

Schedule G: Development Cash Flow

	Monthly									
	Total	Jan'84	Feb'84	Mar'84	Apr'84	May'84	Jun'84	Jul'84	Aug'84	Sep'84
COSTS										
140.5 Field Expense										
141 Land Development	36,030	11710		4432	1513	468			432	
143 Building Cost	2,263,567			181085	226357	181085	203721	158450	158450	203721
143.65 Tenant Improvements										
152 Architecture & Engineering	162,154	97130		17026	5027	1946	1946	1946	2270	1946
143.5 Elevator/Escalator	375,000									
143.6 Furniture & Equipment	80,764	3311		15022						
148 Misc. Administration	114,499	53815		8931	3893	3893	3893	3893	12824	3893
166 Dev. Costs Expensed	6,485	6485								
161 Grants & Reimbursements										
153 Contingency										
132 Land	265,542	265542								
Financing Fees	74,000			74000						
Subtotal: COSTS	3,378,041	437993		300496	236790	187393	209560	164289	173976	209560
FINANCING										
Fin. Draws	-3,477,771			-132771						
Const. Fin. Interest	2,725,488			2857	7215	9882	12414	14839	17075	19613
Const. Financing				-475804	-244004	-197275	-221974	-179128	-191052	-229173
Subtotal: FINANCING	-752,283			-605718	-236790	-187393	-209560	-164289	-173976	-209560
Total	2,625,758	437993		-305222						

	Oct'84	Nov'84	Dec'84	Jan'85	Feb'85	Mar'85	Apr'85	May'85	Jun'85	Jul'85	Aug'85
COSTS											
140.5 Field Expense											
141 Land Development		468	2342	1009	13655						
143 Building Cost	158450	226357	181085	181085	203721						
143.65 Tenant Improvements											
152 Architecture & Engineering	1946	1946	973	16053	11999						
143.5 Elevator/Escalator				187500	187500						
143.6 Furniture & Equipment			20837	20837	20756						
148 Misc. Administration	3893	3893	3893	3893	3893						
166 Dev. Costs Expensed											
161 Grants & Reimbursements											
153 Contingency											
132 Land											
Financing Fees											
Subtotal: COSTS	164289	232664	209130	410378	441525						
FINANCING											
Fin. Draws											
Const. Fin. Interest	22125	24804	27792	31888	37453	40608	41101	41601	41938	42023	42023
Const. Financing	-186414	-257468	-236922	-442266	-478978	-40608	-41101	-41601	-14003		
Subtotal: FINANCING	-164289	-232664	-209130	-410378	-441525				27936	42023	42023
Total									27936	42023	42023

	Sep'85	Oct'85	Nov'85	Dec'85	Jan'86	Feb'86	Mar'86	Apr'86	May'86	Jun'86	Jul'86
COSTS											
140.5 Field Expense											
141 Land Development											
143 Building Cost											
143.65 Tenant Improvements											
152 Architecture & Engineering											
143.5 Elevator/Escalator											
143.6 Furniture & Equipment											
148 Misc. Administration											
166 Dev. Costs Expensed											
161 Grants & Reimbursements											
153 Contingency											
132 Land											
Financing Fees											
Subtotal: COSTS											
FINANCING											
Fin. Draws											
Const. Fin. Interest	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Const. Financing											
Subtotal: FINANCING	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Total	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023

	Aug'86	Sep'86	Oct'86	Nov'86	Dec'86	Jan'87	Feb'87	Mar'87	Apr'87	May'87	Jun'87
COSTS											
140.5 Field Expense											
141 Land Development											
143 Building Cost											
143.65 Tenant Improvements											
152 Architecture & Engineering											
143.5 Elevator/Escalator											
143.6 Furniture & Equipment											
148 Misc. Administration											
166 Dev. Costs Expensed											
161 Grants & Reimbursements											
153 Contingency											
132 Land											
Financing Fees											
Subtotal: COSTS											
FINANCING											
Fin. Draws											
Const. Fin. Interest	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Const. Financing											
Subtotal: FINANCING	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Total	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023

	Jul'87	Aug'87	Sep'87	Oct'87	Nov'87	Dec'87	Jan'88	Feb'88	Mar'88	Apr'88	May'88
COSTS											
140.5 Field Expense											
141 Land Development											
143 Building Cost											
143.65 Tenant Improvements											
152 Architecture & Engineering											
143.5 Elevator/Escalator											
143.6 Furniture & Equipment											
148 Misc. Administration											
166 Dev. Costs Expensed											
161 Grants & Reimbursements											
153 Contingency											
132 Land											
Financing Fees											
Subtotal: COSTS											
FINANCING											
Fin. Draws											
Const. Fin. Interest	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Const. Financing											
Subtotal: FINANCING	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Total	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023

	Jun'88	Jul'88	Aug'88	Sep'88	Oct'88	Nov'88	Dec'88	Jan'89	Feb'89	Mar'89	Apr'89
COSTS											
140.5 Field Expense											
141 Land Development											
143 Building Cost											
143.65 Tenant Improvements											
152 Architecture & Engineering											
143.5 Elevator/Escalator											
143.6 Furniture & Equipment											
148 Misc. Administration											
166 Dev. Costs Expensed											
161 Grants & Reimbursements											
153 Contingency											
132 Land											
Financing Fees											
Subtotal: COSTS											
FINANCING											
Fin. Draws											
Const. Fin. Interest	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Const. Financing											
Subtotal: FINANCING	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023
Total	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023	42023

	May'89	Jun'89	Jul'89	Aug'89	Sep'89	Oct'89	Nov'89	Dec'89	Jan'90	Feb'90
COSTS										
140.5 Field Expense										
141 Land Development										
143 Building Cost										
143.65 Tenant Improvements										
152 Architecture & Engineering										
143.5 Elevator/Escalator										
143.6 Furniture & Equipment										
148 Misc. Administration										
166 Dev. Costs Expensed										
161 Grants & Reimbursements										
153 Contingency										
132 Land										
Financing Fees										
Subtotal: COSTS										
FINANCING										
Fin. Draws										-3,345,000
Const. Fin. Interest	42023	42023	42023	42023	42023	42023	42023	42023	42023	21,012
Const. Financing										3,477,771
Subtotal: FINANCING	42023	42023	42023	42023	42023	42023	42023	42023	42023	153,783
Total	42023	42023	42023	42023	42023	42023	42023	42023	42023	153,783