

Accrual

	FY 2006 Actual	FY 2007 Projected	2008 Budget	2009 Projected	2010 Projected	2008		Variance 2009		2010	
<b>Revenue</b>											
Office Rent	2,958,503	3,314,293	3,450,047	3,432,607	3,494,112	135,755	4.10%	(17,441)	-0.51%	61,505	1.79%
Straight Line Rents	151,122	93,419	93,421	84,084	75,672	2	0.00%	(9,337)	-9.99%	(8,412)	-10.00%
Favorable Lease Intangible	-5,099	-60,589	-60,634	-76	12,036	(45)	0.07%	60,558	-99.87%	12,112	-15936.84%
Operating Expense Recoveries	163,665	292,257	351,133	533,204	630,411	58,876	20.15%	182,070	51.85%	97,207	18.23%
Other Space Rent	1,703	3,245	1,653	0	0	(1,592)	-49.06%	(1,653)	-100.00%	0	0.00%
Interest Income	432	278	0	0	0	(278)	-100.00%	0	0.00%	0	0.00%
Other Income	3,154	13,057	13,058	13,056	13,056	1	0.01%	(2)	-0.02%	0	0.00%
Bad Debt Expense	-41,129	-16,217	-32,385	-31,469	-33,065	(16,168)	99.70%	916	-2.83%	(1,597)	5.07%
<b>Total Revenue</b>	<b>3,232,352</b>	<b>3,639,742</b>	<b>3,816,294</b>	<b>4,031,406</b>	<b>4,192,222</b>	<b>176,552</b>	<b>4.85%</b>	<b>215,112</b>	<b>5.64%</b>	<b>160,816</b>	<b>3.99%</b>
<b>Operating Expenses</b>											
<b>Recoverable Oper Exp</b>											
Taxes - Non Income	501,537	367,009	387,140	397,799	408,773	(20,131)	-5.49%	(10,659)	-2.75%	(10,974)	-2.76%
Insurance	62,171	36,371	36,651	37,751	38,883	(280)	-0.77%	(1,100)	-3.00%	(1,133)	-3.00%
Utilities	615,916	614,974	638,623	657,782	677,515	(23,649)	-3.85%	(19,159)	-3.00%	(19,733)	-3.00%
Cleaning Expense	323,000	349,848	360,809	371,633	382,782	(10,961)	-3.13%	(10,824)	-3.00%	(11,149)	-3.00%
Repairs & Maintenance	170,395	194,919	191,878	197,634	203,564	3,041	1.56%	(5,756)	-3.00%	(5,930)	-3.00%
Roads & Grounds Expense	12	0	450	464	477	(450)	0.00%	(14)	-3.00%	(14)	-3.00%
Security Expense	76,053	78,870	81,088	83,521	86,026	(2,218)	-2.81%	(2,433)	-3.00%	(2,506)	-3.00%
Property Management Sal & Ben	83,676	88,953	96,498	99,393	102,375	(7,545)	-8.48%	(2,895)	-3.00%	(2,982)	-3.00%
Property Management Fees	105,354	98,616	111,925	116,814	121,576	(13,309)	-13.50%	(4,889)	-4.37%	(4,761)	-4.08%
Administrative & General	32,524	35,890	33,961	34,980	36,029	1,929	5.37%	(1,019)	-3.00%	(1,049)	-3.00%
Licenses / Fees / Permits	350	300	300	309	318	0	0.00%	(9)	-3.00%	(9)	-3.00%
<b>Total Recoverable Exp</b>	<b>1,970,988</b>	<b>1,865,751</b>	<b>1,939,323</b>	<b>1,998,079</b>	<b>2,058,319</b>	<b>(73,572)</b>	<b>-3.94%</b>	<b>(58,756)</b>	<b>-3.03%</b>	<b>(60,240)</b>	<b>-3.01%</b>
<b>Non Recoverable Expenses</b>											
Leasing Expense	23,089	2,357	200	200	200	2,157	91.51%	0	0.00%	0	0.00%
Ground Lease	4,858	-4,858	0	0	0	(4,858)	100.00%	0	0.00%	0	0.00%
T.I. Expensed	-1,350	-1,881	0	0	0	(1,881)	100.00%	0	0.00%	0	0.00%
Other Non-Recoverable Exp	2,362	2,730	0	0	0	2,730	100.00%	0	0.00%	0	0.00%
<b>Total Non Recoverable Expense</b>	<b>28,960</b>	<b>-1,652</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>(1,852)</b>	<b>112.10%</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>
<b>Total Operating Expenses</b>	<b>1,999,948</b>	<b>1,864,099</b>	<b>1,939,523</b>	<b>1,998,279</b>	<b>2,058,519</b>	<b>(75,424)</b>	<b>-4.05%</b>	<b>(58,756)</b>	<b>-3.03%</b>	<b>(60,240)</b>	<b>-3.01%</b>

