

**Sales Proceeds Yr by Yr (Before Tax)**

Plaza 500

15,000 Sq. Ft Office Building

February 03, 2011

Investor Pro

Hold versus Sell Office Monthly

	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
<b>Sale Price</b>	3,966,000	4,084,000	4,206,000	4,334,000	4,464,000	4,598,000	4,736,000	4,878,000	5,024,000	5,174,000
<b>Real Estate Commissions</b>	198,300	204,200	210,300	216,700	223,200	229,900	236,800	243,900	251,200	258,700
<b>Less Selling: Expenses</b>										
<b>Selling Expenses</b>	79,320	81,680	84,120	86,680	89,280	91,960	94,720	97,560	100,480	103,480
<b>Legal Fees</b>	39,660	40,840	42,060	43,340	44,640	45,980	47,360	48,780	50,240	51,740
<b>Total Selling Expenses</b>	118,980	122,520	126,180	130,020	133,920	137,940	142,080	146,340	150,720	155,220
<b>Sales Proceeds (Before Tax)</b>	<b>3,648,720</b>	<b>3,757,280</b>	<b>3,869,520</b>	<b>3,987,280</b>	<b>4,106,880</b>	<b>4,230,160</b>	<b>4,357,120</b>	<b>4,487,760</b>	<b>4,622,080</b>	<b>4,760,080</b>
Repayment of Mortgages	2,552,031	2,474,777	2,391,525	2,301,810	2,205,131	2,100,945	1,988,672	1,867,683	1,737,301	1,596,797
<b>Net Sales Proceeds (Before Tax)</b>	<b>1,096,689</b>	<b>1,282,503</b>	<b>1,477,995</b>	<b>1,685,470</b>	<b>1,901,749</b>	<b>2,129,215</b>	<b>2,368,448</b>	<b>2,620,077</b>	<b>2,884,779</b>	<b>3,163,283</b>
Cap Rate	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%	7.28%