



Cash Flow Monthly
Arcadia Place
Condominium Project

March 21, 2008
Investor Pro
Development Condominium

	Year 1 Jan	Year 1 Feb	Year 1 Mar	Year 1 Apr	Year 1 May	Year 1 Jun	Year 1 Jul	Year 1 Aug	Year 1 Sep	Year 1 Oct	Year 1 Nov	Year 1 Dec	Yearly Total
Sales Revenue													
One Bedrooms	-	-	-	-	-	-	-	-	-	-	-	600,000	600,000
Two Bedrooms	-	-	-	-	-	-	-	-	-	-	-	2,720,000	2,720,000
	-	-	-	-	-	-	-	-	-	-	-	3,320,000	3,320,000
DEVELOPMENT COSTS													
Land Costs													
Land	1,200,000	-	-	-	-	-	-	-	-	-	-	-	1,200,000
	1,200,000	-	-	-	-	-	-	-	-	-	-	-	1,200,000
Development													
Site Preparation	50,000	20,000	-	-	-	-	-	-	-	-	-	-	70,000
Construction	-	-	300,000	500,000	400,000	450,000	300,000	350,000	435,000	490,000	480,000	-	3,705,000
Prof. Fees	155,000	40,000	20,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	-	-	271,000
City Fees	235,000	-	-	-	-	35,000	-	-	-	-	-	-	270,000
Marketing	-	-	-	-	-	-	-	-	-	10,000	10,000	10,000	30,000
Contingencies	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	44,000
	444,000	64,000	324,000	512,000	412,000	497,000	312,000	362,000	447,000	512,000	494,000	10,000	4,390,000
Interest Costs													
Land Loan	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Construction Loan	938	1,250	2,688	4,938	6,875	10,063	11,563	13,563	15,875	18,500	18,500	18,500	123,250
	4,938	5,250	6,688	8,938	10,875	14,063	15,563	17,563	19,875	22,500	22,500	22,500	171,250
Total Development Costs	1,648,938	69,250	330,688	520,938	422,875	511,063	327,563	379,563	466,875	534,500	516,500	32,500	5,761,250
Financing													
Land Loan													
Borrow. Inflow (+)	600,000	-	-	-	-	-	-	-	-	-	-	-	600,000
Repay. Outflow (-)	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Loan													
Borrow. Inflow (+)	150,000	50,000	230,000	360,000	310,000	510,000	240,000	320,000	370,000	420,000	-	-	2,960,000
Repay. Outflow (-)	-	-	-	-	-	-	-	-	-	-	-	(2,300,000)	(2,300,000)
Cash Flow	(898,938)	(19,250)	(100,688)	(160,938)	(112,875)	(1,063)	(87,563)	(59,563)	(96,875)	(114,500)	(516,500)	987,500	(1,181,250)
Cumulative Cash Flow	(898,938)	(918,188)	(1,018,875)	(1,179,813)	(1,292,688)	(1,293,750)	(1,381,313)	(1,440,875)	(1,537,750)	(1,652,250)	(2,168,750)	(1,181,250)	
Equity Contribution	898,938	19,250	100,688	160,938	112,875	1,063	87,563	59,563	96,875	114,500	516,500	-	2,168,750
Account Balance	-	-	-	-	-	-	-	-	-	-	-	987,500	



