

Schedule Of Prospective Cash Flow
 In Inflated Dollars for the Fiscal Year Beginning 5/1/2009

Vacancy 15% year one, 5% thereafter to compensate for lease up needing until Jan. 2010

For the Years Ending	Year 1 Apr-2010	Year 2 Apr-2011	Year 3 Apr-2012	Year 4 Apr-2013	Year 5 Apr-2014	Year 6 Apr-2015	Year 7 Apr-2016	Year 8 Apr-2017	Year 9 Apr-2018	Year 10 Apr-2019	Year 11 Apr-2020
Potential Gross Revenue											
Base Rental Revenue	\$2,935,971	\$2,978,980	\$3,029,812	\$3,090,848	\$3,234,046	\$3,378,190	\$3,425,765	\$3,484,933	\$3,555,702	\$3,690,591	\$3,790,626
Absorption & Turnover Vacancy					(210,683)	(108,426)	(13,231)		(16,334)	(284,497)	(188,024)
Scheduled Base Rental Revenue	2,935,971	2,978,980	3,029,812	3,090,848	3,023,363	3,269,764	3,412,534	3,484,933	3,539,368	3,406,094	3,602,602
Expense Reimbursement Revenue											
Real Estate Taxes	424,913	433,414	442,079	450,920	432,794	467,642	488,520	498,955	506,308	465,278	483,308
Insurance	36,073	37,151	38,268	39,419	38,198	41,688	43,971	45,353	46,468	43,118	45,241
Landscape	18,552	19,106	19,683	20,271	19,647	21,437	22,614	23,322	23,899	22,176	23,266
CAM Parking Lights	2,165	2,232	2,296	2,366	2,292	2,502	2,636	2,721	2,789	2,589	2,711
Pest Control	1,918	1,974	2,033	2,097	2,031	2,215	2,336	2,409	2,467	2,292	2,405
Utility Elevator	929	957	984	1,012	982	1,074	1,129	1,166	1,194	1,109	1,164
Water & Sewer	36,177	37,260	38,379	39,528	38,309	41,806	44,097	45,479	46,602	43,240	45,368
PG&E	13,606	14,011	14,432	14,865	14,406	15,722	16,584	17,103	17,527	16,259	17,063
Disposal & Trash	96,878	99,785	102,779	105,861	102,592	111,963	118,095	121,797	124,802	115,801	121,505
Fire Alarm	3,090	3,184	3,281	3,379	3,275	3,575	3,768	3,886	3,982	3,695	3,876
Cleaning Sweeping	28,136	28,980	29,849	30,746	29,797	32,515	34,298	35,373	36,247	33,633	35,288
Janitorial	65,959	67,938	69,976	72,077	69,852	76,227	80,406	82,928	84,971	78,843	82,726
Total Reimbursement Revenue	728,396	745,992	764,039	782,541	754,175	818,366	858,454	880,492	897,256	828,033	863,921
Total Potential Gross Revenue	3,664,367	3,724,972	3,793,851	3,873,389	3,777,538	4,088,130	4,270,988	4,365,425	4,436,624	4,234,127	4,466,523
General Vacancy	(549,655)	(186,249)	(189,693)	(193,669)		(101,402)	(200,980)	(218,271)	(206,314)		(44,703)
Effective Gross Revenue	3,114,712	3,538,723	3,604,158	3,679,720	3,777,538	3,986,728	4,070,008	4,147,154	4,230,310	4,234,127	4,421,820
Operating Expenses											
Real Estate Taxes	416,416	424,744	433,239	441,904	450,742	459,757	468,952	478,331	487,897	497,655	507,608
Insurance	35,350	36,410	37,503	38,628	39,787	40,980	42,210	43,476	44,780	46,124	47,507
Landscape	18,180	18,725	19,287	19,866	20,462	21,076	21,708	22,359	23,030	23,721	24,432
CAM Parking Lights	2,121	2,185	2,250	2,318	2,387	2,459	2,533	2,609	2,687	2,767	2,850
Pest Control	1,879	1,935	1,993	2,053	2,114	2,178	2,243	2,310	2,380	2,451	2,525
Utility Elevator	909	936	964	993	1,023	1,054	1,085	1,118	1,151	1,186	1,222
Water & Sewer	35,451	36,515	37,610	38,738	39,900	41,097	42,330	43,600	44,908	46,256	47,643
PG&E	13,332	13,732	14,144	14,568	15,005	15,455	15,919	16,397	16,889	17,395	17,917
Disposal & Trash	94,940	97,788	100,722	103,744	106,856	110,061	113,363	116,764	120,267	123,875	127,591
Fire Alarm	3,030	3,121	3,215	3,311	3,410	3,513	3,618	3,727	3,838	3,953	4,072
Cleaning Sweeping	27,573	28,400	29,252	30,130	31,034	31,965	32,924	33,911	34,929	35,977	37,056
Janitorial	64,640	66,579	68,577	70,634	72,753	74,935	77,184	79,499	81,884	84,341	86,871
MGMT Fee	62,294	70,774	72,083	73,594	75,551	79,735	81,400	82,943	84,606	84,683	88,436
Total Operating Expenses	776,115	801,844	820,839	840,481	861,024	884,265	905,469	927,044	949,246	970,384	995,730
Net Operating Income	2,338,597	2,736,879	2,783,319	2,839,239	2,916,514	3,102,463	3,164,539	3,220,110	3,281,064	3,263,743	3,426,090
Debt Service											
Interest Payments	1,804,565	1,786,427	1,766,931	1,745,972	1,723,443	1,699,225	1,673,192	1,645,207	1,615,125	1,582,788	
Principal Payments	241,964	260,101	279,598	300,556	323,086	347,304	373,337	401,321	431,404	463,741	
Origination Points & Fees	250,000										
Total Debt Service	2,296,529	2,046,528	2,046,529	2,046,528	2,046,529	2,046,529	2,046,529	2,046,528	2,046,529	2,046,529	

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Leasing & Capital Costs											
Tenant Improvements	326,375				272,217	176,946	17,413			275,649	310,200
Leasing Commissions	130,550				142,051	95,105	9,640			166,752	193,283
Reserves	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>
Total Leasing & Capital Costs	<u>464,157</u>	<u>7,232</u>	<u>7,232</u>	<u>7,232</u>	<u>421,500</u>	<u>279,283</u>	<u>34,285</u>	<u>7,232</u>	<u>7,232</u>	<u>449,633</u>	<u>510,715</u>
Cash Flow After Debt Service But Before Taxes	<u>(\$422,089)</u>	<u>\$683,119</u>	<u>\$729,558</u>	<u>\$785,479</u>	<u>\$448,485</u>	<u>\$776,651</u>	<u>\$1,083,725</u>	<u>\$1,166,350</u>	<u>\$1,227,303</u>	<u>\$767,581</u>	<u>\$2,915,375</u>