

EXHIBIT A

**STARPOINTE ADERRA
CONDOMINIUMS LP**

Cash Flow Projection

CASH FLOW

Cumulative Monthly Inflation Rate	0.25%	0.50%	0.75%	1.00%	1.25%
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Jan-10	Feb-10	Mar-10	Apr-10	May-10
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Number of Closings	2	2	2	2	2
Net Condominiums Sales Proceeds	506,950	392,231	392,231	392,231	392,231
Net Rental Revenue	139,457	139,457	139,457	139,457	139,457
CASH INFLOW	646,407	531,688	531,688	531,688	531,688
Loan Pay Down	282,200	248,388	248,388	248,388	248,388
Loan Interest	64,600	63,601	62,721	61,841	60,961
HOA Dues	42,500	42,000	41,500	41,000	40,500
Property Taxes	21,958	21,700	21,442	21,183	20,925
Vacant unit Utilities	2,295	2,125	1,955	1,785	1,615
Marketing & Advertising	11,392	8,814	8,814	8,814	8,814
Walk, Punch, Cleaning Units	3,620	3,620	3,620	3,620	3,620
Warranty & Extended customer service	5,000	5,000	5,000	5,000	5,000
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500
General & Administrative	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000
Inflation Factor	258	499	741	979	1,212
CASH OUTFLOW	450,324	412,246	410,681	408,110	407,538

Jan-10	Feb-10	Mar-10	Apr-10	May-10
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MONTHLY CASH FLOW	196,084	119,442	121,008	122,576	124,153
Cash - Beginning	0	196,084	315,526	436,533	559,111
Cash - Ending	196,084	315,526	436,533	559,111	683,264

UNITS AMORTIZATION

Monthly Units Closed	2	2	2	2	2
Total Units Closed	142	144	146	148	150
Units Remain	170	168	166	164	162
Units Leased	143	143	143	143	143

CCS LOAN AMORTIZATION

Interest Rate	4.25%	4.25%	4.25%	4.25%	4.25%
Interest Payment	64,600	63,601	62,721	61,841	60,961
Starting Loan Balance	18,239,996	17,957,796	17,709,408	17,461,020	17,212,633
Principal Reduction From Closing	282,200	248,388	248,388	248,388	248,388

EXHIBIT B

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

CASH FLOW

Cumulative Monthly Inflation Rate

	0.25%	0.50%	0.75%	1.00%	1.25%	1.50%	1.75%	2.00%	2.25%	2.50%	2.75%
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	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10
TOTAL											
Number of Closings	2	2	2	2	2	2	2	2	2	2	2
Net Condominiums Sales Proceeds	506,950	392,231	392,231	392,231	392,231	392,231	392,231	392,231	392,231	392,231	392,231
Net Rental Revenue	139,457	139,457	139,457	139,457	139,457	139,457	137,006	134,566	132,105	129,654	127,204
CASH INFLOW	646,407	531,688	531,688	531,688	531,688	531,688	529,238	526,787	524,336	521,886	519,435
Loan Pay Down	292,200	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388
Loan Interest	64,500	63,601	62,721	61,841	60,961	70,684	69,649	68,614	67,580	66,545	65,510
HOA Dues	42,500	42,000	41,500	41,000	40,500	40,000	39,500	39,000	38,500	38,000	37,500
Property Taxes	21,958	21,700	21,442	21,183	20,925	20,667	20,408	20,150	19,892	19,633	19,375
Vacant Unit Utilities	2,295	2,125	1,955	1,785	1,615	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising	11,392	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814	8,814
Wells, Punch, Cleaning Units	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620
Warranty & Extended customer service	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment							17,000	17,000	17,000	17,000	17,000
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees							4,630	4,630	4,630	4,630	4,630
Inflation Factor	258	499	741	979	1,212	1,441	2,048	2,323	2,597	2,869	3,132
CASH OUTFLOW	450,324	412,246	410,681	408,110	407,536	416,559	437,000	435,484	433,964	432,441	430,913