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	Year 2 Jan	Year 2 Feb	Year 2 Mar	Year 2 Apr	Year 2 May	Year 2 Jun	Year 2 Jul	Year 2 Aug	Year 2 Sep	Year 2 Oct	Year 2 Nov	Year 2 Dec	Yearly Total
Sales Revenue													
One Bedrooms	650,000	700,000	-	-	-	-	-	-	-	-	-	-	1,350,000
Two Bedrooms	2,760,000	-	-	-	-	-	-	-	-	-	-	-	2,760,000
	3,410,000	700,000	-	-	-	-	-	-	-	-	-	-	4,110,000
DEVELOPMENT COSTS													
Land Costs													
Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Development													
Site Preparation	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Prof. Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
City Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	110,000	10,000	-	-	-	-	-	-	-	-	-	-	120,000
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-
	110,000	10,000	-	-	-	-	-	-	-	-	-	-	120,000
Interest Costs													
Land Loan	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000
Construction Loan	4,125	-	-	-	-	-	-	-	-	-	-	-	4,125
	8,125	-	-	-	-	-	-	-	-	-	-	-	8,125
Total Development Costs	118,125	10,000	-	-	-	-	-	-	-	-	-	-	128,125
Financing													
Land Loan													
Borrow. Inflow (+)	-	-	-	-	-	-	-	-	-	-	-	-	-
Repay. Outflow (-)	(600,000)	-	-	-	-	-	-	-	-	-	-	-	(600,000)
Construction Loan													
Borrow. Inflow (+)	-	-	-	-	-	-	-	-	-	-	-	-	-
Repay. Outflow (-)	(660,000)	-	-	-	-	-	-	-	-	-	-	-	(660,000)
Cash Flow	2,031,875	690,000	-	-	-	-	-	-	-	-	-	-	2,721,875
Cumulative Cash Flow	850,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	
Equity Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-
Account Balance	3,019,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	



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Sales Revenue	-	-	-	-	-	-	-	-	-	-	-	-	3,320,000	3,320,000
DEVELOPMENT COSTS														
Land Costs	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-	1,200,000
Development	444,000	64,000	324,000	512,000	412,000	497,000	312,000	362,000	447,000	512,000	494,000	10,000	4,390,000	
Interest Costs	4,938	5,250	6,688	8,938	10,875	14,063	15,563	17,563	19,875	22,500	22,500	22,500	171,250	
	1,648,938	69,250	330,688	520,938	422,875	511,063	327,563	379,563	466,875	534,500	516,500	32,500	5,761,250	
Financing														
Borrow. Inflow (+)	750,000	50,000	230,000	360,000	310,000	510,000	240,000	320,000	370,000	420,000	-	-	3,560,000	
Repay. Outflow (-)	-	-	-	-	-	-	-	-	-	-	-	(2,300,000)	(2,300,000)	
Cash Flow	(898,938)	(19,250)	(100,688)	(160,938)	(112,875)	(1,063)	(87,563)	(59,563)	(96,875)	(114,500)	(516,500)	987,500	(1,181,250)	
Cumulative Cash Flow	(898,938)	(918,188)	(1,018,875)	(1,179,813)	(1,292,688)	(1,293,750)	(1,381,313)	(1,440,875)	(1,537,750)	(1,652,250)	(2,168,750)	(1,181,250)		
Equity Contribution	898,938	19,250	100,688	160,938	112,875	1,063	87,563	59,563	96,875	114,500	516,500	-	2,168,750	
Account Balance	-	-	-	-	-	-	-	-	-	-	-	987,500		
	Year 2 Jan	Year 2 Feb	Year 2 Mar	Year 2 Apr	Year 2 May	Year 2 Jun	Year 2 Jul	Year 2 Aug	Year 2 Sep	Year 2 Oct	Year 2 Nov	Year 2 Dec	Yearly Total	
Sales Revenue	3,410,000	700,000	-	-	-	-	-	-	-	-	-	-	4,110,000	
DEVELOPMENT COSTS														
Land Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	
Development	110,000	10,000	-	-	-	-	-	-	-	-	-	-	120,000	
Interest Costs	8,125	-	-	-	-	-	-	-	-	-	-	-	8,125	
	118,125	10,000	-	-	-	-	-	-	-	-	-	-	128,125	
Financing														
Borrow. Inflow (+)	-	-	-	-	-	-	-	-	-	-	-	-	-	
Repay. Outflow (-)	(1,260,000)	-	-	-	-	-	-	-	-	-	-	-	(1,260,000)	
Cash Flow	2,031,875	690,000	-	-	-	-	-	-	-	-	-	-	2,721,875	
Cumulative Cash Flow	850,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625	1,540,625		
Equity Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	
Account Balance	3,019,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375	3,709,375		