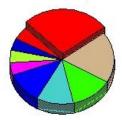
Real Estate Taxes First Year Expense - \$23,760 27.46% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category
Fixed Reimburseable
CAM Reimburseable

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Real Estate Taxes

Fixed Expense

No No

% of Total Expenses 27.46%

Expense Description

Real estate taxes are based upon an assessment that is to be 100% of Fair Market Value. The current assessment is \$800,000 and real estate taxes in 2011 were \$23,760.

Real Estate Taxes Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$23,760		\$1,188	\$1,980	\$99.00	12.00%	12.63%
2	\$23,997	1.00%	\$1,200	\$2,000	\$99.99	12.00%	12.63%
3	\$24,237	1.00%	\$1,212	\$2,020	\$100.99	12.00%	12.63%
4	\$24,479	1.00%	\$1,224	\$2,040	\$102.00	12.00%	12.63%
5	\$24,724	1.00%	\$1,236	\$2,060	\$103.02	12.00%	12.63%
6	\$24,971	1.00%	\$1,249	\$2,081	\$104.05	12.00%	12.63%
7	\$25,221	1.00%	\$1,261	\$2,102	\$105.09	12.00%	12.63%
8	\$25,473	1.00%	\$1,274	\$2,123	\$106.14	12.00%	12.63%
9	\$25,728	1.00%	\$1,286	\$2,144	\$107.20	12.00%	12.63%
10	\$25,985	1.00%	\$1,299	\$2,165	\$108.27	12.00%	12.63%

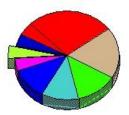
Expense History

2009 taxes - \$23,760 2010 taxes - \$23,760 2011 taxes - \$23,760

General Comments

Additional descriptive comments can be entered in this section.

Insurance First Year Expense - \$3,960 4.58% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category Fixed Reimburseable CAM Reimburseable Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Insurance

Fixed Expense

No No

% of Total Expenses 4.58%

Expense Description

Insurance expense varies with the extent of coverage options. The owner reported an expense of \$3,500 in 2011. We have estimated the expense at 2.00% of gross income, or \$3,960 per year.

Insurance Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$3,960		\$198.00	\$330.00	\$16.50	2.00%	2.11%
2	\$3,999	1.00%	\$199.95	\$333.25	\$16.66	2.00%	2.10%
3	\$4,039	1.00%	\$201.95	\$336.58	\$16.83	2.00%	2.10%
4	\$4,079	1.00%	\$203.95	\$339.92	\$17.00	2.00%	2.10%
5	\$4,120	1.00%	\$206.00	\$343.33	\$17.17	2.00%	2.10%
6	\$4,161	1.00%	\$208.05	\$346.75	\$17.34	2.00%	2.10%
7	\$4,203	1.00%	\$210.15	\$350.25	\$17.51	2.00%	2.10%
8	\$4,245	1.00%	\$212.25	\$353.75	\$17.69	2.00%	2.10%
9	\$4,288	1.00%	\$214.40	\$357.33	\$17.87	2.00%	2.11%
10	\$4,330	1.00%	\$216.50	\$360.83	\$18.04	2.00%	2.10%

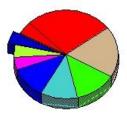
Expense History

2009 - \$3,800 2010 - \$3,500 2011 - \$3,500

General Comments

General Comments can be added here. For practical purposes, the length of the text is unlimited. Up to 3,000 characters can be entered.

Water and Sewage First Year Expense - \$3,960 4.58% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category
Operating Reimburseable
CAM Reimburseable

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Water and Sewage

Operating Expense

No

No % of Total Expenses 4.58%

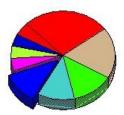
Expense Description

Water and sewage charges have been estimated at \$16.50 per month per apartment unit. This is in line with the building's previous expense history.

Water and Sewage Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$3,960		\$198.00	\$330.00	\$16.50	2.00%	2.11%
2	\$3,999	1.00%	\$199.95	\$333.25	\$16.66	2.00%	2.10%
3	\$4,039	1.00%	\$201.95	\$336.58	\$16.83	2.00%	2.10%
4	\$4,079	1.00%	\$203.95	\$339.92	\$17.00	2.00%	2.10%
5	\$4,120	1.00%	\$206.00	\$343.33	\$17.17	2.00%	2.10%
6	\$4,161	1.00%	\$208.05	\$346.75	\$17.34	2.00%	2.10%
7	\$4,203	1.00%	\$210.15	\$350.25	\$17.51	2.00%	2.10%
8	\$4,245	1.00%	\$212.25	\$353.75	\$17.69	2.00%	2.10%
9	\$4,288	1.00%	\$214.40	\$357.33	\$17.87	2.00%	2.11%
10	\$4,330	1.00%	\$216.50	\$360.83	\$18.04	2.00%	2.10%

Electric First Year Expense - \$9,900 11.44% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category
Operating Reimburseable
CAM Reimburseable

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Electric

Operating Expense

No

No % of Total Expenses 11.44%

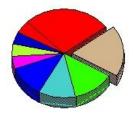
Expense Description

Electric expense was estimated at \$41.25 per apartment unit per month, which is in line with the building's expense history.