Accrual

	FY 2006 Actual	FY 2007 Projected	2008 Budget	2009 Projected	2010 Projected	2008		Variance 2009		2010	
<b>Portfolio Net Operating Income</b>	<b>1,232,404</b>	<b>1,775,643</b>	<b>1,876,771</b>	<b>2,033,126</b>	<b>2,133,703</b>	<b>101,127</b>	<b>5.70%</b>	<b>156,356</b>	<b>8.33%</b>	<b>100,576</b>	<b>4.95%</b>
Asset Management Fees	104,810	0	0	0	0	0	0.00%	0	0.00%	0	0.00%
<b>EBDITA</b>	<b>1,127,594</b>	<b>1,775,643</b>	<b>1,876,771</b>	<b>2,033,126</b>	<b>2,133,703</b>	<b>101,127</b>	<b>5.70%</b>	<b>156,356</b>	<b>8.33%</b>	<b>100,576</b>	<b>4.95%</b>
Depreciation	514,156	649,246	710,752	671,803	641,778	(61,506)	-9.47%	38,949	5.48%	30,025	4.47%
Amortization	0	184,571	170,370	28,396	0	14,201	7.69%	141,974	83.33%	28,396	100.00%
Interest Expense	598,067	572,651	573,714	563,088	553,428	(1,063)	-0.19%	10,626	1.85%	9,660	1.72%
<b>Net Income Before Taxes</b>	<b>15,371</b>	<b>369,175</b>	<b>421,934</b>	<b>769,839</b>	<b>938,497</b>	<b>52,759</b>	<b>14.29%</b>	<b>347,905</b>	<b>82.45%</b>	<b>168,658</b>	<b>21.91%</b>
Income Tax	193	0	0	0	0	0	0.00%	0	0.00%	0	0.00%
<b>Net Income</b>	<b>15,178</b>	<b>369,175</b>	<b>421,934</b>	<b>769,839</b>	<b>938,497</b>	<b>52,759</b>	<b>14.29%</b>	<b>347,905</b>	<b>82.45%</b>	<b>168,658</b>	<b>21.91%</b>
Plus: Depreciation Relative to Real Estate	514,156	833,817	881,122	700,199	641,778	47,305	5.67%	(180,923)	-20.53%	(58,421)	-8.34%
<b>Funds from Operations</b>	<b>529,334</b>	<b>1,202,992</b>	<b>1,303,057</b>	<b>1,470,038</b>	<b>1,580,275</b>	<b>100,065</b>	<b>8.32%</b>	<b>166,982</b>	<b>12.81%</b>	<b>110,236</b>	<b>7.50%</b>

