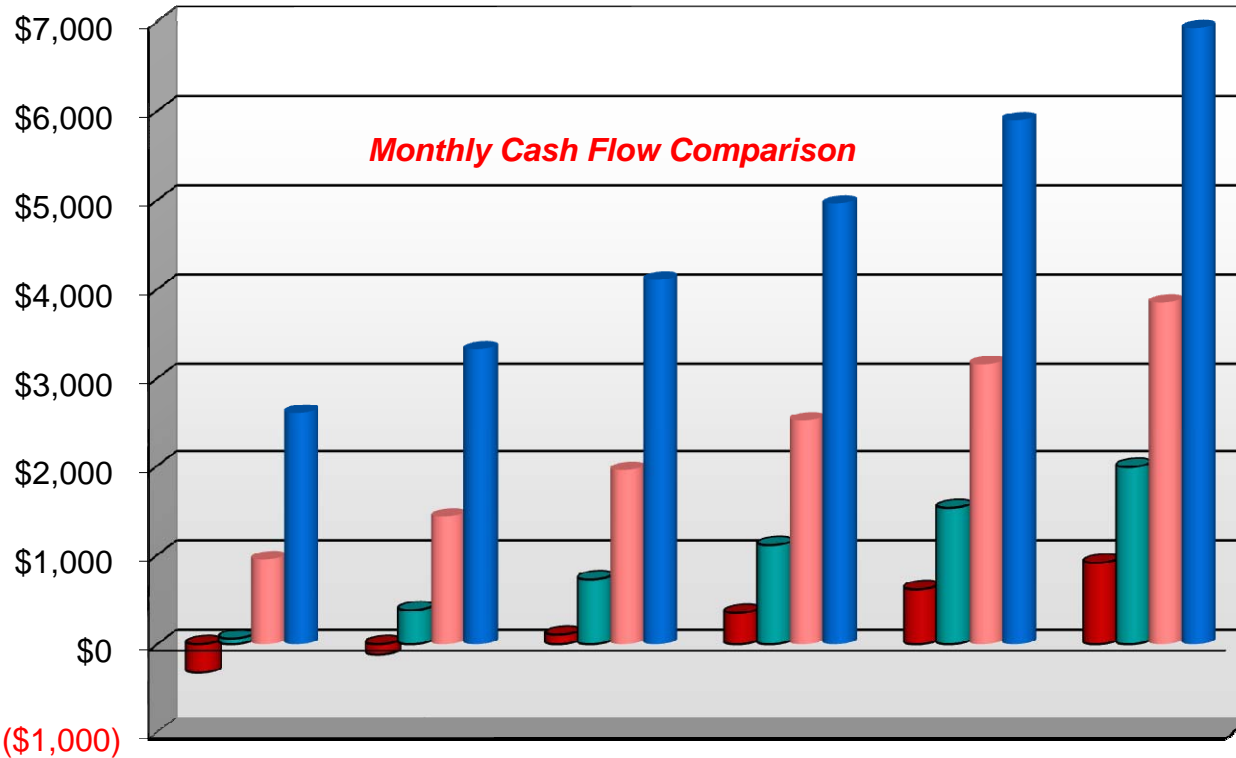


Monthly Cash Flow (\$)

Cash Flow

Projected Monthly Cash Flow



Assumptions
 30% Down
 5.5% 30 Yr Amort
 4% Apprec
 3% Rent Inc
 2.5% Exp Inc

	1.0	3.0	6.0	9.0	12.0	15.0
■ 2-Unit @ \$600K	(\$318)	(\$116)	\$105	\$349	\$617	\$911
■ 4-Unit @ \$800K	\$64	\$380	\$727	\$1,108	\$1,526	\$1,986
■ 6-Unit @ \$1.0M	\$952	\$1,429	\$1,953	\$2,528	\$3,158	\$3,851
■ 8-Unit @ \$1.2M	\$2,613	\$3,324	\$4,104	\$4,960	\$5,898	\$6,928

of Years to Hold Property