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

	TOTAL	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10
MONTHLY CASH FLOW	12,298,003	196,084	119,442	121,008	122,578	124,153	115,130	92,237	91,303	90,372	89,445	88,522
Payment to Unsecured Creditors	2,752,999							50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value	6,120,777											
NET MONTHLY CASH FLOW	3,424,227	196,084	119,442	121,008	122,578	124,153	115,130	41,256	40,321	39,390	38,464	37,640
Cash - Beginning	0	0	196,084	315,526	436,533	559,111	683,264	798,394	839,650	879,971	919,362	957,825
Cash - Ending	3,424,227	196,084	315,526	436,533	559,111	683,264	798,394	839,650	879,971	919,362	957,825	995,365
UNITS AMORTIZATION												
Monthly Units Closed		2	2	2	2	2	2	2	2	2	2	2
Total Units Closed	312	142	144	146	148	150	152	154	156	158	160	162
Units Remain		170	168	166	164	162	160	158	156	154	152	150
Units Converted to Sale	143											
Units Leased	143	143	143	143	143	143	143	141	139	137	135	133
CCS LOAN AMORTIZATION												
Interest Rate	5.65%	4.25%	4.25%	4.25%	4.25%	4.25%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest Payment	2,794,645	64,600	63,601	62,721	61,841	60,961	70,684	69,649	68,614	67,580	66,545	65,510
Starting Loan Balance	18,239,996	18,239,996	17,957,796	17,709,408	17,461,020	17,212,633	16,964,245	16,715,857	16,467,469	16,219,081	15,970,694	15,722,306
Principal Reduction From Closing	18,239,996	282,200	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

CASH FLOW

	3.00%	3.25%	3.50%	3.75%	4.00%	4.25%	4.50%	4.75%	5.00%	5.25%	5.50%	5.75%	6.00%	6.25%
	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
Cumulative Monthly Inflation Rate	3.00%	3.25%	3.50%	3.75%	4.00%	4.25%	4.50%	4.75%	5.00%	5.25%	5.50%	5.75%	6.00%	6.25%
Number of Closings	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Net Condominiums Sales Proceeds	392,231	411,413	411,413	411,413	411,413	411,413	411,413	411,413	617,120	617,120	617,120	617,120	617,120	631,506
Net Rental Revenue	124,753	122,302	119,851	117,401	114,950	112,499	110,048	107,598	103,922	100,245	96,569	92,893	89,217	91,311
CASH INFLOW	516,984	533,715	531,265	528,814	526,363	523,912	521,462	519,011	721,042	717,365	713,689	710,013	706,337	722,818
Loan Pay Down	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	372,562	372,562	297,357	297,357	297,357	297,357
Loan Interest	64,475	76,128	74,888	73,644	72,402	71,160	69,918	68,676	67,434	65,571	63,708	62,221	60,735	59,248
HOA Dues	37,000	36,500	36,000	35,500	35,000	34,500	34,000	33,500	32,750	32,000	31,250	30,500	29,750	29,000
Property Taxes	19,117	19,868	19,600	18,342	18,083	17,825	17,567	17,308	16,921	16,533	16,146	15,758	15,371	14,983
Vacant Unit Utilities	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising	8,614	9,245	9,245	9,245	9,245	9,245	9,245	9,245	13,868	13,868	13,868	13,868	13,868	14,191
Walk, Punch, Cleaning Units	3,620	3,620	3,620	3,620	3,620	3,620	3,620	3,620	5,430	5,430	5,430	5,430	5,430	5,430
Warranty & Extended customer service	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	7,500	7,500	7,500	7,500	7,500	7,500
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	17,000	17,000	17,000	17,000	17,000	17,000	17,000	17,000	25,500	25,500	25,500	25,500	25,500	25,500
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Melerion Chapter 11 Fees	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630
Inflation Factor	3,394	3,666	3,921	4,173	4,421	4,665	4,905	5,142	6,227	6,479	6,725	6,965	7,200	7,449
CASH OUTFLOW	428,382	440,980	438,235	437,486	435,734	433,978	432,218	430,454	570,766	568,037	490,058	487,674	485,285	483,233