Accrual

	FY 2006 Actual	01/07 to 06/07 Actual	07/07 to 12/07 Projected	FY 2007 Projected	FY 2007 Original Budget	Variance		FY 2008 Budget	Variance		
<b>Revenue</b>											
Office Rent	2,958,503	1,656,245	1,658,047	3,314,293	3,051,949	262,343	8.60%	3,450,047	135,755	4.10%	
Straight Line Rents	151,122	46,439	46,980	93,419	113,266	(19,847)	-17.52%	93,421	2	0.00%	
Favorable Lease Intangible	-5,099	-30,271	-30,318	-60,589	0	(60,589)	0.00%	-60,634	(45)	0.07%	
Operating Expense Recoveries	163,665	159,270	132,987	292,257	174,562	117,695	67.42%	351,133	58,876	20.15%	
Other Space Rent	1,703	1,600	1,645	3,245	3,250	(5)	-0.15%	1,653	(1,592)	-49.06%	
Interest Income	432	278	0	278	0	278	0.00%	0	(278)	-100.00%	
Other Income	3,154	6,529	6,528	13,057	5,082	7,975	156.92%	13,058	1	0.01%	
Bad Debt Expense	-41,129	-618	-15,600	-16,217	-19,656	3,439	-17.50%	-32,385	(16,168)	99.70%	
<b>Total Revenue</b>	<b>3,232,352</b>	<b>1,839,473</b>	<b>1,800,269</b>	<b>3,639,742</b>	<b>3,328,453</b>	311,289	9.35%	<b>3,816,294</b>	176,552	4.85%	
<b>Operating Expenses</b>											
<b>Recoverable Oper Exp</b>											
Taxes - Non Income	501,537	183,824	183,185	367,009	392,825	25,816	6.57%	387,140	(20,131)	-5.49%	
Insurance	62,171	18,523	17,848	36,371	41,026	4,655	11.35%	36,651	(280)	-0.77%	
Utilities	615,916	298,323	316,651	614,974	645,795	30,821	4.77%	638,623	(23,649)	-3.85%	
Cleaning Expense	323,000	175,228	174,620	349,848	345,125	(4,723)	-1.37%	360,809	(10,961)	-3.13%	
Repairs & Maintenance	170,395	95,822	99,097	194,919	172,050	(22,869)	-13.29%	191,878	3,041	1.56%	
Roads & Grounds	12	0	0	0	490	490	100.00%	450	(450)	0.00%	
Security Expense	76,053	39,096	40,067	79,163	79,841	678	0.85%	81,088	(1,925)	-2.43%	
Property Management Sal & Ben	83,676	41,952	47,001	88,953	83,676	(5,277)	-6.31%	96,498	(7,545)	-8.48%	
Property Management Fees	105,354	45,916	52,700	98,616	92,809	(5,807)	-6.26%	111,925	(13,309)	-13.50%	
Administrative & General	32,524	21,163	14,434	35,597	34,073	(1,524)	-4.47%	33,961	1,636	4.60%	
Licenses / Fees / Permits	350	300	0	300	320	20	6.25%	300	0	0.00%	
<b>Total Recoverable Expenses</b>	<b>1,970,988</b>	<b>920,148</b>	<b>945,603</b>	<b>1,865,751</b>	<b>1,888,030</b>	22,279	1.18%	<b>1,939,323</b>	(73,572)	-3.94%	
<b>Non Recoverable Expenses</b>											
Leasing Expense	23,089	2,257	100	2,357	0	(2,357)	0.00%	200	2,157	91.51%	
Ground Lease	4,858	-4,858	0	-4,858	0	4,858	0.00%	0	(4,858)	100.00%	
T.I. Expensed	-1,350	-1,881	0	-1,881	0	1,881	0.00%	0	(1,881)	100.00%	
Other Non-Recoverable Exp	2,362	2,730	0	2,730	0	(2,730)	0.00%	0	2,730	100.00%	
<b>Total Non Recoverable Expenses</b>	<b>28,960</b>	<b>-1,752</b>	<b>100</b>	<b>-1,652</b>	<b>0</b>	1,652	0.00%	<b>200</b>	(1,852)	112.10%	
<b>Total Operating Expenses</b>	<b>1,999,948</b>	<b>918,395</b>	<b>945,703</b>	<b>1,864,099</b>	<b>1,888,030</b>	23,931	1.27%	<b>1,939,523</b>	(75,424)	-4.05%	

