



Tenant. Operating Cash Flow Yearly
 Capital Plaza
 Office Lease Analysis Tennant

September 23, 2009
 Investit Decisions
 Lease Analysis Tenant Office V2

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CASH FLOW BEFORE TAX										
Rent	193,150	232,400	232,400	232,400	232,400	260,801	260,801	260,801	260,801	260,801
General Expenses	13,500	13,905	14,316	14,748	15,198	15,654	16,119	16,605	17,097	17,610
	206,650	246,305	246,716	247,148	247,598	276,455	276,920	277,406	277,898	278,411
Less: Sublease Revenue (Net)	45,600	45,600	-	-	-	-	-	-	-	-
Total Rental Expenses	161,050	200,705	246,716	247,148	247,598	276,455	276,920	277,406	277,898	278,411
Principal Payments	2,382	2,580	2,794	3,026	3,277	3,549	3,843	4,162	4,508	4,881
Interest payments	2,714	2,516	2,302	2,070	1,819	1,547	1,253	934	588	214
CASH FLOW BEFORE TAX	166,146	205,801	251,812	252,244	252,694	281,551	282,016	282,502	282,994	283,506
Income Taxes (Savings)	(57,403)	(71,217)	(87,246)	(87,316)	(87,386)	(97,390)	(97,450)	(97,508)	(97,560)	(97,605)
CASH FLOW AFTER TAX	108,742	134,584	164,566	164,928	165,308	184,160	184,566	184,993	185,434	185,901

INCOME TAX CALCULATIONS

Cash Flow Before Tax	166,146	205,801	251,812	252,244	252,694	281,551	282,016	282,502	282,994	283,506
Less: Principal Payments	2,382	2,580	2,794	3,026	3,277	3,549	3,843	4,162	4,508	4,881
Plus: Depreciation & Amortization	246	256	256	256	256	256	256	256	256	246
	164,010	203,477	249,274	249,474	249,673	278,258	278,429	278,596	278,742	278,871
Income Taxes (Savings) at 35.00%	57,403	71,217	87,246	87,316	87,386	97,390	97,450	97,508	97,560	97,605



Tenant. Net Cash Flow & Net Effective Rent (Before Tax)

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TENANT

Year	Tenant Leasehold	Financing of Improvements		Operating	Termination	Overall Rental
	Improvements	Borrow	Paid Back	Cash Flow (Before Tax)	Costs (Before Tax)	Costs (Before Tax)
Year 1 Jan-Year 1 Dec	\$ 10,000	\$ (35,000)	-	\$ 166,146	-	\$ 141,146
Year 2 Jan-Year 2 Dec	-	-	-	205,801	-	205,801
Year 3 Jan-Year 3 Dec	-	-	-	251,812	-	251,812
Year 4 Jan-Year 4 Dec	-	-	-	252,244	-	252,244
Year 5 Jan-Year 5 Dec	-	-	-	252,694	-	252,694
Year 6 Jan-Year 6 Dec	-	-	-	281,551	-	281,551
Year 7 Jan-Year 7 Dec	-	-	-	282,016	-	282,016
Year 8 Jan-Year 8 Dec	-	-	-	282,502	-	282,502
Year 9 Jan-Year 9 Dec	-	-	-	282,994	-	282,994
Year 10 Jan-Year 10 Dec	-	-	-	283,506	10,000	293,506
Total Rental Costs (Before Tax)						2,526,264
Net Present Value (NPV) at 13.00%						1,291,622

Before Tax Summary

Total Rentable Area	8,400 Sq. Ft
Total Usable Area	7,119 Sq. Ft
Total Rental Costs	\$ 2,526,264
Average Annual Rental Costs	\$ 252,626 per Year
Average Monthly Rental Costs	\$ 21,052 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 300.75 Sq. Ft	\$ 354.86 Sq. Ft
Average Effective Annual Rate	\$ 30.07 Sq. Ft per Yr	\$ 35.49 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.51 Sq. Ft per Mo	\$ 2.96 Sq. Ft per Mo
Net Present Value at 13.00%	\$ 1,291,622	
Net Effective Rent at 13.00%	\$ 15.38 Sq. Ft per Yr	\$ 18.14 Sq. Ft per Yr
	\$ 1.28 Sq. Ft per Mo	\$ 1.51 Sq. Ft per Mo



