

Projected Rent Income

Suite	Tenant	Sq.Ft.	Rate	January	February	March	April	May	June	July	August	September	October	November	December	Total
A	Big Box Store	85482	0.39	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$33,302.08	\$399,624.96
B	Electronics	2400	1.87	4,488.00	4,488.00	4,488.00	4,728.00	4,728.00	4,728.00	4,728.00	4,728.00	4,728.00	4,728.00	4,728.00	4,728.00	\$56,016.00
C	Phones	1200	1.25	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	\$18,300.00
D	Donuts	1200	1.80	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	2,160.00	\$25,920.00
E	Sporting Goods	9600	1.15	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	\$132,000.00
F	Grocery Store	25102	0.45	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	11,285.67	\$135,428.04
G	Taxes	2916	1.50	4,374.00	4,374.00	4,374.00	4,374.00	4,374.00	4,374.00	4,374.00	4,374.00	4,519.80	4,519.80	4,519.80	4,519.80	\$53,071.20
H	Pools	3000	1.40	4,200.00	0.00	0.00	3,450.00	3,450.00	3,450.00	3,450.00	3,450.00	3,450.00	3,450.00	3,450.00	3,450.00	\$35,250.00
I	Vacant	3000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,750.00	3,750.00	3,750.00	3,750.00	\$15,000.00
J	Fabrics	3000	1.30	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	4,050.00	\$47,700.00
K	Laundry	1440	1.40	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	2,016.00	\$24,192.00
L	Nails	960	1.70	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	1,632.00	\$19,584.00
M	Hair Salon	1200	1.62	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	1,947.00	\$23,364.00
N	Fish & Chips	1200	1.41	1,692.00	1,692.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	1,740.00	\$20,784.00
O	Memorabilia	900	1.76	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	1,584.00	\$19,008.00
P	Quick Mart	900	1.70	1,530.00	1,530.00	1,530.00	1,530.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	1,575.00	\$18,720.00
Q	Phones	900	1.84	1,654.85	1,654.85	1,654.85	1,654.85	1,654.85	1,654.85	1,721.04	1,721.04	1,721.04	1,721.04	1,721.04	1,721.04	\$20,255.34
R	Pizza	3300	1.70	5,608.35	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	5,776.80	\$69,153.15
S	Ice Cream	1350	1.72	2,320.53	2,320.53	2,320.53	2,320.53	2,320.53	2,320.53	2,320.53	2,366.94	2,366.94	2,366.94	2,366.94	2,366.94	\$28,078.41
T	Lending	960	1.96	1,884.16	1,884.16	1,884.16	1,884.16	1,884.16	1,884.16	1,884.16	1,940.68	1,940.68	1,940.68	1,940.68	1,940.68	\$22,892.52
U	Pizza	1260	1.93	2,431.01	2,431.01	2,552.56	2,552.56	2,552.56	2,552.56	2,552.56	2,552.56	2,552.56	2,552.56	2,552.56	2,552.56	\$30,387.62
Total Square Foot		151,270														\$1,214,729.24
Total Projected Rent Income				\$100,509.65	\$96,478.10	\$96,647.65	\$100,337.65	\$100,382.65	\$100,382.65	\$100,598.84	\$100,761.77	\$104,657.57	\$104,657.57	\$104,657.57	\$104,657.57	\$1,214,729.24

Projected Percentage Rent Income

Suite	Tenant	Sq.Ft.	Rate	January	February	March	April	May	June	July	August	September	October	November	December	Total
A	Big Box Store	85482	0.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,000.00	\$220,000.00
F	Grocery Store	25102	0.45	\$0.00	\$0.00	\$0.00	\$0.00	\$29,000.00	\$0.00	\$0.00	\$33,000.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$97,000.00
Total Square Foot		110,584														\$317,000.00
Total Projected Percentage Rent Income				\$0.00	\$0.00	\$0.00	\$0.00	\$29,000.00	\$0.00	\$0.00	\$33,000.00	\$0.00	\$0.00	\$35,000.00	\$220,000.00	\$317,000.00

Notes: Leases that are set to expire in 2010 were give a 2% increase.