Accrual

	FY 2006 Actual	01/07 to 06/07 Actual	07/07 to 12/07 Projected	FY 2007 Projected	FY 2007 Original Budget	Variance		FY 2008 Budget	Variance	
<b>Portfolio Net Operating Income</b>	<b>1,232,404</b>	<b>921,077</b>	<b>854,566</b>	<b>1,775,643</b>	<b>1,440,423</b>	335,220	23.27%	<b>1,876,771</b>	101,127	5.70%
Asset Management Fees	104,810	0	0	0	117,768	117,768	100.00%	0	0	0.00%
<b>EBDITA</b>	<b>1,127,594</b>	<b>921,077</b>	<b>854,566</b>	<b>1,775,643</b>	<b>1,322,655</b>	452,988	34.25%	<b>1,876,771</b>	101,127	5.70%
Depreciation	514,156	316,763	332,483	649,246	613,931	(35,315)	-5.75%	710,752	(61,506)	-9.47%
Amortization	0	99,383	85,188	184,571	0	(184,571)	0.00%	170,370	14,201	7.69%
Interest Expense	598,067	282,563	290,088	572,651	580,730	8,079	1.39%	573,714	(1,063)	-0.19%
<b>Net Income Before Taxes</b>	<b>15,371</b>	<b>222,368</b>	<b>146,807</b>	<b>369,175</b>	<b>127,994</b>	241,181	188.43%	<b>421,934</b>	52,759	14.29%
Income Tax	193	0	0	0	0	0	0.00%	0	0	0.00%
<b>Net Income</b>	<b>15,178</b>	<b>222,368</b>	<b>146,807</b>	<b>369,175</b>	<b>127,994</b>	241,181	188.43%	<b>421,934</b>	52,759	14.29%
Plus: Depreciation Relative to Real Estate	514,156	416,146	417,671	833,817	613,931	219,886	35.82%	881,122	47,305	5.67%
<b>Funds from Operations</b>	<b>529,334</b>	<b>638,514</b>	<b>564,478</b>	<b>1,202,992</b>	<b>741,925</b>	461,067	62.14%	<b>1,303,057</b>	100,065	8.32%

Accrual

	FY 2006 Actual	FY 2007 Projected	FY 2008 Budget	FY 2006 Actual	FY 2007 Projected	FY 2008 Budget	Variance
Gross Leaseable Area				197,504	197,504	197,504	
Occupied Square Feet				159,880	179,158	185,527	
Percent Occupancy				80.95%	90.71%	93.94%	

Revenue

Office Rent	2,958,503.35	3,314,292.58	3,450,047.32	14.98	16.78	17.47	0.69	4.10%
Straight Line Rents	151,121.93	93,419.09	93,421.00	0.77	0.47	0.47	0.00	0.00%
Favorable Lease Intangible	-5,098.91	-60,589.07	-60,634.00	-0.03	-0.31	-0.31	0.00	0.07%
Operating Expense Recoveries	163,664.90	292,256.82	351,133.20	0.83	1.48	1.78	0.30	20.15%
Other Space Rent	1,703.36	3,244.87	1,653.00	0.01	0.02	0.01	(0.01)	-49.06%
Interest Income	432.18	277.97	0.00	0.00	0.00	0.00	0.00	-100.00%
Other Income	3,153.67	13,056.90	13,058.00	0.02	0.07	0.07	0.00	0.01%
Bad Debt Expense	-41,128.54	-16,217.19	-32,384.97	-0.21	-0.08	-0.16	(0.08)	99.70%
<b>Total Revenue</b>	<b>3,232,351.94</b>	<b>3,639,741.97</b>	<b>3,816,293.55</b>	<b>16.37</b>	<b>18.43</b>	<b>19.32</b>	<b>0.89</b>	<b>4.85%</b>

Operating Expenses

Recoverable Oper Exp

Taxes - Non Income	501,536.81	367,009.49	387,140.00	2.54	1.86	1.96	(0.10)	-5.49%
Insurance	62,171.46	36,371.16	36,651.00	0.31	0.18	0.19	0.00	-0.77%
Utilities	615,916.19	614,974.32	638,623.00	3.12	3.11	3.23	(0.12)	-3.85%
Cleaning Expense	323,000.47	349,847.96	360,809.00	1.64	1.77	1.83	(0.06)	-3.13%
Repairs & Maintenance	170,395.12	194,918.55	191,878.00	0.86	0.99	0.97	0.02	1.56%
Roads & Grounds	11.92	0.00	450.00	0.00	0.00	0.00	0.00	0.00%
Security Expense	76,052.76	79,163.19	81,088.00	0.39	0.40	0.41	(0.01)	-2.43%
Property Management Sal & Ben	83,676.00	88,953.40	96,498.00	0.42	0.45	0.49	(0.04)	-8.48%
Property Management Fees	105,353.59	98,616.24	111,925.03	0.53	0.50	0.57	(0.07)	-13.50%
Administrative & General	32,524.20	35,596.71	33,961.00	0.16	0.18	0.17	0.01	4.60%
Licenses / Fees / Permits	349.71	300.00	300.00	0.00	0.00	0.00	0.00	0.00%
<b>Total Recoverable Expenses</b>	<b>1,970,988.23</b>	<b>1,865,751.02</b>	<b>1,939,323.03</b>	<b>9.98</b>	<b>9.45</b>	<b>9.82</b>	<b>(0.37)</b>	<b>-3.94%</b>