Tenant. Net Cash Flow & Net Effective Rent (After Tax)

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TENANT

Year	Tenant	Financing of Improvements		Operating	Termination	Overall Rental
	Leasehold	Borrow	Paid Back	Cash Flow	Costs and Tax	Costs
	Improvements			(After Tax)	Recoveries	(After Tax)
					(After Tax)	
Year 1 Jan-Year 1 Dec	\$ 10,000	\$ (35,000)	-	\$ 108,742	-	\$ 83,742
Year 2 Jan-Year 2 Dec	-	-	-	134,584	-	134,584
Year 3 Jan-Year 3 Dec	-	-	-	164,566	-	164,566
Year 4 Jan-Year 4 Dec	-	-	-	164,928	-	164,928
Year 5 Jan-Year 5 Dec	-	-	-	165,308	-	165,308
Year 6 Jan-Year 6 Dec	-	-	-	184,160	-	184,160
Year 7 Jan-Year 7 Dec	-	-	-	184,566	-	184,566
Year 8 Jan-Year 8 Dec	-	-	-	184,993	-	184,993
Year 9 Jan-Year 9 Dec	-	-	-	185,434	-	185,434
Year 10 Jan-Year 10 Dec	-	-	-	185,901	7,389	193,290
Total Rental Costs (After Tax)						1,645,572
Net Present Value (NPV) at 8.45%						1,037,847

After Tax Summary

Total Rentable Area	8,400 Sq. Ft
Total Usable Area	7,119 Sq. Ft
Total Rental Costs	\$ 1,645,572
Average Annual Rental Costs	\$ 164,557 per Year
Average Monthly Rental Costs	\$ 13,713 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 195.90 Sq. Ft	\$ 231.15 Sq. Ft
Average Effective Annual Rate	\$ 19.59 Sq. Ft per Yr	\$ 23.12 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 1.63 Sq. Ft per Mo	\$ 1.93 Sq. Ft per Mo
Net Present Value at 8.45%	\$ 1,037,847	
Net Effective Rent at 8.45%	\$ 12.36 Sq. Ft per Yr	\$ 14.58 Sq. Ft per Yr
	\$ 1.03 Sq. Ft per Mo	\$ 1.21 Sq. Ft per Mo



Tenant. Rental Expenses & Effective Rent (Before Tax)
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Year	Rent	General Expenses	Sublease Revenue	Sublease Vacancy	Rental Expense (Before Tax)	Equiv. Rent Rates			
						Rentable Area		Usable Area	
						\$ per Sq. Ft per Yr.	Mo.	\$ per Sq. Ft per Yr.	Mo.
Year 1 Jan	-	-	-	-	-	-	-	-	-
Year 1 Jan-Year 1 Dec	193,150	13,500	(45,600)	-	161,050	19.17	1.60	22.62	1.89
Year 2 Jan-Year 2 Dec	232,400	13,905	(45,600)	-	200,705	23.89	1.99	28.19	2.35
Year 3 Jan-Year 3 Dec	232,400	14,316	-	-	246,716	29.37	2.45	34.66	2.89
Year 4 Jan-Year 4 Dec	232,400	14,748	-	-	247,148	29.42	2.45	34.72	2.89
Year 5 Jan-Year 5 Dec	232,400	15,198	-	-	247,598	29.48	2.46	34.78	2.90
Year 6 Jan-Year 6 Dec	260,801	15,654	-	-	276,455	32.91	2.74	38.83	3.24
Year 7 Jan-Year 7 Dec	260,801	16,119	-	-	276,920	32.97	2.75	38.90	3.24
Year 8 Jan-Year 8 Dec	260,801	16,605	-	-	277,406	33.02	2.75	38.97	3.25
Year 9 Jan-Year 9 Dec	260,801	17,097	-	-	277,898	33.08	2.76	39.04	3.25
Year 10 Jan-Year 10 Dec	260,801	17,610	-	-	278,411	33.14	2.76	39.11	3.26
Total Rental Costs					\$ 2,490,307				
Net Present Value at 13.00%					\$ 1,286,025				

