

I-10 BARKER CYPRESS, LTD. / BALLY PARK**Projected Monthly Cash Flow (per Current Leases/Amendments)**

	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11
Base Rent	\$123,503	\$131,477	\$132,977	\$132,977	\$132,127	\$148,327
NNN Reimbursements	\$25,911	\$26,304	\$26,304	\$26,304	\$26,304	\$26,304
Total Income	\$149,414	\$157,781	\$159,281	\$159,281	\$158,431	\$174,631
Mgmt. Fee (Based @ 5% of total monthly income)	(\$7,471)	(\$7,889)	(\$7,964)	(\$7,964)	(\$7,922)	(\$7,982)
Landscaping	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Parking Lot Sweeping	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)
Trash/Dumpster Service	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Window Washing	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)
Management Assoc.	(\$1,300)	(\$1,300)	(\$1,300)	(\$1,300)	(\$1,300)	(\$1,300)
Misc. Repairs (Avg).	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Utilities - Water & Electric	(\$2,300)	(\$2,300)	(\$2,300)	(\$2,300)	(\$2,300)	(\$2,300)
Gen. Liab & Umbrella (Property Insurance)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Leasing Commissions	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Tenant Build-Out	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)	(\$7,500)
U.S. Trustee Fees	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)	(\$1,000)
Net Cash Flow After Expenses	\$122,243	\$130,192	\$131,617	\$141,617	\$140,809	\$146,949
Proposed Interest Expense	(\$70,000)	(\$70,000)	(\$70,000)	(\$70,000)	(\$70,000)	(\$70,000)
Net Cash Flow After Debt Service	\$52,243	\$60,192	\$61,617	\$71,617	\$70,809	\$76,949
Cash Available for Tax Escrow	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Beginning Escrow Account Balance	\$50,000	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000
Ending Escrow Account Balance	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000