Additional Rent (NNN Expenses)

Suite	Tenant	Sq.Ft.	%	January	February	March	April	May	June	July	August	September	October	November	December	Total
A	Big Box Store	24640	27.25%	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$3,212.32	\$38,547.84
B	Electronics	2400	2.65%	\$775.76	775.76	775.76	775.76	775.76	775.76	775.76	775.76	775.76	775.76	775.76	775.76	\$9,309.10
C	Phones	1200	1.33%	\$388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	\$4,660.37
D	Donuts	1200	1.33%	\$388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	\$4,660.37
E	Sporting Goods	9600	10.62%	\$1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	1,904.56	\$22,854.66
F	Grocery Store	25102	27.76%	\$3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	3,167.42	\$38,008.98
G	Taxes	2916	3.22%	\$942.20	942.20	942.20	942.20	942.20	942.20	942.20	942.20	942.20	942.20	942.20	942.20	\$11,306.41
H	Pools	3000	3.32%	\$970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	\$11,650.05
I	Vacant	3000	3.32%	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00	900.00	900.00	\$3,600.00
J	Fabrics	3000	3.32%	\$970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	970.84	\$11,650.05
K	Laundry	1440	1.59%	\$465.46	465.46	465.46	465.46	465.46	465.46	465.46	465.46	465.46	465.46	465.46	465.46	\$5,585.46
L	Nails	960	1.06%	\$310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	\$3,723.64
M	Hair Salon	1200	1.33%	\$388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	\$4,660.37
N	Fish & Chips	1200	1.33%	\$388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	388.36	\$4,660.37
O	Memorabilia	900	1.00%	\$258.21	258.21	258.21	258.21	258.21	258.21	258.21	258.21	258.21	258.21	258.21	258.21	\$3,098.52
P	Quick Mart	900	1.00%	\$292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	\$3,505.60
Q	Phones	900	1.00%	\$292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	292.13	\$3,505.60
R	Pizza	3300	3.65%	\$1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	1,067.89	\$12,814.70
S	Ice Cream	1350	1.49%	\$435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	\$5,231.94
T	Lending	960	1.06%	\$310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	310.30	\$3,723.64
U	Pizza	1260	1.39%	\$407.36	407.36	407.36	407.36	407.36	407.36	407.36	407.36	407.36	407.36	407.36	407.36	\$4,888.30
Total SF. & %		90,428	100%													\$211,645.99
Total Additional Rent				\$17,337.17	\$17,337.17	\$17,337.17	\$17,337.17	\$17,337.17	\$17,337.17	\$17,337.17	\$17,337.17	\$18,237.17	\$18,237.17	\$18,237.17	\$18,237.17	\$211,645.99

Reimbursements (NNN Expenses)

Suite	Tenant	%	January	February	March	April	May	June	July	August	September	October	November	December	Total
A	Big Box Store	100.00%			\$25,910.00								\$25,910.00		\$51,820.00
E	Sporting Goods	14.59%			\$7,207.46								\$7,207.46		\$14,414.92
F	Grocery Store	38.16%			\$18,851.04								\$18,851.04		\$37,702.08
Water & Sewer Reimbursements			\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$1,387.50	\$16,650.00
Trash Reimbursements			\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$1,666.67	\$20,000.00
Total Reimbursements			\$3,054.17	\$3,054.17	\$55,022.67	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$55,022.67	\$3,054.17	\$140,587.00

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total
Projected Rent Income	\$100,509.65	\$96,478.10	\$96,647.65	\$100,337.65	\$100,382.65	\$100,382.65	\$100,598.84	\$100,761.77	\$104,657.57	\$104,657.57	\$104,657.57	\$104,657.57	\$1,214,729.24
Projected Percentage Rent Income	\$0.00	\$0.00	\$0.00	\$0.00	\$29,000.00	\$0.00	\$0.00	\$33,000.00	\$0.00	\$0.00	\$35,000.00	\$220,000.00	\$317,000.00
Additional Rent (NNN Expenses)	17,337.17	17,337.17	17,337.17	17,337.17	17,337.17	17,337.17	17,337.17	17,337.17	18,237.17	18,237.17	18,237.17	18,237.17	\$211,645.99
Reimbursements (NNN Expenses)	\$3,054.17	\$3,054.17	\$55,022.67	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$3,054.17	\$55,022.67	\$3,054.17	\$140,587.00
Total Income	\$120,900.98	\$116,869.43	\$169,007.48	\$120,728.98	\$149,773.98	\$120,773.98	\$120,990.17	\$154,153.10	\$125,948.90	\$125,948.90	\$212,917.40	\$345,948.90	\$1,883,962.23