Before Tax Financial Summary

Total Rentable Area	8,400 Sq. Ft
Total Usable Area	7,119 Sq. Ft
Total Rental Costs	\$ 2,490,307
Average Annual Rental Costs	\$ 249,031 per Year
Average Monthly Rental Costs	\$ 20,753 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 296.47 Sq. Ft	\$ 349.81 Sq. Ft
Average Effective Annual Rate	\$ 29.65 Sq. Ft per Yr	\$ 34.98 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 2.47 Sq. Ft per Mo	\$ 2.92 Sq. Ft per Mo
Net Present Value (NPV) at 13.00%	\$ 1,286,025	
Overall Net Effective Rent at 13.00%	\$ 15.31 Sq. Ft per Yr	\$ 18.06 Sq. Ft per Yr
	\$ 1.28 Sq. Ft per Mo	\$ 1.51 Sq. Ft per Mo



Tenant. Rental Expenses & Effective Rent (After Tax)
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Year	Rent	General Expenses	Sublease Revenue	Sublease Vacancy	Rental Expense (After Tax)	Equiv. Rent Rates			
						Rentable Area		Usable Area	
						\$ per Sq. Ft per Yr.	Mo.	\$ per Sq. Ft per Yr.	Mo.
Year 1 Jan	-	-	-	-	-	-	-	-	-
Year 1 Jan-Year 1 Dec	125,547	8,775	(29,640)	-	104,682	12.46	1.04	14.70	1.23
Year 2 Jan-Year 2 Dec	151,060	9,038	(29,640)	-	130,458	15.53	1.29	18.33	1.53
Year 3 Jan-Year 3 Dec	151,060	9,305	-	-	160,365	19.09	1.59	22.53	1.88
Year 4 Jan-Year 4 Dec	151,060	9,586	-	-	160,646	19.12	1.59	22.57	1.88
Year 5 Jan-Year 5 Dec	151,060	9,879	-	-	160,939	19.16	1.60	22.61	1.88
Year 6 Jan-Year 6 Dec	169,521	10,175	-	-	179,696	21.39	1.78	25.24	2.10
Year 7 Jan-Year 7 Dec	169,521	10,477	-	-	179,998	21.43	1.79	25.28	2.11
Year 8 Jan-Year 8 Dec	169,521	10,793	-	-	180,314	21.47	1.79	25.33	2.11
Year 9 Jan-Year 9 Dec	169,521	11,113	-	-	180,634	21.50	1.79	25.37	2.11
Year 10 Jan-Year 10 Dec	169,521	11,447	-	-	180,967	21.54	1.80	25.42	2.12
Total Rental Costs					\$ 1,618,699				
Net Present Value at 8.45%					\$ 1,030,727				

After Tax Financial Summary

Total Rentable Area	8,400 Sq. Ft
Total Usable Area	7,119 Sq. Ft
Total Rental Costs	\$ 1,618,699
Average Annual Rental Costs	\$ 161,870 per Year
Average Monthly Rental Costs	\$ 13,489 per Month

	<u>Rentable Area</u>	<u>Usable Area</u>
Total Rate	\$ 192.70 Sq. Ft	\$ 227.38 Sq. Ft
Average Effective Annual Rate	\$ 19.27 Sq. Ft per Yr	\$ 22.74 Sq. Ft per Yr
Average Effective Monthly Rate	\$ 1.61 Sq. Ft per Mo	\$ 1.89 Sq. Ft per Mo
Net Present Value (NPV) at 8.45%	\$ 1,030,727	
Overall Net Effective Rent at 8.45%	\$ 12.27 Sq. Ft per Yr	\$ 14.48 Sq. Ft per Yr
	\$ 1.02 Sq. Ft per Mo	\$ 1.21 Sq. Ft per Mo



