Lease Summary Information

Property Name            Three SOUTH SHORE DRIVE
Location                TWO South Shore Drive
                        Miami Beach, Fl  33341
Occupancy Type          Apartment
Gross Building Area     20 Unit

5 One Bedroom Apts.       % of Total Income 18.18%

Description              The building contains 5 one-bedroom apartment units. Each unit consists of a living room, dining room, small kitchen, one bedroom and one full bath. The units have recently been renovated. All units centrally heated and cooled. Each unit contains approximately 900 square feet.

Gross Rental Area        5 Unit
Space Classification    Apartment
Lease Term              Year to Year
Estimated First Year Rental
                        $36,000 Annual
                        $7,200 Per Unit
                        $3,000 Per Month
                        $600.00 Per Unit Per Month

Renewal Options          None
Expense Responsibility  All expenses, including utilities, are paid by the owner.

10 Two Bedroom Apts.       % of Total Income 48.48%

Description              The building contains 10 two-bedroom apartment units. Each unit consists of a living room, dining room, small kitchen, one large bedroom, one small bedroom and two full baths. The units have recently been renovated. All units centrally heated and cooled. Each unit contains approximately 1,200 square feet.

Gross Rental Area        10 Unit
Space Classification    Apartment
Lease Term              Year to year
| Estimated First Year Rental | $96,000 Annual  
|                            | $9,600 Per Unit  
|                            | $8,000 Per Month  
|                            | $800.00 Per Unit Per Month  
| Renewal Options            | None  
| Expense Responsibility     | All expenses are paid by the owner.  

### 5 Three Bedroom Apts.  

#### Description  
The building contains 5 three-bedroom apartment units. Each unit consists of a living room, dining room, small kitchen, one large bedroom, two small bedrooms, and two full baths. The units have recently been renovated. All units centrally heated and cooled. Each unit contains approximately 1,200 square feet.

#### Gross Rental Area  
5 Unit

#### Space Classification  
Luxury Apartment

#### Lease Term  
Year to year

#### Estimated First Year Rental  
$66,000 Annual  
$13,200 Per Unit  
$5,500 Per Month  
$1,100 Per Unit Per Month

#### Renewal Options  
None

#### Expense Responsibility  
All expenses are paid by the owner.

#### General Comments  
The three bedroom units would be described as "luxury" units that contain upgraded amenities and a log burning fireplace.

### Total Annual Income  

#### Description  
The building contains 5 one-bedroom apartment units, 10 two-bedroom units, and 5 three-bedroom units. All units were renovated in 2009. The building is centrally heated and cooled with a 92% energy efficient gas-fired boiler and chilled water system.

#### Gross Rental Area  
20 Unit

#### Space Classification  
Apartment

#### Estimated First Year Rental  
$198,000 Annual  
$9,900 Per Unit  
$16,500 Per Month  
$825.00 Per Unit Per Month

#### Renewal Options  
Year to Year.

#### Expense Responsibility  
All expenses are paid by the owner.
General Comments

General comments, if any, can be entered in this section.