,009,613	318,000	636000	636000	636000	636000	636000	634960
Interest (Mtge) Variance ( 2 669 )	-544,385	-59,502	-144009	-104618	-97146	-79500	-53000	-6613
Mtge Amortization ( 2 670 )	159,326							26427
	5,140,685							
Amortization (Mtge) Variance ( 2 679 )	-11							-11
Subtotal: Lender ( **** ) ( )	5,465,228	-5,041,502	491991	531382	538854	556500	583000	654764
Investor ( **** ) ( **** )								
Equity Residual ( 3 196 )	3,297,847							
Investment ( 3 310 )	-2,100,000	-525,000	-525000	-525000	-525000			
Return of Investment ( 3 370 )	2,100,000							
Net Cash Flow(var:taxexempt) ( 3 698 )	395,774	70,037	155125	160742	9874			
Net Cash Flow (NCF) ( 3 699 )	1,705,963		28838	81146	158763	195558	217149	197407
Income Taxes (Annual) ( 3 850 )	348,707	62,562	105243	85451	54369	36402	18739	16607
Inc.Taxes:Equity Residual ( 3 880 )	-1,860,590							
Subtotal: Investor ( **** ) ( **** )	3,887,700	-392,401	-235794	-197661	-301993	231960	235888	214014
Other ( ) ( )								
Const.Interest ( 4 155 )	243,288	66,495	113875	53349	9568			
Const.Loan ( 4 220 )		-1,222,937	492206	564332	166400			
Net Cash Flow(var:taxexempt) ( 4 698 )	-403,833	-71,466	-158291	-164009	-10071			
Subtotal: Other ( ) ( )	-160,545	-1,227,907	447789	453672	165897			
Public ( ) ( **** )								
Income Taxes (Annual) ( 5 850 )	-348,707	-62,562	-105243	-85451	-54369	-36402	-18739	-16607
Inc.Taxes:Equity Residual ( 5 880 )	1,860,590							
Subtotal: Public ( ) ( **** )	1,511,883	-62,562	-105243	-85451	-54369	-36402	-18739	-16607
Total	13,179,336	-6,623,116	726921	763235	547687	818942	871198	926763

( BTY)( ATY )	1994	1995	1996
Developer( )()			
Acquisition Fee ( 1 142.9)			
Partnership Managmt Fee (exp) ( 1 166.2)			
Start-up Oper. Losses (exp.) ( 1 167 )			
Funded Expenses ( 1 169 )			
Operating Reserve ( 1 173 )			
Equity Residual ( 1 196 )			1,413,363
Investment ( 1 310 )			
Investment Adj. ( 1 320 )			
			104,500
Management Fee ( 1 551 )	69115	73,262	77,657
Supervisory Mgmt Fee ( 1 553 )	5628	5,910	6,205
Net Cash Flow(var:taxexempt) ( 1 698 )			
Net Cash Flow (NCF) ( 1 699 )	4792	5,609	6,479
Subtotal: Developer( )()	79535	84,781	1,608,204
Lender (****)( )			
Orig.Mtge(s) ( 2 240 )			
Mtge Interest ( 2 660 )	630723	625,761	620,169
Interest (Mtge) Variance ( 2 669 )		1	2
Mtge Amortization ( 2 670 )	39127	44,090	49,682
			5,140,685
Amortization (Mtge) Variance ( 2 679 )	1		-1
Subtotal: Lender (****)( )	669852	669,852	5,810,536
Investor (****)(****)			
Equity Residual ( 3 196 )			3,297,847
Investment ( 3 310 )			
Return of Investment ( 3 370 )			2,100,000
Net Cash Flow(var:taxexempt) ( 3 698 )	-2		-2
Net Cash Flow (NCF) ( 3 699 )	234798	274,853	317,451
Income Taxes (Annual) ( 3 850 )	2649	-9,927	-23,389
Inc.Taxes:Equity Residual ( 3 880 )			-1,860,590
Subtotal: Investor (****)(****)	237445	264,926	3,831,317
Other ( )()			
Const.Interest ( 4 155 )			
Const.Loan ( 4 220 )			
Net Cash Flow(var:taxexempt) ( 4 698 )	2		2
Subtotal: Other ( )()	2		2
Public ( ) (****)			
Income Taxes (Annual) ( 5 850 )	-2649	9,927	23,389
Inc.Taxes:Equity Residual ( 5 880 )			1,860,590
Subtotal: Public ( ) (****)	-2649	9,927	1,883,979
Total	984184	1,029,486	13,134,038