

Cash Flow Forecast

(\$'s in 000's)

Week ending	Forecast 7/24/2010	Forecast 7/31/2010	Forecast 8/7/2010	Forecast 8/14/2010	Forecast 8/21/2010	Forecast 8/28/2010	Forecast 9/4/2010	Forecast 9/11/2010	Forecast 9/18/2010	Forecast 9/25/2010	Forecast 10/2/2010	Forecast 10/9/2010	Forecast 10/16/2010	Forecast Total
Week:	1	2	3	4	5	6	7	8	9	10	11	12	13	13 Weeks
Revenue and tax receipts	\$ 7,035	\$ 6,977	\$ 6,550	\$ 6,470	\$ 6,403	\$ 6,255	\$ 5,507	\$ 5,229	\$ 6,408	\$ 6,414	\$ 6,073	\$ 6,525	\$ 6,331	\$ 82,178
Property level														
Payroll and related	\$ 2,300	\$ -	\$ 2,372	\$ -	\$ 2,334	\$ -	\$ 2,305	\$ -	\$ 2,278	\$ -	\$ 2,336	\$ -	\$ 2,376	\$ 16,302
Franchise fees	-	-	-	78	-	1,203	93	-	-	1,652	92	-	-	3,117
Utility costs	388	386	393	390	392	386	366	351	398	396	396	413	406	5,061
Third party management & related fees	-	-	-	-	679	-	-	-	-	656	-	-	-	1,335
All other expenses	-	250	156	95	1,488	1,265	1,257	1,174	1,437	1,201	1,226	1,131	1,259	11,938
Total property level	\$ 2,688	\$ 637	\$ 2,921	\$ 563	\$ 4,893	\$ 2,855	\$ 4,020	\$ 1,524	\$ 4,112	\$ 3,904	\$ 4,050	\$ 1,544	\$ 4,041	\$ 37,753
Rent, Taxes and Insurance														
Ground rent	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ 55
Property taxes	-	823	-	-	97	653	-	111	-	1,947	-	96	-	3,726
Franchise taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Occupancy/sales taxes	801	1,232	-	123	1,476	861	-	-	117	1,401	817	-	135	6,961
Insurance payments	-	336	-	-	-	166	-	-	-	166	-	-	-	668
Total Rent, Taxes and Insurance	\$ 801	\$ 2,408	\$ -	\$ 123	\$ 1,572	\$ 1,698	\$ -	\$ 111	\$ 117	\$ 3,532	\$ 817	\$ 96	\$ 135	\$ 11,411
Capital Expenditures and Initiatives														
Maintenance/emergency CAPEX (c)	\$ 96	\$ 95	\$ 89	\$ 88	\$ 87	\$ 85	\$ 75	\$ 71	\$ 87	\$ 87	\$ 83	\$ 89	\$ 86	\$ 1,121
PIP Renovations - Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PIP Renovations - Funded from escrow	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cycle Renovations	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditures and Initiatives	\$ 96	\$ 95	\$ 89	\$ 88	\$ 87	\$ 85	\$ 75	\$ 71	\$ 87	\$ 87	\$ 83	\$ 89	\$ 86	\$ 1,121
Corporate Overhead														
Payroll and related	\$ 150	\$ -	\$ 145	\$ -	\$ 145	\$ -	\$ 145	\$ -	\$ 145	\$ -	\$ 145	\$ -	\$ 145	\$ 1,020
All other overhead	-	-	115	144	114	43	165	63	189	53	115	63	43	1,105
Total Corporate Overhead	\$ 150	\$ -	\$ 260	\$ 144	\$ 259	\$ 43	\$ 310	\$ 63	\$ 334	\$ 53	\$ 260	\$ 63	\$ 188	\$ 2,125
Other Disbursements														
Utility deposits (d)	\$ -	\$ -	\$ 674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 674
Vendor deposits (e)	-	2,073	-	-	-	-	-	-	-	-	-	-	-	2,073
DIP fees and interest	-	-	-	-	-	-	-	-	1,060	85	85	85	85	1,402
Total Other Disbursements	\$ -	\$ 2,073	\$ 674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,060	\$ 85	\$ 85	\$ 85	\$ 85	\$ 4,149
Professional fees (f)	-	-	-	-	-	-	-	-	5,424	-	-	2,232	-	7,656
Total Disbursements	\$ 3,734	\$ 5,214	\$ 3,945	\$ 918	\$ 6,811	\$ 4,681	\$ 4,406	\$ 1,770	\$ 11,134	\$ 7,662	\$ 5,296	\$ 4,109	\$ 4,535	\$ 64,214
Beginning cash balance	\$ 5,000	\$ 8,301	\$ 10,064	\$ 12,669	\$ 18,221	\$ 17,813	\$ 19,387	\$ 20,488	\$ 23,947	\$ 9,157	\$ 7,909	\$ 8,687	\$ 11,104	\$ 5,000
Net cash flow	3,301	1,763	2,605	5,552	(409)	1,574	1,101	3,459	(4,726)	(1,248)	778	2,417	1,796	17,964
Cash Balance before Excess Cash Distribution	8,301	10,064	12,669	18,221	17,813	19,387	20,488	23,947	19,221	7,909	8,687	11,104	12,900	22,964
Gross Excess Cash to Distribute	-	-	-	-	-	-	-	-	(10,064)	-	-	-	(19,387)	-
Less: Expense Reserve	-	-	-	-	-	-	-	-	-	-	-	-	11,487	-
Distribution of Excess Cash (g)	-	-	-	-	-	-	-	-	(10,064)	-	-	-	(7,900)	(17,964)
Ending cash balance	\$ 8,301	\$ 10,064	\$ 12,669	\$ 18,221	\$ 17,813	\$ 19,387	\$ 20,488	\$ 23,947	\$ 9,157	\$ 7,909	\$ 8,687	\$ 11,104	\$ 5,000	\$ 5,000
DIP														
Outstanding DIP Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
Interest rate on DIP	-	-	-	-	-	-	-	-	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%

Notes:

- a) Operating expenses are highly correlative to occupancy levels at the hotel properties and to the extent that occupancy levels vary from the Company's forecast, expense levels will vary as well.
- b) Other operating expenses show current payments for Aetna claims, worker's compensation claims, and health insurance premiums for the first four weeks. After that, payments reflect post-petition payments.
- c) Maintenance CAPEX estimated at 1.5% of revenue to represent non-PIP spending for emergencies.
- d) Utility deposits based on an estimated two weeks spending using the average of last three months weekly payments.
- e) Vendor deposits based on 1 month of deposits needed based on estimated 40% of weekly operating expenses (25% of weekly is F&B plus 15% other).
- f) Professional fees assume no fees are paid for the first 60 days, and then payments are based on 80% of estimated costs with a catchup in week 9.
- g) Excess cash flow paid out 45 days after the end of every month, beginning on day 75.