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12
MONTHLY CASH FLOW	87,602	92,736	92,030	91,328	90,629	89,935	89,244	88,557	150,255	149,328	223,631	222,339	221,053	239,585
Payment to Unsecured Creditors	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value														
NET MONTHLY CASH FLOW	36,621	41,754	41,048	40,346	39,648	38,953	38,263	37,576	99,274	98,346	172,650	171,358	170,071	188,603
Cash - Beginning	995,365	1,031,986	1,073,741	1,114,789	1,155,135	1,194,783	1,233,737	1,271,939	1,309,575	1,408,849	1,507,195	1,679,845	1,851,202	2,021,273
Cash - Ending	1,031,986	1,073,741	1,114,789	1,155,135	1,194,783	1,233,737	1,271,939	1,309,575	1,408,849	1,507,195	1,679,845	1,851,202	2,021,273	2,209,877
UNITS AMORTIZATION														
Monthly Units Closed	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Total Units Closed	164	166	168	170	172	174	176	178	181	184	187	190	193	196
Units Remain	148	146	144	142	140	138	136	134	131	128	125	122	119	116
Units Converted to Sale	2	2	2	2	2	2	2	2	3	3	3	3	3	3
Units Leased	131	129	127	125	123	121	119	117	114	111	108	105	102	99
CCS LOAN AMORTIZATION														
Interest Rate	5.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	64,475	76,128	74,886	73,644	72,402	71,160	69,918	68,676	67,434	66,191	64,949	63,707	62,465	61,223
Starting Loan Balance	15,473,918	15,225,530	14,977,143	14,728,755	14,480,367	14,231,979	13,983,591	13,735,204	13,486,816	13,114,234	12,741,652	12,444,266	12,146,939	11,849,592
Principal Reduction From Closing	248,388	248,388	248,388	248,388	248,388	248,388	248,388	248,388	372,582	372,582	297,357	297,357	297,357	297,357

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

CASH FLOW

Cumulative Monthly Inflation Rate	6.50%	6.75%	7.00%	7.25%	7.50%	7.75%	8.00%	8.25%	8.50%	8.75%	9.00%	9.25%	9.50%	9.75%
	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13
Number of Closings	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net Condominiums Sales Proceeds	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506
Net Rental Revenue	87,635	83,959	80,283	76,607	72,931	69,255	65,578	61,902	58,226	54,550	50,874	47,198	43,522	39,846
CASH INFLOW	719,141	715,465	711,789	708,113	704,437	700,761	697,085	693,409	689,733	686,057	682,381	678,704	675,028	671,352
Loan Pay Down	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357
Loan Interest	57,761	56,274	54,788	53,301	51,814	50,327	48,840	47,354	45,867	44,380	42,893	41,406	39,920	38,433
HOA Dues	28,250	27,500	26,750	26,000	25,250	24,500	23,750	23,000	22,250	21,500	20,750	20,000	19,250	18,500
Property Taxes	14,586	14,208	13,821	13,433	13,046	12,658	12,271	11,883	11,496	11,108	10,721	10,333	9,946	9,558
Vacant unit Utilities	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191
Walk, Punch, Cleaning Units	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430
Warranty & Extended customer service	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Cosborn Malestom Chapter 11 Fees	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630
Inflation Factor	7,673	7,891	8,104	8,311	8,512	8,707	8,897	9,082	9,260	9,433	9,600	9,761	9,917	10,067
CASH OUTFLOW	480,852	478,426	476,015	473,697	471,174	468,746	466,311	463,871	461,426	458,974	456,617	454,264	451,911	449,558