Tenant. Expense Calculations Yearly
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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
GENERAL EXPENSES										
Sign Rental	6,000	6,180	6,360	6,552	6,756	6,960	7,164	7,380	7,596	7,824
Parking	7,500	7,725	7,956	8,196	8,442	8,694	8,955	9,225	9,501	9,786
General Expenses Total	13,500	13,905	14,316	14,748	15,198	15,654	16,119	16,605	17,097	17,610
RENT										
105 CTA Realty										
Base Rent	153,400	153,400	153,400	153,400	153,400	177,826	177,826	177,826	177,826	177,826
Free Rent Adjustment	(38,350)	-	-	-	-	-	-	-	-	-
	115,050	153,400	153,400	153,400	153,400	177,826	177,826	177,826	177,826	177,826
Additional Rent (TIM's)	53,100	54,693	56,345	57,997	59,767	61,537	63,425	65,313	67,260	69,266
Recoverable Expense Cap Adjustment	-	(693)	(2,345)	(3,997)	(5,767)	(7,537)	(9,425)	(11,313)	(13,260)	(15,266)
	53,100	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000
Tenant Total	168,150	207,400	207,400	207,400	207,400	231,826	231,826	231,826	231,826	231,826
306 CTA Realty										
Base Rent	25,000	25,000	25,000	25,000	25,000	28,975	28,975	28,975	28,975	28,975
Free Rent Adjustment	-	-	-	-	-	-	-	-	-	-
	25,000	25,000	25,000	25,000	25,000	28,975	28,975	28,975	28,975	28,975
Additional Rent (TIM's)	10,000	10,300	10,600	10,925	11,250	11,600	11,950	12,300	12,675	13,050
Recoverable Expense Stop Adjustment	(10,000)	(10,300)	(10,600)	(10,925)	(11,250)	(11,600)	(11,950)	(12,300)	(12,675)	(13,050)
	-	-	-	-	-	-	-	-	-	-
Tenant Total	25,000	25,000	25,000	25,000	25,000	28,975	28,975	28,975	28,975	28,975
Rental Total	193,150	232,400	232,400	232,400	232,400	260,801	260,801	260,801	260,801	260,801
TOTAL EXPENSES	206,650	246,305	246,716	247,148	247,598	276,455	276,920	277,406	277,898	278,411
SUB LEASE REVENUE										
Suite 105 sublease for 2 yrs	45,600	45,600	-	-	-	-	-	-	-	-
Sub Lease Revenue Total	45,600	45,600	-	-	-	-	-	-	-	-



No. 105 Leashold Improvements

Starting Date:	Year 1 January
Depreciation Method:	Commercial Property. Straight Line
Recovery Period:	39.0 Year(s)
First Year Convention: Mid-Month	95.8%
Last Year Convention:	95.8%
Amount	\$ 0



Depreciation Schedules
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No. 306 Leasehold Improvements

Starting Date: Year 1 January
 Depreciation Method: Commercial Property, Straight Line
 Recovery Period: 39.0 Year(s)
 First Year Convention: Mid-Month 95.8%
 Last Year Convention: 95.8%
 Amount \$ 10,000

