

Schedule W: Development Cash Flow

Monthly

costs exc. future const.int.	Total	To Date	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	11692		4433	1500	468			468			468	2340
Building Cost	2,263,567			181085	226357	181085	203721	158450	158450	203721	158450	226357	181085
Tenant Improvements													
Architecture & Engineering	162,154	97154		17000	5000	2000	2000	2000	2000	2000	2000	2000	1000
Elevator/Escalator	375,000												
Furniture & Equipment	80,764	3275		15000									20829
Misc. Administration	114,499	53777		8900	3900	3900	3900	3900	12822	3900	3900	3900	3900
Dev. Costs Expensed	6,485	6485											
Grants & Reimbursements													
Contingency													
Land	265,542	265542											
Financing Fees	74,000			74000									
Total	3,378,041	437925		300418	236757	187453	209621	164350	173740	209621	164350	232725	209154

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	1000	13661																	
Building Cost	181085	203721																	
Tenant Improvements																			
Architecture & Engineering	16000	12000																	
Elevator/Escalator	187500	187500																	
Furniture & Equipment	20830	20830																	
Misc. Administration	3900	3900																	
Dev. Costs Expensed																			
Grants & Reimbursements																			
Contingency																			
Land																			
Financing Fees																			
Total	410315	441612																	

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						