Electric Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$9,900		\$495.00	\$825.00	\$41.25	5.00%	5.26%
2	\$9,999	1.00%	\$499.95	\$833.25	\$41.66	5.00%	5.26%
3	\$10,098	1.00%	\$504.90	\$841.50	\$42.08	5.00%	5.26%
4	\$10,199	1.00%	\$509.95	\$849.92	\$42.50	5.00%	5.26%
5	\$10,301	1.00%	\$515.05	\$858.42	\$42.92	5.00%	5.26%
6	\$10,404	1.00%	\$520.20	\$867.00	\$43.35	5.00%	5.26%
7	\$10,509	1.00%	\$525.45	\$875.75	\$43.79	5.00%	5.26%
8	\$10,614	1.00%	\$530.70	\$884.50	\$44.23	5.00%	5.26%
9	\$10,720	1.00%	\$536.00	\$893.33	\$44.67	5.00%	5.26%
10	\$10,827	1.00%	\$541.35	\$902.25	\$45.11	5.00%	5.26%

Gas First Year Expense - \$15,840 18.31% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category
Operating Reimburseable
CAM Reimburseable

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Gas

Operating Expense

No

No % of Total Expenses 18.31%

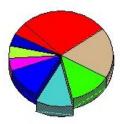
Expense Description

The building is heated by a modern central gas hot-water boiler that is has a 92% efficiency rating. This expense has been estimated at \$66.00 per apartment unit per month.

Gas Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$15,840		\$792.00	\$1,320	\$66.00	8.00%	8.42%
2	\$15,998	1.00%	\$799.90	\$1,333	\$66.66	8.00%	8.42%
3	\$16,158	1.00%	\$807.90	\$1,347	\$67.33	8.00%	8.42%
4	\$16,319	1.00%	\$815.95	\$1,360	\$68.00	8.00%	8.42%
5	\$16,483	1.00%	\$824.15	\$1,374	\$68.68	8.00%	8.42%
6	\$16,647	1.00%	\$832.35	\$1,387	\$69.36	8.00%	8.42%
7	\$16,814	1.00%	\$840.70	\$1,401	\$70.06	8.00%	8.42%
8	\$16,982	1.00%	\$849.10	\$1,415	\$70.76	8.00%	8.42%
9	\$17,152	1.00%	\$857.60	\$1,429	\$71.47	8.00%	8.42%
10	\$17,323	1.00%	\$866.15	\$1,444	\$72.18	8.00%	8.42%

Maintenance/Repair First Year Expense - \$9,900 11.44% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category
Operating Reimburseable
CAM Reimburseable

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Maintenance/Repair

Operating Expense

No

No % of Total Expenses 11.44%

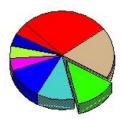
Expense Description

Maintenance for buildings of this type range between 5% to 8% of gross income. The building has been modernized and we have estimated this expense at 5% of gross income.

Maintenance/Repair Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$9,900		\$495.00	\$825.00	\$41.25	5.00%	5.26%
2	\$9,999	1.00%	\$499.95	\$833.25	\$41.66	5.00%	5.26%
3	\$10,098	1.00%	\$504.90	\$841.50	\$42.08	5.00%	5.26%
4	\$10,199	1.00%	\$509.95	\$849.92	\$42.50	5.00%	5.26%
5	\$10,301	1.00%	\$515.05	\$858.42	\$42.92	5.00%	5.26%
6	\$10,404	1.00%	\$520.20	\$867.00	\$43.35	5.00%	5.26%
7	\$10,509	1.00%	\$525.45	\$875.75	\$43.79	5.00%	5.26%
8	\$10,614	1.00%	\$530.70	\$884.50	\$44.23	5.00%	5.26%
9	\$10,720	1.00%	\$536.00	\$893.33	\$44.67	5.00%	5.26%
10	\$10,827	1.00%	\$541.35	\$902.25	\$45.11	5.00%	5.26%

Management First Year Expense - \$11,286 13.04% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category
Operating Reimburseable
CAM Reimburseable

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Management

Operating Expense

No

No % of Total Expenses 13.04%

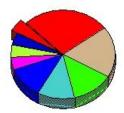
Expense Description

Management for buildings of this type range between 4% to 6% of effective gross income. We have estimated this expense at \$11,286 per year, or 6% of effective gross income.