Schedule C

NNN Expense													
	January	February	March	April	May	June	July	August	September	October	November	December	Total
4003 Electricity	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$10,200.00
4006 Irrigation Water	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	\$1,500.00
4007 Domestic Water	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	0.00	\$6,000.00
4009 Sewer	1,775.00	0.00	1,775.00	0.00	1,775.00	0.00	1,775.00	0.00	1,775.00	0.00	1,775.00	0.00	\$10,650.00
4101 Trash Removal	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	\$7,500.00
4102 Landscaping	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
4103 Landscaping Materials	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	275.00	\$3,300.00
4104 Pest Control	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
4105 Sweeper	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	\$21,600.00
4106 Snow Removal	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$3,000.00
4110 Alarm	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
4111 Clean-up	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
4112 Power Washing	700.00	0.00	0.00	700.00	0.00	0.00	700.00	0.00	0.00	700.00	0.00	0.00	\$2,800.00
4145 Other Services	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	\$21,999.96
4149 County Trash	5,000.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00	0.00	\$20,000.00
4151 Roof Maintenance	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	\$1,800.00
4152 Parking Lot Surface	0.00	0.00	0.00	0.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	\$1,800.00
4154 Center Sign	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
4156 Parking Lot Light Repair	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
4195 Other Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
4201 Management Fee	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	6,917.00	\$83,004.00
4251 Insurance	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$24,000.00
													\$251,853.96
Total NNN Expense Prior To Taxes	27,550.33	18,825.33	20,350.33	23,025.33	20,350.33	17,325.33	26,050.33	17,325.33	20,350.33	23,025.33	20,350.33	17,325.33	\$251,853.96
4301 Taxes - SPD Parcel	0.00	0.00	49,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,400.00	0.00	\$98,800.00
													\$350,653.96
Total NNN Expense SPD Parcel	27,550.33	18,825.33	69,750.33	23,025.33	20,350.33	17,325.33	26,050.33	17,325.33	20,350.33	23,025.33	69,750.33	17,325.33	\$350,653.96
4302 Taxes - Kmart Parcel	0.00	0.00	25,910.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,910.00	0.00	\$51,820.00
													\$303,673.96
Total NNN Expense Kmart Parcel	27,550.33	18,825.33	46,260.33	23,025.33	20,350.33	17,325.33	26,050.33	17,325.33	20,350.33	23,025.33	46,260.33	17,325.33	\$303,673.96
													\$402,473.96
Total NNN Expense	27,550.33	18,825.33	95,660.33	23,025.33	20,350.33	17,325.33	26,050.33	17,325.33	20,350.33	23,025.33	95,660.33	17,325.33	\$402,473.96

Schedule D

Owner Expense		January	February	March	April	May	June	July	August	September	October	November	December	Total
4376	Electricity Vacant	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
4377	Gas Vacant	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
4445	Other Services	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	\$120.00
4451	Roof Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
4459	Turnover Expense	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
4495	Other Maint/Repair	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
4501	Postage Expense	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
4545	Other Administrative	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	\$1,800.00
4551	Legal	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
4595	Other Professional Service	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
4602	Commissions	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$18,000.00
4745	Other Capital Improvement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	\$12,000.00
4795	Miscellaneous Expense	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
4810	First Mortgage	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	66,800.00	\$801,600.00
														\$862,620.00
	Total Owner Expense	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$71,885.00	\$862,620.00
														\$1,265,093.96
	Total Combined Expense	\$99,435.33	\$90,710.33	\$167,545.33	\$94,910.33	\$92,235.33	\$89,210.33	\$97,935.33	\$89,210.33	\$92,235.33	\$94,910.33	\$167,545.33	\$89,210.33	\$1,265,093.96

Cash Flow		January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
	Total Income	\$120,900.98	\$116,869.43	\$169,007.48	\$120,728.98	\$149,773.98	\$120,773.98	\$120,990.17	\$154,153.10	\$125,948.90	\$125,948.90	\$212,917.40	\$345,948.90	\$1,883,962.23
	Less: Total Combined Expense	99,435.33	90,710.33	167,545.33	94,910.33	92,235.33	89,210.33	97,935.33	89,210.33	92,235.33	94,910.33	167,545.33	89,210.33	\$1,265,093.96
	Net Operating Income	\$21,465.65	\$26,159.10	\$1,462.15	\$25,818.65	\$57,538.65	\$31,563.65	\$23,054.84	\$64,942.77	\$33,713.57	\$31,038.57	\$45,372.07	\$256,738.57	\$618,868.27
	Cumulative Cash Flow	\$21,465.65	\$47,624.75	\$49,086.91	\$74,905.56	\$132,444.21	\$164,007.86	\$187,062.71	\$252,005.48	\$285,719.05	\$316,757.62	\$362,129.70	\$618,868.27	