

## EXHIBIT A: OPERATING PRO-FORMA

REVENUES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>Gross Residential Rent</b>	\$ 14,400	\$ 14,832	\$ 15,277	\$ 15,735	\$ 16,207
+Other Income	13,100	13,493	13,898	14,315	14,744
<b>= Residential Income</b>	27,500	28,325	29,175	30,050	30,951
<b>Gross Commercial Rent</b>	16,320	16,810	17,314	17,833	18,368
+ Tenant Contributions	1,920	1,978	2,037	2,098	2,161
<b>=Commercial Income</b>	18,240	18,787	19,351	19,931	20,529
<b>= Effective Gross Income</b>	\$ 45,740	47,112	48,526	49,981	51,481
<b>Operating Expenses</b>					
Management Fees	1,369	1,410	1,453	1,496	1,541
Real Estate Property Tax	6,500	6,630	6,763	6,965	7,174
Other	7,000	7,210	7,426	7,649	7,879
<b>= Total Operating Expenses</b>	14,869	15,250	15,641	16,111	16,594
- Transfer to Bank Reserves	500	500	500	500	500
<b>- Bank Interest Reserves</b>	4,000	4,000	4,000	4,000	4,000
<b>= Net Operating Income</b>	26,371	27,362	28,384	29,371	30,387
Debt Service (p+i) bank, \$100,000, 25 yr am, 7%	8,581	8,581	8,581	8,581	8,581
-Small Change \$200,000 (p+i), 25 yr am, 8%	17,765	17,765	17,765	17,765	17,765
	26,347	26,347	26,347	26,347	26,347

Cash Flow	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	\$ 24	1015	2038	3024	4040

<b>Year 5 Refinancing</b>		
Capitalized market value	8% Cap Rate	379834
<b>Loan refinancing @ 75% LTV</b>		<b>284876</b>
Less refinancing fees		-2849
Less bank debt principal owed		-90230
Less Small Change balance on notes		-144308
<b>Total after loans are repaid</b>		<b>47489</b>

### Assumptions

BANK AMORTIZATION	YEARS	1	2	3	4	5
INTEREST APR	7.00%					
AMORTIZATION IN YEARS	25 yrs of pymt		5			
LOAN AMOUNT	100,000					
P&I - ANNUAL	8,581	8,581	8,581	8,581	8,581	8,581
INTEREST		6,952	6,729	6,613	6,488	6,354
PRINCIPAL		1,630	1,852	1,968	2,093	2,227
REMAINING PRINCIPAL		98,370	96,519	94,551	92,457	90,230
<b>BANK AMORTIZATION</b>	<b>YEARS</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
INTEREST APR	8.00%					
AMORTIZATION IN YEARS	30 yrs of pymt		5			
LOAN AMOUNT	200,000					
P&I - ANNUAL	17,765	17,765	17,765	17,765	17,765	17,765
INTEREST		6,952	6,729	6,613	6,488	6,354
PRINCIPAL		10,814	11,036	11,153	11,278	11,412
REMAINING PRINCIPAL		189,186	178,150	166,997	155,720	144,308