Non Recoverable Expenses

Leasing Expense	23,089.22	2,356.70	200.00	0.12	0.01	0.00	0.01	91.51%
Ground Lease	4,858.34	-4,858.34	0.00	0.02	-0.02	0.00	(0.02)	100.00%
T.I. Expensed	-1,350.30	-1,880.65	0.00	-0.01	-0.01	0.00	(0.01)	100.00%

Accrual

	FY 2006 Actual	FY 2007 Projected	FY 2008 Budget	FY 2006 Actual	FY 2007 Projected	FY 2008 Budget	Variance
Gross Leaseable Area				197,504	197,504	197,504	
Occupied Square Feet				159,880	179,158	185,527	
Percent Occupancy				80.95%	90.71%	93.94%	

Other Non-Recoverable Exp	2,362.40	2,730.07	0.00	0.01	0.01	0.00	0.01	100.00%
<b>Total Non Recoverable Expenses</b>	<b>28,959.66</b>	<b>-1,652.22</b>	<b>200.00</b>	<b>0.15</b>	<b>-0.01</b>	<b>0.00</b>	<b>(0.01)</b>	<b>112.10%</b>
<b>Total Operating Expenses</b>	<b>1,999,947.89</b>	<b>1,864,098.80</b>	<b>1,939,523.03</b>	<b>10.13</b>	<b>9.44</b>	<b>9.82</b>	<b>(0.38)</b>	<b>-4.05%</b>
<b>Portfolio Net Operating Income</b>	<b>1,232,404.05</b>	<b>1,775,643.17</b>	<b>1,876,770.52</b>	<b>6.24</b>	<b>8.99</b>	<b>9.50</b>	<b>0.51</b>	<b>5.70%</b>
Asset Management Fees	104,810.06	0.00	0.00	0.53	0.00	0.00	0.00	0.00%
<b>EBDITA</b>	<b>1,127,593.99</b>	<b>1,775,643.17</b>	<b>1,876,770.52</b>	<b>5.71</b>	<b>8.99</b>	<b>9.50</b>	<b>0.51</b>	<b>5.70%</b>
Depreciation	514,156.27	649,246.10	710,752.43	2.60	3.29	3.60	(0.31)	-9.47%
Amortization	0.00	184,570.90	170,370.00	0.00	0.93	0.86	0.07	7.69%
Interest Expense	598,066.97	572,651.41	573,714.00	3.03	2.90	2.90	(0.01)	-0.19%
<b>Net Income Before Taxes</b>	<b>15,370.75</b>	<b>369,174.76</b>	<b>421,934.09</b>	<b>0.08</b>	<b>1.87</b>	<b>2.14</b>	<b>0.27</b>	<b>14.29%</b>
Income Tax	192.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<b>Net Income</b>	<b>15,177.80</b>	<b>369,174.76</b>	<b>421,934.09</b>	<b>0.08</b>	<b>1.87</b>	<b>2.14</b>	<b>0.27</b>	<b>14.29%</b>
Plus: Depreciation Relative to Real Esta	514,156.27	833,817.00	881,122.43	2.60	4.22	4.46	0.24	5.67%
<b>Funds from Operations</b>	<b>529,334.07</b>	<b>1,202,991.76</b>	<b>1,303,056.52</b>	<b>2.68</b>	<b>6.09</b>	<b>6.60</b>	<b>0.51</b>	<b>8.32%</b>