

**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	14,533	15,584	16,710	17,919	19,214	20,603	22,092	23,689	25,402	27,238
Interest payments	66,040	64,989	63,862	62,654	61,359	59,970	58,481	56,884	55,171	53,335
<b>CASH FLOW BEFORE TAX</b>	<b>66,014</b>	<b>65,322</b>	<b>64,691</b>	<b>63,963</b>	<b>63,168</b>	<b>88,287</b>	<b>87,447</b>	<b>86,522</b>	<b>85,622</b>	<b>84,634</b>
Less: Income Tax at 35.00%	19,594	19,343	19,516	19,684	19,859	29,137	29,364	29,600	29,884	30,558
<b>CASH FLOW AFTER TAX</b>	<b>46,420</b>	<b>45,979</b>	<b>45,175</b>	<b>44,279</b>	<b>43,309</b>	<b>59,150</b>	<b>58,083</b>	<b>56,923</b>	<b>55,738</b>	<b>54,076</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	66,040	64,989	63,862	62,654	61,359	59,970	58,481	56,884	55,171	53,335
Depreciation & Amortization	24,564	25,641	25,641	25,641	25,641	25,641	25,641	25,641	25,641	24,564
<b>Taxable Income</b>	<b>55,983</b>	<b>55,265</b>	<b>55,760</b>	<b>56,241</b>	<b>56,741</b>	<b>83,249</b>	<b>83,898</b>	<b>84,570</b>	<b>85,383</b>	<b>87,308</b>
<b>Income Tax at 35.00%</b>	<b>19,594</b>	<b>19,343</b>	<b>19,516</b>	<b>19,684</b>	<b>19,859</b>	<b>29,137</b>	<b>29,364</b>	<b>29,600</b>	<b>29,884</b>	<b>30,558</b>