Period	Cost Basis	Adjusted Cost Basis	Depreciation	Depreciation Bonus	Undepreciated Balance
Yr. 1 Jan-Yr. 1 Dec	\$ 10,000	\$ 10,000	\$ 246	-	\$ 9,754
Yr. 2 Jan-Yr. 2 Dec		9,754	256		9,498
Yr. 3 Jan-Yr. 3 Dec		9,498	256		9,242
Yr. 4 Jan-Yr. 4 Dec		9,242	256		8,986
Yr. 5 Jan-Yr. 5 Dec		8,986	256		8,730
Yr. 6 Jan-Yr. 6 Dec		8,730	256		8,474
Yr. 7 Jan-Yr. 7 Dec		8,474	256		8,218
Yr. 8 Jan-Yr. 8 Dec		8,218	256		7,962
Yr. 9 Jan-Yr. 9 Dec		7,962	256		7,706
Yr. 10 Jan-Yr. 10 Dec		7,706	246		7,460
Total	\$ 10,000		\$ 2,540	-	



Combined Depreciation Schedule

<u>Period</u>	<u>Cost Basis</u>	<u>Adjusted Cost Basis</u>	<u>Depreciation</u>	<u>Undepreciated Balance</u>
Yr. 1 Jan-Yr. 1 Dec	\$ 10,000	\$ 10,000	\$ 246	\$ 9,754
Yr. 2 Jan-Yr. 2 Dec	-	9,754	256	9,498
Yr. 3 Jan-Yr. 3 Dec	-	9,498	256	9,242
Yr. 4 Jan-Yr. 4 Dec	-	9,242	256	8,986
Yr. 5 Jan-Yr. 5 Dec	-	8,986	256	8,730
Yr. 6 Jan-Yr. 6 Dec	-	8,730	256	8,474
Yr. 7 Jan-Yr. 7 Dec	-	8,474	256	8,218
Yr. 8 Jan-Yr. 8 Dec	-	8,218	256	7,962
Yr. 9 Jan-Yr. 9 Dec	-	7,962	256	7,706
Yr. 10 Jan-Yr. 10 Dec	-	7,706	246	7,460
Total	\$ 10,000		\$ 2,540	



Input Data Summary
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Lease Analysis. Tenant Perspective

Note

For information on Revenue, Expenses and Vacancy inputs and projections see the Revenue, Expense and Vacancy projection description reports.

Project Information

Analysis Period	10 years
Starting date	January Year 1
Building Area	0 Sq. Ft
Office	
Rentable Area	0 Sq. Ft
Usable Area	0 Sq. Ft
Add On Factor	0%

Tenant Information

Marginal Tax Rate	35.00%
Discount Rate	
Before Tax:	13.00%
After Tax:	8.45%

Leasehold Improvements

Active Investor with no Loss limitation

Total Invested in Year 1 is \$ 10,000

	<u>Investment Type</u>	<u>Date</u>	<u>Amount</u>	<u>Recovery Period Years</u>
No. 105 Leashold Improvements	Commercial Property. Straight Line	Jan, Year 1	-	39.00
No. 306 Leasehold Improvements	Commercial Property. Straight Line	Jan, Year 1	\$ 10,000	39.00

Financing



Input Data Summary
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Leasehold Improvement Loan

Starts: January Year 1
 Type: Standard Mortgage
 Amount: \$ 35,000
 Interest Rate: Fixed
 Payment Frequency: Monthly
 Compounding Frequency: Monthly
 Addit. Payments/Borrowing: No
 Rounding: Up to Nearest Cent
 No of Terms: 1

Term	Time Period	Nominal Annual Interest Rate	Amortization
1	10 yrs & 0 mos	8.000%	10 yrs & 0 mos

Lease Termination Information

Termination Expenses

Cleanup and restoration costs \$ 10,000

Value of Leasehold improvements on termination of the Lease

No. 105 Leashold Improvements \$ 0

No. 306 Leasehold Improvement: \$ 0



GENERAL EXPENSES PROJECTIONS

Sign Rental

Entry Choice: \$ per Month

Year 1 Jan \$500 per Month paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Parking

Entry Choice: \$ per Space per Month

Quantity: 25

Year 1 Jan \$25.00 per Space per Month paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