Management Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$11,286		\$564.30	\$940.50	\$47.03	5.70%	6.00%
2	\$11,398	1.00%	\$569.90	\$949.83	\$47.49	5.70%	6.00%
3	\$11,512	1.00%	\$575.60	\$959.33	\$47.97	5.70%	6.00%
4	\$11,627	1.00%	\$581.35	\$968.92	\$48.45	5.70%	6.00%
5	\$11,744	1.00%	\$587.20	\$978.67	\$48.93	5.70%	6.00%
6	\$11,861	1.00%	\$593.05	\$988.42	\$49.42	5.70%	6.00%
7	\$11,980	1.00%	\$599.00	\$998.33	\$49.92	5.70%	6.00%
8	\$12,100	1.00%	\$605.00	\$1,008	\$50.42	5.70%	6.00%
9	\$12,221	1.00%	\$611.05	\$1,018	\$50.92	5.70%	6.00%
10	\$12,343	1.00%	\$617.15	\$1,029	\$51.43	5.70%	6.00%

Advertising First Year Expense - \$3,960 4.58% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category Other Reimburseable CAM Reimburseable Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Advertising

Other Expense

No No

% of Total Expenses 4.58%

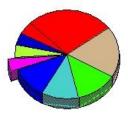
Expense Description

An expense of \$3,960 has been estimated, or 2% of gross income.

Advertising Expense Projected Cash Flows

V	A	O I	D 1114	D M	D 11/M	0/ 0	0/ = 0
Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$3,960		\$198.00	\$330.00	\$16.50	2.00%	2.11%
2	\$3,999	1.00%	\$199.95	\$333.25	\$16.66	2.00%	2.10%
3	\$4,039	1.00%	\$201.95	\$336.58	\$16.83	2.00%	2.10%
4	\$4,079	1.00%	\$203.95	\$339.92	\$17.00	2.00%	2.10%
5	\$4,120	1.00%	\$206.00	\$343.33	\$17.17	2.00%	2.10%
6	\$4,161	1.00%	\$208.05	\$346.75	\$17.34	2.00%	2.10%
7	\$4,203	1.00%	\$210.15	\$350.25	\$17.51	2.00%	2.10%
8	\$4,245	1.00%	\$212.25	\$353.75	\$17.69	2.00%	2.10%
9	\$4,288	1.00%	\$214.40	\$357.33	\$17.87	2.00%	2.11%
10	\$4.330	1.00%	\$216.50	\$360.83	\$18.04	2.00%	2.10%

Reserve for Replacement First Year Expense - \$3,960 4.58% of Total Expense



Property Name Location

Occupancy Type
Gross Building Area

Expense Item

Expense Category Reserve Reimburseable CAM Reimburseable Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Reserve for Replacement

Reserve Expense

No

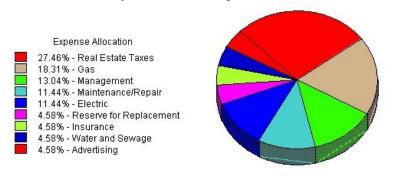
No % of Total Expenses 4.58%

Expense Description

Replacement reserves have been estimated to cover the cost of replacing short-lived items such as carpet, appliances, and roof.

Reserve for Replacement Expense Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$3,960		\$198.00	\$330.00	\$16.50	2.00%	2.11%
2	\$3,999	1.00%	\$199.95	\$333.25	\$16.66	2.00%	2.10%
3	\$4,039	1.00%	\$201.95	\$336.58	\$16.83	2.00%	2.10%
4	\$4,079	1.00%	\$203.95	\$339.92	\$17.00	2.00%	2.10%
5	\$4,120	1.00%	\$206.00	\$343.33	\$17.17	2.00%	2.10%
6	\$4,161	1.00%	\$208.05	\$346.75	\$17.34	2.00%	2.10%
7	\$4,203	1.00%	\$210.15	\$350.25	\$17.51	2.00%	2.10%
8	\$4,245	1.00%	\$212.25	\$353.75	\$17.69	2.00%	2.10%
9	\$4,288	1.00%	\$214.40	\$357.33	\$17.87	2.00%	2.11%
10	\$4,330	1.00%	\$216.50	\$360.83	\$18.04	2.00%	2.10%



Property Name Location

Occupancy Type Gross Building Area

Expense Item

Three SOUTH SHORE DRIVE TWO South Shore Drive Miami Beach, FI 33341 Apartment 20 Unit

Total Annual Expenses

% of Total Expenses 100.00%

Total Annual Expenses Projected Cash Flows

Year	Annual	Change	Per Unit	Per Mon	Per U/Mon	%Gross	%E.G.I.
1	\$86,526		\$4,326	\$7,211	\$360.53	43.70%	46.00%
2	\$87,391	1.00%	\$4,370	\$7,283	\$364.13	43.70%	46.00%
3	\$88,265	1.00%	\$4,413	\$7,355	\$367.77	43.70%	46.00%
4	\$89,147	1.00%	\$4,457	\$7,429	\$371.45	43.70%	46.00%
5	\$90,039	1.00%	\$4,502	\$7,503	\$375.16	43.70%	46.00%
6	\$90,939	1.00%	\$4,547	\$7,578	\$378.91	43.70%	46.00%
7	\$91,849	1.00%	\$4,592	\$7,654	\$382.70	43.70%	46.00%
8	\$92,767	1.00%	\$4,638	\$7,731	\$386.53	43.70%	46.00%
9	\$93,695	1.00%	\$4,685	\$7,808	\$390.40	43.70%	46.00%
10	\$94,632	1.00%	\$4,732	\$7,886	\$394.30	43.70%	46.00%