

**Schedule Z: Development Cash Flow**

	<b>Total</b>	<b>1988</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>
Field Expense										
Land Development										
Building Cost	-1,138,410	-596,311	-542,099							
Tenant Improvements										
Architecture & Engineering										
Elevator/Escalator										
Furniture & Equipment										
Misc. Administration										
Dev. Costs Expensed										
Grants & Reimbursements										
Contingency										
Land	-500,000	-500,000								
Financing Fees	-569,174		-569,174							
Interest & Financing	-100,509	-30,798	-69,711							
Internal Interest										
Accounting Transfers										
<b>Total</b>	<b>-2,308,093</b>	<b>-1,127,108</b>	<b>-1,180,984</b>							