

**Loan Data and Cash Flow**  
**Eagle and Pinnacle Medical Complex--LLC Interest**  
**Stockbridge (Atlanta, Henry County), GA**

1 LOAN DATA CALCULATIONS	Dec-2006	Dec-2007	Dec-2008	Dec-2009	Dec-2010
Loan Interest	5.65%	5.65%	5.65%	5.65%	5.65%
Amortization Period in Years	30 year amortization				
Balance Due	10 years				
Remaining Payments at Year-end	348	336	324	312	300
Payment (Annual)	857,195	857,195	857,195	857,195	857,195
Beginning Balance	12,375,000	12,208,613	12,032,579	11,846,337	11,649,295
Amortization	166,387	176,035	186,242	197,042	208,468
Additional Fixed Amortization	-	-	-	-	-
Ending Balance	12,208,613	12,032,579	11,846,337	11,649,295	11,440,827
Interest Expense	690,809	681,160	670,953	660,153	648,728
<u>Notes</u>					
1. Loan based on a \$12.375 M funding or 75.0% LTV of purchase price					
The loan will have a fixed contract rate or spread of 125 bp above the current index (On-the-run 10-Year United States Treasury), approximating 5.65%, 30 year amortization, 10 year term.					

LOAN CALCULATION: EARNOUT FACILITY	Dec-2006	Dec-2007	Dec-2008	Dec-2009	Dec-2010
Loan Interest	0.00%	0.00%	0.00%	0.00%	0.00%
Amortization Period	N/A	N/A	N/A	N/A	N/A
Maximum Outstanding Balance	-	-	-	-	-
Beginning Balance	-	-	-	-	-
TI/LC Advances	-	-	-	-	-
Loan Payoff	-	-	-	-	-
Ending Balance	-	-	-	-	-
Interest Expense	-	-	-	-	-

**CASH BALANCE (12 Months Ending)**

	<b>Dec-2006</b>	<b>Dec-2007</b>	<b>Dec-2008</b>	<b>Dec-2009</b>	<b>Dec-2010</b>
Beginning Cash Balance	165,000	168,300	172,003	176,131	180,710
<b>Cash Balance Additions</b>					
1 Replacement Reserves	9,128	9,128	13,692	13,692	18,256
1 TI/LC Reserve Draws	-	-	18,259	18,259	18,259
Total Balance Additions	9,128	9,128	31,951	31,951	36,515
<b>Cash Balance Reductions</b>					
Deferred Maintenance Reserves	-	-	-	-	-
Replacement Reserves	9,128	9,128	13,692	13,692	18,256
2 TI/LC Reserve Draws	-	-	18,259	18,259	18,259
Total Cash Balance Reductions	9,128	9,128	31,951	31,951	36,515
Net Change in Cash Balance	-	-	-	-	-
Ending Cash Balance	165,000	168,300	172,003	176,131	180,710
Interest Accumulation on Reserves	3,300	3,703	4,128	4,579	5,060
				Total Interest	20,770
Ending balance + Interest	168,300	172,003	176,131	180,710	185,770
3 Interest Rate on Average Outstanding Balance	2.00%	2.20%	2.40%	2.60%	2.80%

**Notes:**

1. Replacement Reserves and TI/LC are funded with Funds from Operations
2. TI/LC Reserve Draws reduce the cash required for leasing costs to the extent available.
3. Yield based on a Money Market Rate with 20 bp escalations.

**TERMINAL CAP RATE SENSITIVITY ANALYSIS**

<b>Terminal Cap Rate</b>	<b>Sales Price</b>	<b>Proceeds After Loan Payoff (1)</b>	<b>Total Distributable Sales Proceeds (2)</b>	<b>Return Allocable to Asset (3)</b>
7.00%	21,892,524	10,044,872	3,635,479	64.80%
7.25%	21,137,610	9,303,169	2,927,746	52.19%
7.50%	20,433,023	8,610,912	2,267,196	40.41%
7.75%	19,773,893	7,963,317	1,649,262	29.40%
8.00%	19,155,959	7,356,197	1,069,948	19.07%
8.25%	18,575,475	6,785,871	525,745	9.37%
8.50%	18,029,138	6,249,095	13,554	0.24%

**Notes:**

1. Includes closing costs equal to approximately 1.75% of sales price.
2. Includes a real estate commission equal to 4.5% of sales price.
3. Includes return of Cash on Hand.