SUBLEASE REVENUE PROJECTIONS

Suite 105 sublease for 2 yrs

Entry Choice: \$ per Sq. Ft per Year

Quantity: 2,400

Year 1 Jan \$19.00 per Sq. Ft per Year paid monthly for 12 months
Constant per year for next 1 year

RENT ROLL REVENUE PROJECTIONS

105 CTA Realty

Base Rent

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 5,900

Year 1 Jan Stepped Projection (Lease)
Term 1: \$26.00 per Unit of Tenant's Rentable Area per Year paid monthly for 5 years
Term 2: Increased by 3.00% compounding per year to \$30.14 per Unit of Tenant's Rentable Area per Year paid monthly for 5 years

Free Rent

Entry Choice: % of Rent

Year 1 Jan 100.00%. Single Entry
Year 1 Feb 100.00%. Single Entry
Year 1 Mar 100.00%. Single Entry

Additional Rent (TIM's)

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year



Projection Descriptions
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Quantity: 5,900

Year 1 Jan \$9.00 per Unit of Tenant's Rentable Area per Year paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Recoverable Expense Cap

Entry Choice: Amount

Year 1 Jan \$4,500 paid monthly
Constant for next 9 years and 11 months

306 CTA Realty

Base Rent

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 2,500

Year 1 Jan Stepped Projection (Lease)
Term 1: \$10.00 per Unit of Tenant's Rentable Area per Year paid monthly for 5 years
Term 2: Increased by 3.00% compounding per year to \$11.59 per Unit of Tenant's Rentable Area per Year
paid monthly for 5 years

Additional Rent (TIM's)

Entry Choice: \$ per Unit of Tenant's Rentable Area per Year

Quantity: 2,500

Year 1 Jan \$4.00 per Unit of Tenant's Rentable Area per Year paid monthly for 12 months
Compounding at 3.00% per year for next 9 years

Recoverable Expense Stop

Entry Choice: Amount

Year 1 Jan \$1,800 paid monthly
Constant for next 9 years and 11 months



Mortgage Schedule
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Leasehold Improvement Loan

Amount: \$ 35,000
 Type: Standard Mortgage
 Analysis Start Date: January Year 1
 Mortgage Commences: January Year 1
 Payment Frequency: Monthly
 Payment Rounded: Up to Nearest Cent
 Compounding Frequency: Monthly
 Interest Rate: Fixed
 Additional Payment or Borrowing: No

Term	Start Date of (Balloon) Term	Time Period		Nominal Annual Interest Rate	Amortization	
		Years	Months		Years	Months
1	Year 1 Jan	10	0	8.000 %	10	0

	Outstanding Balance	End of Year Accrued Interest	Mortgage Payout
Payout at end of Analysis Period: Dec Year 10	-	-	-
Payout at end of last Term: Dec Year 10	-	-	-

Time Period	Payment	Interest Payment	Principal Payment	Additional Payment or (Borrowing)	Outstanding Balance
Year 1 Jan-Year 1 Dec	5,095.80	2,713.91	2,381.89	-	32,618.11
Year 2 Jan-Year 2 Dec	5,095.80	2,516.21	2,579.59	-	30,038.52
Year 3 Jan-Year 3 Dec	5,095.80	2,302.12	2,793.68	-	27,244.84
Year 4 Jan-Year 4 Dec	5,095.80	2,070.24	3,025.56	-	24,219.28
Year 5 Jan-Year 5 Dec	5,095.80	1,819.11	3,276.69	-	20,942.59
Year 6 Jan-Year 6 Dec	5,095.80	1,547.16	3,548.64	-	17,393.95
Year 7 Jan-Year 7 Dec	5,095.80	1,252.62	3,843.18	-	13,550.77
Year 8 Jan-Year 8 Dec	5,095.80	933.66	4,162.14	-	9,388.63
Year 9 Jan-Year 9 Dec	5,095.80	588.20	4,507.60	-	4,881.03
Year 10 Jan-Year 10 Dec	5,095.09	214.06	4,881.03	-	-
	50,957.29	15,957.29	35,000.00	-	