

Schedule B: Cash Flow By Participant

(BTY)(ATY)	Total	Annual						
		1988	1989	1990	1991	1992	1993	1994
Developer(****)(****)								
Start-up Oper. Losses (exp.) (1 167)	-422,177		-32,617	-389,560				
Equity Residual (1 196)	102,733							
Investment Adj. (1 320)								
Return of Investment (1 370)	588,533							
Equity Required (Add'l) (EQ) (1 390)	-203,967				-34,546			
	37,611							
Participation Variance (1 683)								19,756
	140,903							
	-95,581							
Special Return of Equity (1 686)	274,050				45,675	45,675	45,675	45,675
	-10,406							
Net Cash Flow (NCF) (1 699)	36,565							
Income Taxes (from Disb.) (1 840)								-6,717
	-47,907							
	32,498							
Income Taxes (Annual) (1 850)	-99,420		5,626	19,493	-16,450	-20,581	-24,392	-25,599
Inc.Taxes:Equity Residual (1 880)	-22,161							
Subtotal: Developer(****)(****)	311,273		-26,990	-370,066	-5,321	25,094	21,283	33,115
Lender (****)()								
Financing Fees (2 158)	569,174		569,174					
Orig.Mtge(s) (2 240)	-1,238,919		-1,238,919					
Mtge Interest (2 660)	876,280		30,959	123,408	122,669	121,852	120,950	119,953
Mtge Amortization (2 670)	69,619		1,658	7,060	7,800	8,617	9,519	10,516
	1,169,300							
Subtotal: Lender (****)()	1,445,454		-637,128	130,469	130,469	130,469	130,469	130,469
Investor (****)(9.4%)								
Equity Residual (3 196)	80,810							
Investment (3 310)	-500,000	-500,000						
Return of Investment (3 370)	500,000							
Participation Variance (3 683)								-19,756
	-82,945							
Special Return of Equity (3 686)	500,000				64,655	96,125	101,606	107,367
Net Cash Flow (NCF) (3 699)	36,565							
Income Taxes (from Disb.) (3 840)								6,717
	28,201							
Income Taxes (Annual) (3 850)	-89,976		5,092	17,642	-14,888	-18,626	-22,075	-23,167
Inc.Taxes:Equity Residual (3 880)	-70,725							
Subtotal: Investor (****)(9.4%)	401,931	-500,000	5,092	17,642	49,767	77,499	79,531	71,161
Other (3.2%)()								
Const.Interest (4 155)	100,509	30,798	69,711					
Const.Loan (4 220)		-627,108	627,108					
Investment (4 310)	-569,174		-569,174					
Return of Investment (4 370)	606,785							
Equity Required (Add'l) (EQ) (4 390)	-37,611							
Participation Variance (4 683)	-140,903							
	95,581							
	82,945							
Subtotal: Other (3.2%)()	138,132	-596,311	127,645					
Public () (****)								
Income Taxes (from Disb.) (5 840)								-6,717
								6,717
	47,907							
	-32,498							
	-28,201							
Income Taxes (Annual) (5 850)	189,396		-10,718	-37,135	31,338	39,208	46,467	48,765
Inc.Taxes:Equity Residual (5 880)	92,886							
Subtotal: Public () (****)	269,490		-10,718	-37,135	31,338	39,208	46,467	48,765
Total	2,566,279	-1,096,311	-542,099	-259,091	206,253	272,269	277,750	283,511

(BTY)(ATY)	1995	1996
Developer(****)(****)		
Start-up Oper. Losses (exp.) (1 167)		
Equity Residual (1 196)		102,733
Investment Adj. (1 320)		
Return of Investment (1 370)		588,533
Equity Required (Add'l) (EQ) (1 390)	-105812	-63,609
		37,611
Participation Variance (1 683)	14297	-34,053
		140,903
		-95,581
Special Return of Equity (1 686)	45675	45,675
		-10,406
Net Cash Flow (NCF) (1 699)		36,565
Income Taxes (from Disb.) (1 840)	-4861	11,578
		-47,907
		32,498
Income Taxes (Annual) (1 850)	-18108	-19,409
Inc.Taxes:Equity Residual (1 880)		-22,161
Subtotal: Developer(****)(****)	-68809	702,968
Lender (****)()		
Financing Fees (2 158)		
Orig.Mtge(s) (2 240)		
Mtge Interest (2 660)	118852	117,636
Mtge Amortization (2 670)	11617	12,833
		1,169,300
Subtotal: Lender (****)()	130469	1,299,769
Investor (****)(9.4%)		
Equity Residual (3 196)		80,810
Investment (3 310)		
Return of Investment (3 370)		500,000
Participation Variance (3 683)	-14297	34,053
		-82,945
Special Return of Equity (3 686)	64297	65,949
Net Cash Flow (NCF) (3 699)		36,565
Income Taxes (from Disb.) (3 840)	4861	-11,578
		28,201
Income Taxes (Annual) (3 850)	-16388	-17,565
Inc.Taxes:Equity Residual (3 880)		-70,725
Subtotal: Investor (****)(9.4%)	38473	562,765
Other (3.2%)()		
Const.Interest (4 155)		
Const.Loan (4 220)		
Investment (4 310)		
Return of Investment (4 370)		606,785
Equity Required (Add'l) (EQ) (4 390)		-37,611
Participation Variance (4 683)		-140,903
		95,581
		82,945
Subtotal: Other (3.2%)()		606,797
Public ()(****)		
Income Taxes (from Disb.) (5 840)	-4861	11,578
	4861	-11,578
		47,907
		-32,498
		-28,201
Income Taxes (Annual) (5 850)	34496	36,974
Inc.Taxes:Equity Residual (5 880)		92,886
Subtotal: Public ()(****)	34496	117,068
Total	134629	3,289,368