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13
MONTHLY CASH FLOW	238,309	237,039	235,774	234,516	233,263	232,015	230,774	229,538	228,307	227,083	225,864	224,650	223,443	222,241
Payment to Unsecured Creditors	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value														
NET MONTHLY CASH FLOW	187,328	186,057	184,793	183,534	182,281	181,034	179,792	178,556	177,326	176,101	174,882	173,669	172,461	171,260
Cash - Beginning	2,209,877	2,397,205	2,583,262	2,768,055	2,951,589	3,133,871	3,314,904	3,494,697	3,673,253	3,850,578	4,026,680	4,201,562	4,375,231	4,547,692
Cash - Ending	2,397,205	2,583,262	2,768,055	2,951,589	3,133,871	3,314,904	3,494,697	3,673,253	3,850,578	4,026,680	4,201,562	4,375,231	4,547,692	4,718,982
UNITS AMORTIZATION														
Monthly Units Closed	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Units Closed	199	202	205	208	211	214	217	220	223	226	229	232	235	238
Units Remain	113	110	107	104	101	98	95	92	89	86	83	80	77	74
Units Converted to Sale	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Units Leased	96	93	90	87	84	81	78	75	72	69	66	63	60	57
CCS LOAN AMORTIZATION														
Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	57,781	56,274	54,788	53,301	51,814	50,327	48,840	47,354	45,867	44,380	42,893	41,406	39,920	38,433
Starting Loan Balance	11,552,225	11,254,868	10,957,511	10,660,154	10,362,797	10,065,440	9,768,083	9,470,726	9,173,369	8,876,013	8,578,656	8,281,299	7,983,942	7,686,585
Principal Reduction From Closing	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

CASHFLOW

Cumulative Monthly Inflation Rate	10.00%	10.25%	10.50%	10.75%	11.00%	11.25%	11.50%	11.75%	12.00%	12.25%	12.50%	12.75%	13.00%	13.25%	13.50%
	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
Number of Closings	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Net Condominiums Sales Proceeds	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506	631,506
Net Rental Revenue	36,170	32,484	38,818	35,141	31,465	27,789	24,113	20,437	16,761	13,085	9,409	5,733	2,057	16,130	12,904
CASH INFLOW	667,676	664,000	670,324	666,648	662,972	659,296	655,620	651,943	648,267	644,591	640,915	637,239	633,563	647,637	644,411
Loan Pay Down	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357
Loan Interest	36,946	35,459	33,973	32,486	30,999	29,512	28,025	26,538	25,052	23,565	22,078	20,592	19,105	17,618	16,131
HOA Dues	17,750	17,000	16,250	15,500	14,750	14,000	13,250	12,500	11,750	11,000	10,250	9,500	8,750	8,000	7,250
Property Taxes	9,171	8,783	8,398	8,008	7,621	7,233	6,846	6,458	6,071	5,683	5,296	4,908	4,521	4,133	3,748
Vacant unit Utilities	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445	1,445
Marketing & Advertising	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191	14,191
Walk, Punch, Cleaning Units	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430	5,430
Warranty & Extended customer service	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630
Inflation Factor	10,212	10,950	10,463	10,611	10,732	10,848	10,959	11,063	11,162	11,255	11,343	11,425	11,501	11,571	11,638
CASH OUTFLOW	446,631	444,146	441,654	439,168	436,655	434,147	431,633	429,113	426,587	424,066	421,520	418,977	416,429	413,875	411,316

