



**First Mortgage**

Amount: \$ 2,000,000  
 Type: Standard Mortgage  
 Analysis Start Date: January Year 1  
 Mortgage Commences: January Year 1  
 Payment Frequency: Monthly  
 Payment Rounded: Up to Nearest Cent  
 Compounding Frequency: Monthly  
 Interest Rate: Variable  
 Additional Payment or Borrowing: Yes

Term	Start Date of (Balloon) Term	Time Period		Amortization	
		Years	Months	Years	Months
1	Year 1 Jan	3	0	25	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	\$ 1,635,318.89	-	\$ 1,635,318.89
Payout at end of last Term: Dec Year 3	\$ 1,635,318.89	-	\$ 1,635,318.89

Time Period	Nominal Interest Rate	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Yr 1 Jan	6.250%	13,193.39	10,416.67	2,776.72	-	1,997,223.28
Yr 1 Feb	6.250%	13,193.39	10,402.20	2,791.19	-	1,994,432.09
Yr 1 Mar	6.250%	13,193.39	10,387.67	2,805.72	-	1,991,626.37
Yr 1 Apr	6.250%	13,193.39	10,373.05	2,820.34	-	1,988,806.03
Yr 1 May	6.250%	13,193.39	10,358.36	2,835.03	-	1,985,971.00
Yr 1 Jun	6.250%	13,193.39	10,343.60	2,849.79	56,000.00	1,927,121.21
Yr 1 Jul	6.500%	13,499.82	10,438.57	3,061.25	-	1,924,059.96
Yr 1 Aug	6.500%	13,499.82	10,421.99	3,077.83	-	1,920,982.13
Yr 1 Sep	6.500%	13,499.82	10,405.32	3,094.50	-	1,917,887.63
Yr 1 Oct	6.500%	13,499.82	10,388.56	3,111.26	-	1,914,776.37
Yr 1 Nov	6.500%	13,499.82	10,371.71	3,128.11	-	1,911,648.26
Yr 1 Dec	6.500%	13,499.82	10,354.76	3,145.06	45,000.00	1,863,503.20
		<b>160,159.26</b>	<b>124,662.46</b>	<b>35,496.80</b>	<b>101,000.00</b>	



**Mortgage Schedule**  
 Parklane Place 40 Unit Apartment Building  
 Investment Analysis Rental Units Example Invest Rental Apartment Building Monthly

April 15, 2008  
 Investor Pro

Time Period	Nominal Interest Rate	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Yr 2 Jan	6.750%	13,805.17	10,482.21	3,322.96	-	1,860,180.24
Yr 2 Feb	6.750%	13,805.17	10,463.51	3,341.66	-	1,856,838.58
Yr 2 Mar	6.750%	13,805.17	10,444.72	3,360.45	-	1,853,478.13
Yr 2 Apr	6.750%	13,805.17	10,425.81	3,379.36	-	1,850,098.77
Yr 2 May	6.750%	13,805.17	10,406.81	3,398.36	-	1,846,700.41
Yr 2 Jun	6.750%	13,805.17	10,387.69	3,417.48	40,000.00	1,803,282.93
Yr 2 Jul	7.000%	14,109.26	10,519.15	3,590.11	-	1,799,692.82
Yr 2 Aug	7.000%	14,109.26	10,498.21	3,611.05	-	1,796,081.77
Yr 2 Sep	7.000%	14,109.26	10,477.14	3,632.12	-	1,792,449.65
Yr 2 Oct	7.000%	14,109.26	10,455.96	3,653.30	-	1,788,796.35
Yr 2 Nov	7.000%	14,109.26	10,434.65	3,674.61	-	1,785,121.74
Yr 2 Dec	7.000%	14,109.26	10,413.21	3,696.05	45,000.00	1,736,425.69
		<b>167,486.58</b>	<b>125,409.07</b>	<b>42,077.51</b>	<b>85,000.00</b>	
Yr 3 Jan	7.000%	14,109.26	10,129.15	3,980.11	-	1,732,445.58
Yr 3 Feb	7.000%	14,109.26	10,105.93	4,003.33	-	1,728,442.25
Yr 3 Mar	7.000%	14,109.26	10,082.58	4,026.68	-	1,724,415.57
Yr 3 Apr	7.000%	14,109.26	10,059.09	4,050.17	-	1,720,365.40
Yr 3 May	7.000%	14,109.26	10,035.46	4,073.80	-	1,716,291.60
Yr 3 Jun	7.000%	14,109.26	10,011.70	4,097.56	-	1,712,194.04
Yr 3 Jul	6.750%	13,813.99	9,631.09	4,182.90	50,000.00	1,658,011.14
Yr 3 Aug	6.750%	13,813.99	9,326.31	4,487.68	-	1,653,523.46
Yr 3 Sep	6.750%	13,813.99	9,301.07	4,512.92	-	1,649,010.54
Yr 3 Oct	6.750%	13,813.99	9,275.68	4,538.31	-	1,644,472.23
Yr 3 Nov	6.750%	13,813.99	9,250.16	4,563.83	-	1,639,908.40
Yr 3 Dec	6.750%	13,813.99	9,224.48	4,589.51	-	1,635,318.89
		<b>167,539.50</b>	<b>116,432.70</b>	<b>51,106.80</b>	<b>50,000.00</b>	

**Grand Total**

Total Payments	<b>\$ 495,185.34</b>
Total Interest Paid	<b>\$ 366,504.23</b>
Total Principal Paid	<b>\$ 128,681.11</b>
Total Additional Payments & Borrowings	<b>\$ 236,000.00</b>



**Mortgage Schedule**  
 Parklane Place 40 Unit Apartment Building  
 Investment Analysis Rental Units Example

April 15, 2008  
 Investor Pro  
 Invest Rental Apartment Building Monthly

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	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
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Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	160,159.26	124,662.46	35,496.80	101,000.00	1,863,503.20
Year 2 Jan-Year 2 Dec	167,486.58	125,409.07	42,077.51	85,000.00	1,736,425.69
Year 3 Jan-Year 3 Dec	167,539.50	116,432.70	51,106.80	50,000.00	1,635,318.89
	<b>495,185.34</b>	<b>366,504.23</b>	<b>128,681.11</b>	<b>236,000.00</b>	