

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	\$ 16,614	\$ 2.06	
Total Existing Tenants	\$ 541,840		
Operating Exp. Reimb. Existing	9,384		
New Tenants	\$ 1,113,992	43,178	\$ 2.15
Total Gross Income	\$ 1,665,216		
Less Vacancy	\$ (83,261)	5.0%	
Adjusted Gross Income	\$ 1,581,955		
Less Operating Expenses	(554,820)	\$ 0.71	psf
Net Operating Income	1,027,135		
Less Partnership Expenses	(8,112)		
Less Debt Service	<u>(\$697,430)</u>	\$ 9,600,000	6% 30
Net Cash Flow	321,594		
PR to LPs	8% (292,000)		
Remaining Cash Flow	29,594		
Percent to LPs	50% \$ 14,797		
Total to LPs	\$ 306,797		
Return to LPs	<b>8.4%</b>		
Pro-Forma Value	7% \$ 14,673,360		
Less Selling Expenses	4% \$ (586,934.39)		
Less Debt	\$ (9,600,000)		
Less Equity	<u>(3,650,000)</u>		
Remaining Cash	\$ 836,425		
To LPs	50% \$ 418,213		
Return to LPs	<b>11.5%</b>		