

Financial Measures Summary

Plaza 500
15,000 Sq. Ft Office Building

February 03, 2011

Investor Pro

Hold versus Sell Office Monthly

Financial Returns.

Internal Rate of Return (IRR)	Before Tax	11.92%
	After Tax	13.40%
Net Present Value (NPV)	Before Tax	(\$ 118,121) at 13.00%
	After Tax	\$ 497,983 at 8.19%
Modified Internal Rate of Return (MIRR)	Before Tax	10.75%
	Short Term Financing Rate (Before Tax)	7.00%
	Short Term Reinvestment Rate (Before Tax)	2.00%
Modified Internal Rate of Return (MIRR)	After Tax	11.71%
	Short Term Financing Rate (After Tax)	4.41%
	Short Term Reinvestment Rate (Before Tax)	1.26%

Financial Operating Ratios

Year	Total Loan to Value Ratio (At End of Year) using		Debt Coverage Ratio	Default Ratio (Breakeven) (Using PGI)	Overall Operating Expense Ratio (Using PGI)
	Original Loan Amount	Outstanding Loan Balance			
Year 1	0%	64.35%	1.09	94.44%	29.36%
Year 2	0%	60.60%	1.12	92.54%	29.36%
Year 3	0%	56.86%	1.15	90.72%	29.37%
Year 4	0%	53.11%	1.19	88.93%	29.36%
Year 5	0%	49.40%	1.22	87.17%	29.34%
Year 6	0%	45.69%	1.26	85.49%	29.34%
Year 7	0%	41.99%	1.30	83.85%	29.35%
Year 8	0%	38.29%	1.34	82.27%	29.36%
Year 9	0%	34.58%	1.38	80.72%	29.35%
Year 10	0%	30.86%	1.42	79.23%	29.36%