

Regional Shopping Center Illustration:Phase 1: Initial Phase

Schedule G: Development Cash Flow

	Total	1988	Annual							1998	1999	2000	2001	2002	2003
			1989	1990	1991	1992	1993	1994	1995						
COSTS															
140.5 Field Expense															
141 Land Development															
143 Building Cost	37,260,000	37,260,000													
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	11,168,887	11,168,887													
Financing Fees	1,728,789										1,728,789				
Subtotal: COSTS	50,157,676	48,428,887									1,728,789				
FINANCING															
Fin. Draws	-106,055,176	-48,428,887									-57,626,289				
Const. Fin. Interest															
Const. Financing															
Subtotal: FINANCING	-106,055,176	-48,428,887									-57,626,289				
Total	-55,897,500										-55,897,500				

	2004	2005	2006	2007	2008
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					
Const. Financing					
Subtotal: FINANCING					
Total					