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
MONTHLY CASH FLOW															
Payment to Unsecured Creditors	221,045	219,854	228,669	227,490	226,317	225,149	223,987	222,831	221,680	220,535	219,395	218,262	217,134	233,762	233,095
Payment to CCS for Difference between the carrying value of their investment and title original note value	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981	50,981
NET MONTHLY CASH FLOW	170,063	168,873	177,688	176,509	175,335	174,166	173,006	171,849	170,699	169,554	168,414	167,281	166,153	182,780	182,114
Cash - Beginning	4,718,952	4,889,015	5,057,888	5,235,576	5,412,085	5,587,420	5,761,588	5,934,593	6,106,443	6,277,141	6,446,695	6,615,109	6,782,389	6,946,542	7,131,322
Cash - Ending	4,889,015	5,057,888	5,235,576	5,412,085	5,587,420	5,761,588	5,934,593	6,106,443	6,277,141	6,446,695	6,615,109	6,782,389	6,946,542	7,131,322	7,313,436
UNITS AMORTIZATION															
Monthly Units Closed	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total Units Closed	241	244	247	250	253	256	259	262	265	268	271	274	277	280	283
Units Remain	71	68	65	62	59	56	53	50	47	44	41	38	35	32	29
Units Converted to Sale	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Units Leased	54	51	48	45	42	39	36	33	30	27	24	21	18	15	12
CCS LOAN AMORTIZATION															
Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	36,946	35,459	33,973	32,486	30,999	29,512	28,025	26,539	25,052	23,565	22,078	20,592	19,105	17,618	16,131
Starting Loan Balance	7,389,228	7,091,871	6,794,514	6,497,157	6,199,800	5,902,443	5,605,086	5,307,729	5,010,373	4,713,016	4,415,659	4,118,302	3,820,945	3,523,588	3,226,231
Principal Reduction From Closing	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357	297,357

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

CASH FLOW

	13.75%	14.00%	14.25%	14.50%	14.75%	15.00%
	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
Cumulative Monthly Inflation Rate						
Number of Closings	5	5	5	5	5	4
Net Condominiums Sales Proceeds	1,052,511	1,052,511	1,052,511	1,052,511	1,052,511	842,009
Net Rental Revenue	7,528	2,151	-	-	-	-
CASH INFLOW	1,060,038	1,054,661	1,052,511	1,052,511	1,052,511	842,009
Loan Pay Down	495,595	495,595	495,595	495,595	495,595	450,800
Loan Interest	14,844	12,168	9,888	7,210	4,732	2,254
HOA Dues	6,000	4,750	3,500	2,250	1,000	-
Property Taxes	3,100	2,454	1,808	1,163	517	-
Vacant unit Utilities	1,445	1,445	1,190	785	340	-
Marketing & Advertising	23,652	23,652	23,652	23,652	23,652	18,922
Walk, Punch, Cleaning Units	9,050	9,050	9,050	9,050	9,050	7,240
Warranty & Extended customer service	12,500	12,500	12,500	12,500	12,500	10,000
Accounting & Reporting	6,500	6,500	6,500	6,500	6,500	6,500
Rental Unit Refurbishment	42,500	42,500	17,000	-	-	-
General & Administrative	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000
Osborn Maledon Chapter 11 Fees	4,830	4,830	4,830	4,830	4,830	4,830
Inflation Factor	16,414	16,447	12,801	10,224	10,056	8,594
CASH OUTFLOW	646,030	641,689	607,914	583,538	576,573	519,039

**STARPOINTE ADERRA
CONDOMINIUMS LP**
Cash Flow Projection

	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
MONTHLY CASH FLOW	414,008	412,972	444,597	468,373	473,937	322,970
Payment to Unsecured Creditors	50,981	50,981	50,981	50,981	50,981	50,981
Payment to CCS for Difference between the carrying value of their investment and the original note value						
NET MONTHLY CASH FLOW	363,027	361,991	393,615	417,391	422,956	6,120,777
Cash - Beginning	7,313,436	7,676,463	8,038,454	8,432,069	8,850,060	9,273,016
Cash - Ending	7,676,463	8,038,454	8,432,069	8,850,060	9,273,016	3,424,227
UNITS AMORTIZATION						
Monthly Units Closed	5	5	5	5	5	4
Total Units Closed	288	293	288	303	308	312
Units Remain	24	19	14	9	4	0
Units Converted to Sale	5	5	2			
Units Leased	7	2	0	0	0	0
CCS LOAN AMORTIZATION						
Interest Rate	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest Payment	14,644	12,166	9,688	7,210	4,732	2,254
Starting Loan Balance	2,928,874	2,433,279	1,937,664	1,442,069	946,495	450,900
Principal Reduction From Closing	495,595	495,595	495,595	495,595	495,595	450,900