

**Operating Cash Flow Yearly**  
Pentium Place  
12,000 Sq. Ft Office Building

September 28, 2009  
Investit Decisions  
Real Estate Investment Yearly

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>CASH FLOW BEFORE TAX</b>										
<b>Potential Gross Income</b>	<b>238,656</b>	<b>240,420</b>	<b>242,339</b>	<b>244,241</b>	<b>246,157</b>	<b>276,881</b>	<b>278,935</b>	<b>281,004</b>	<b>283,200</b>	<b>285,410</b>
Less: Vacancy & Credit Loss Allow.	11,933	12,021	12,117	12,212	12,308	13,844	13,947	14,050	14,160	14,271
<b>Effective Gross Income</b>	<b>226,723</b>	<b>228,399</b>	<b>230,222</b>	<b>232,029</b>	<b>233,849</b>	<b>263,037</b>	<b>264,988</b>	<b>266,954</b>	<b>269,040</b>	<b>271,140</b>
Operating Expenses	80,136	82,504	84,958	87,492	90,108	94,177	96,968	99,859	102,845	105,933
<b>Net Operating Income</b>	<b>146,587</b>	<b>145,895</b>	<b>145,264</b>	<b>144,536</b>	<b>143,741</b>	<b>168,860</b>	<b>168,020</b>	<b>167,095</b>	<b>166,195</b>	<b>165,207</b>
Less: Principal Payments	14,758	15,809	16,935	18,141	19,433	20,817	22,300	23,888	25,590	27,413
Interest payments	65,090	64,038	62,912	61,706	60,414	59,030	57,547	55,959	54,257	52,435
<b>CASH FLOW BEFORE TAX</b>	<b>66,740</b>	<b>66,048</b>	<b>65,416</b>	<b>64,689</b>	<b>63,893</b>	<b>89,013</b>	<b>88,173</b>	<b>87,248</b>	<b>86,348</b>	<b>85,359</b>
Less: Income Tax at 33.00%	20,294	14,077	14,757	15,412	16,053	25,257	25,908	26,549	27,219	27,883
<b>CASH FLOW AFTER TAX</b>	<b>46,445</b>	<b>51,971</b>	<b>50,659</b>	<b>49,277</b>	<b>47,841</b>	<b>63,756</b>	<b>62,264</b>	<b>60,698</b>	<b>59,129</b>	<b>57,476</b>
<b>INCOME TAX CALCULATIONS</b>										
Net Operating Income	146,587	145,895	145,264	144,536	143,741	168,860	168,020	167,095	166,195	165,207
Less: Interest Payments	65,090	64,038	62,912	61,706	60,414	59,030	57,547	55,959	54,257	52,435
Depreciation & Amortization	20,000	39,200	37,632	36,127	34,682	33,294	31,963	30,684	29,457	28,278
<b>Taxable Income</b>	<b>61,497</b>	<b>42,657</b>	<b>44,719</b>	<b>46,703</b>	<b>48,645</b>	<b>76,536</b>	<b>78,510</b>	<b>80,452</b>	<b>82,481</b>	<b>84,494</b>
<b>Income Tax at 33.00%</b>	<b>20,294</b>	<b>14,077</b>	<b>14,757</b>	<b>15,412</b>	<b>16,053</b>	<b>25,257</b>	<b>25,908</b>	<b>26,549</b>	<b>27,219</b>	<b>27,883</b>