

Schedule W: Development Cash Flow

Monthly

costs exc. future const.int.	Total	Jan'84	Feb'84	Mar'84	Apr'84	May'84	Jun'84	Jul'84	Aug'84	Sep'84	Oct'84	Nov'84	Dec'84
COSTS													
Field Expense													
Land Development	36,030	11710		4432	1513	468			432			468	2342
Building Cost	2,263,567			181085	226357	181085	203721	158450	158450	203721	158450	226357	181085
Tenant Improvements													
Architecture & Engineering	162,154	97130		17026	5027	1946	1946	1946	2270	1946	1946	1946	973
Elevator/Escalator	375,000												
Furniture & Equipment	80,764	3311		15022									20837
Misc. Administration	114,499	53815		8931	3893	3893	3893	3893	12824	3893	3893	3893	3893
Dev. Costs Expensed	6,485	6485											
Grants & Reimbursements													
Contingency													
Land	265,542	265542											
Financing Fees	74,000			74000									
Total	3,378,041	437993		300496	236790	187393	209560	164289	173976	209560	164289	232664	209130

costs exc. future const.int.	Jan'85	Feb'85	Mar'85	Apr'85	May'85	Jun'85	Jul'85	Aug'85	Sep'85	Oct'85	Nov'85	Dec'85	Jan'86	Feb'86	Mar'86	Apr'86	May'86	Jun'86	
COSTS																			
Field Expense																			
Land Development	1009	13655																	
Building Cost	181085	203721																	
Tenant Improvements																			
Architecture & Engineering	16053	11999																	
Elevator/Escalator	187500	187500																	
Furniture & Equipment	20837	20756																	
Misc. Administration	3893	3893																	
Dev. Costs Expensed																			
Grants & Reimbursements																			
Contingency																			
Land																			
Financing Fees																			
Total	410378	441525																	

costs exc. future const.int.	Jul'86	Aug'86	Sep'86	Oct'86	Nov'86	Dec'86	Jan'87	Feb'87	Mar'87	Apr'87	May'87	Jun'87	Jul'87	Aug'87	Sep'87	Oct'87	Nov'87	Dec'87	Jan'88	
COSTS																				
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																				
Total																				

costs exc. future const.int.	Feb'88	Mar'88	Apr'88	May'88	Jun'88	Jul'88	Aug'88	Sep'88	Oct'88	Nov'88	Dec'88	Jan'89	Feb'89	Mar'89	Apr'89	May'89	Jun'89	Jul'89	Aug'89	
COSTS																				
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																				
Total																				

costs exc. future const.int.	Sep'89	Oct'89	Nov'89	Dec'89	Jan'90	Feb'90
COSTS						
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						
Total						