



First Mortgage

Amount: \$ 3,200,000
 Type: Standard Mortgage
 Analysis Start Date: January Year 1
 Mortgage Commences: January Year 1
 Payment Frequency: Monthly
 Payment Rounded: Up to Nearest Cent
 Compounding Frequency: Semi-annually
 Interest Rate: Variable
 Additional Payment or Borrowing: Yes

Term	Start Date of (Balloon) Term	Time Period		Amortization	
		Years	Months	Years	Months
1	Year 1 Jan	3	0	25	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	\$ 2,760,599.10	-	\$ 2,760,599.10
Payout at end of last Term: Dec Year 3	\$ 2,760,599.10	-	\$ 2,760,599.10

Time Period	Nominal Interest Rate	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Yr 1 Jan	6.250%	20,951.74	16,453.71	4,498.03	-	3,195,501.97
Yr 1 Feb	6.250%	20,951.74	16,430.58	4,521.16	-	3,190,980.81
Yr 1 Mar	6.250%	20,951.74	16,407.33	4,544.41	-	3,186,436.40
Yr 1 Apr	6.250%	20,951.74	16,383.97	4,567.77	-	3,181,868.63
Yr 1 May	6.250%	20,951.74	16,360.48	4,591.26	-	3,177,277.37
Yr 1 Jun	6.250%	20,951.74	16,336.87	4,614.87	40,000.00	3,132,662.50
Yr 1 Jul	6.500%	21,427.61	16,743.27	4,684.34	-	3,127,978.16
Yr 1 Aug	6.500%	21,427.61	16,718.23	4,709.38	-	3,123,268.78
Yr 1 Sep	6.500%	21,427.61	16,693.06	4,734.55	-	3,118,534.23
Yr 1 Oct	6.500%	21,427.61	16,667.75	4,759.86	-	3,113,774.37
Yr 1 Nov	6.500%	21,427.61	16,642.31	4,785.30	-	3,108,989.07
Yr 1 Dec	6.500%	21,427.61	16,616.74	4,810.87	45,000.00	3,059,178.20
		254,276.10	198,454.30	55,821.80	85,000.00	



Mortgage Schedule
 Parklane Place 40 Unit Apartment Building
 Investment Analysis Rental Units Example

April 15, 2008
 Investor Pro

Investment Analysis Rental Units Example Invest Rental Apartment Building Monthly

Time Period	Nominal Interest Rate	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Yr 2 Jan	6.500%	21,427.61	16,350.51	5,077.10	-	3,054,101.10
Yr 2 Feb	6.500%	21,427.61	16,323.38	5,104.23	-	3,048,996.87
Yr 2 Mar	6.500%	21,427.61	16,296.10	5,131.51	-	3,043,865.36
Yr 2 Apr	6.500%	21,427.61	16,268.67	5,158.94	-	3,038,706.42
Yr 2 May	6.500%	21,427.61	16,241.10	5,186.51	-	3,033,519.91
Yr 2 Jun	6.500%	21,427.61	16,213.38	5,214.23	50,000.00	2,978,305.68
Yr 2 Jul	6.750%	21,894.27	16,522.13	5,372.14	-	2,972,933.54
Yr 2 Aug	6.750%	21,894.27	16,492.32	5,401.95	-	2,967,531.59
Yr 2 Sep	6.750%	21,894.27	16,462.36	5,431.91	-	2,962,099.68
Yr 2 Oct	6.750%	21,894.27	16,432.22	5,462.05	-	2,956,637.63
Yr 2 Nov	6.750%	21,894.27	16,401.92	5,492.35	-	2,951,145.28
Yr 2 Dec	6.750%	21,894.27	16,371.45	5,522.82	55,000.00	2,890,622.46
		259,931.28	196,375.54	63,555.74	105,000.00	
Yr 3 Jan	6.750%	21,894.27	16,035.70	5,858.57	-	2,884,763.89
Yr 3 Feb	6.750%	21,894.27	16,003.20	5,891.07	-	2,878,872.82
Yr 3 Mar	6.750%	21,894.27	15,970.52	5,923.75	-	2,872,949.07
Yr 3 Apr	6.750%	21,894.27	15,937.66	5,956.61	-	2,866,992.46
Yr 3 May	6.750%	21,894.27	15,904.62	5,989.65	-	2,861,002.81
Yr 3 Jun	6.750%	21,894.27	15,871.39	6,022.88	55,000.00	2,799,979.93
Yr 3 Jul	6.500%	21,441.48	14,965.16	6,476.32	-	2,793,503.61
Yr 3 Aug	6.500%	21,441.48	14,930.55	6,510.93	-	2,786,992.68
Yr 3 Sep	6.500%	21,441.48	14,895.75	6,545.73	-	2,780,446.95
Yr 3 Oct	6.500%	21,441.48	14,860.77	6,580.71	-	2,773,866.24
Yr 3 Nov	6.500%	21,441.48	14,825.59	6,615.89	-	2,767,250.35
Yr 3 Dec	6.500%	21,441.48	14,790.23	6,651.25	-	2,760,599.10
		260,014.50	184,991.14	75,023.36	55,000.00	

Grand Total

Total Payments	\$ 774,221.88
Total Interest Paid	\$ 579,820.98
Total Principal Paid	\$ 194,400.90
Total Additional Payments & Borrowings	\$ 245,000.00



Mortgage Schedule

Parklane Place 40 Unit Apartment Building
Investment Analysis Rental Units Example

April 15, 2008

Investor Pro

Invest Rental Apartment Building Monthly

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Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	254,276.10	198,454.30	55,821.80	85,000.00	3,059,178.20
Year 2 Jan-Year 2 Dec	259,931.28	196,375.54	63,555.74	105,000.00	2,890,622.46
Year 3 Jan-Year 3 Dec	260,014.50	184,991.14	75,023.36	55,000.00	2,760,599.10
	774,221.88	579,820.98	194,400.90	245,000.00	