

Mortgage Schedule
 Plaza 500
 15,000 Sq. Ft Office Building

February 03, 2011
 Investor Pro
 Hold versus Sell Office Monthly

Original First Mortgage

Status: Pre-existing Mortgage or financing
 Amount: \$ 2,623,720 (Outstanding Balance of pre-existing mortgage on analysis start date)
 Type: Standard Mortgage
 Analysis Start Date: January Year 1
 Payment Frequency: Monthly
 Payment Rounded: Up to Nearest Cent
 Compounding Frequency: Monthly
 Interest Rate: Fixed
 Additional Payment or Borrowing: No

Term	Start Date of (Balloon) Term	Time Period		Nominal Annual Interest Rate	Amortization	
		Years	Months		Years	Months
1	Year 1 Jan	18	0	7.500 %	18	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	\$ 1,596,796.82	-	\$ 1,596,796.82
Payout at end of last Term: Dec Year 18	-	-	-

Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	266,036.88	194,347.95	71,688.93	-	2,552,031.07
Year 2 Jan-Year 2 Dec	266,036.88	188,782.56	77,254.32	-	2,474,776.75
Year 3 Jan-Year 3 Dec	266,036.88	182,785.10	83,251.78	-	2,391,524.97
Year 4 Jan-Year 4 Dec	266,036.88	176,322.06	89,714.82	-	2,301,810.15
Year 5 Jan-Year 5 Dec	266,036.88	169,357.27	96,679.61	-	2,205,130.54
Year 6 Jan-Year 6 Dec	266,036.88	161,851.75	104,185.13	-	2,100,945.41
Year 7 Jan-Year 7 Dec	266,036.88	153,763.62	112,273.26	-	1,988,672.15
Year 8 Jan-Year 8 Dec	266,036.88	145,047.54	120,989.34	-	1,867,682.81
Year 9 Jan-Year 9 Dec	266,036.88	135,654.84	130,382.04	-	1,737,300.77
Year 10 Jan-Year 10 Dec	266,036.88	125,532.93	140,503.95	-	1,596,796.82
Year 11 Jan-Year 11 Dec	266,036.88	114,625.23	151,411.65	-	1,445,385.17
Year 12 Jan-Year 12 Dec	266,036.88	102,870.75	163,166.13	-	1,282,219.04
Year 13 Jan-Year 13 Dec	266,036.88	90,203.74	175,833.14	-	1,106,385.90

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Year 14 Jan-Year 14 Dec	266,036.88	76,553.37	189,483.51	-	916,902.39
Year 15 Jan-Year 15 Dec	266,036.88	61,843.27	204,193.61	-	712,708.78
Year 16 Jan-Year 16 Dec	266,036.88	45,991.19	220,045.69	-	492,663.09
Year 17 Jan-Year 17 Dec	266,036.88	28,908.48	237,128.40	-	255,534.69
Year 18 Jan-Year 18 Dec	266,034.25	10,499.56	255,534.69	-	-
	4,788,661.21	2,164,941.21	2,623,720.00	-	