

Projected Income- Annualized		PSF/Mo. BOMA			
Klein & Assoc.	\$ 51,487	\$	2.09		
Diodes	\$ 41,752	\$	1.90		
Digitized Schematic	\$ 134,124	\$	2.05		
OnQ Financial	\$ 37,035	\$	1.99		
Heywood Friedman	\$ 89,139	\$	2.19		
Heywood Friedman	\$ 52,712	\$	2.06		
Call Source	\$ 118,977	\$	1.85		
Kathy Aftergood	<u>\$ 16,614</u>	\$	2.06		
Total Existing Tenants	\$ 541,840				
Operating Exp. Reimb. Existing	9,384				
Elec. & Jan. Reimb. New Tenants	155,441	\$	0.30 psf		
New Tenants	<u>\$ 1,088,086</u>	43,178	\$	2.10	MG
Total Gross Income	\$ 1,794,750				
Less Vacancy	<u>\$ (89,737)</u>		5.0%		
Adjusted Gross Income	\$ 1,705,012				
Less Operating Expenses	<u>(554,820)</u>	\$	0.71 psf		
Net Operating Income	1,150,192				
Less Partnership Expenses	(8,112)				
Less Debt Service	<u>(\$770,078)</u>	\$	10,600,000	6%	30
Net Cash Flow	372,002				
PR to LPs	8% <u>(292,000)</u>				
Remaining Cash Flow	80,002				
Percent to LPs	50% \$ 40,001				
Total to LPs	\$ 332,001				
Return to LPs	9.1%				
Pro-Forma Value	7.0% \$ 16,431,321	\$	252.36 psf		
Less Selling Expenses	4.0% \$ (657,252.85)				
Less Debt	\$ (10,600,000)				
Less Equity	<u>(3,650,000)</u>				
Remaining Cash	\$ 1,524,068				
To LPs	50% \$ 762,034				
Return to LPs	20.9%				