

| | <u>Estimated Use of Proceeds</u> | <u>Minimum</u> | <u>%</u> | <u>Maximum</u> | <u>%</u> |
|----|---|-----------------|-----------------|-----------------|-----------------|
| | | <u>Offering</u> | <u>Gross</u> | <u>Offering</u> | <u>Gross</u> |
| | | | <u>Proceeds</u> | | <u>Proceeds</u> |
| | Gross Offering Proceeds | \$ 5,183,097 | 100.00% | \$ 5,610,000 | 100.00% |
| 1 | Organization and Offering | \$ 155,493 | 3.00% | \$ 168,300 | 3.00% |
| 2 | Marketing & Due-Diligence | \$ 103,662 | 2.00% | \$ 112,200 | 2.00% |
| 3 | Selling Commissions & Expenses | \$ 362,817 | 7.00% | \$ 392,700 | 7.00% |
| | Available for Investment | \$ 4,561,125 | 88.00% | \$ 4,936,800 | 88.00% |
| 4 | Downpayment for Purchase of Real Estate | \$ 4,125,000 | 79.59% | \$ 4,125,000 | 73.53% |
| 5 | Acquisition Expenses | \$ 120,047 | 2.32% | \$ 120,047 | 2.14% |
| 6 | Financing Fee and Expenses | \$ 99,750 | 1.92% | \$ 99,750 | 1.78% |
| 7 | Carrying and Closing Expenses | \$ 165,100 | 3.19% | \$ 165,100 | 2.94% |
| 8 | Promotional Fee | \$ 205,803 | 3.97% | \$ 205,803 | 3.67% |
| 9 | TIC Closing Expenses and Investor Entity Maintenance Expenses | \$ 56,100 | 1.08% | \$ 56,100 | 1.00% |
| 10 | Reserves: TI/LC & RR & DF | \$ 165,000 | 3.18% | \$ 165,000 | 2.94% |
| | Proceeds Utilized | \$ 4,936,800 | 95.25% | \$ 4,936,800 | 88.00% |
| 11 | Offering and Organization Fees and Expenses | \$ 621,972 | 12.00% | \$ 673,200 | 12.00% |
| 12 | Total Application | \$ 5,558,772 | 107.25% | \$ 5,610,000 | 100.00% |

Investor Return Analysis
Eagle and Pinnacle Medical Complex--LLC Interest
Stockbridge (Atlanta, Henry County), GA

| SOURCES OF FUNDS | | | |
|---------------------------------|--------|------------|----------------------|
| | | | Commission \$ - |
| Total NRSF | 79,387 | 207.84 | |
| Purchase Price | | 16,500,000 | |
| Original Loan Balance | 75.00% | 12,375,000 | Excluding Commission |
| Loaded LTV | 68.81% | | |
| Lender Holdback for TI/LC Costs | | 165,000 | |

| ESTIMATED USE OF OFFERING PROCEEDS | | | |
|---------------------------------------|-----------|------------------|----------------|
| Downpayment at Close of Escrow | \$ | 4,125,000 | 73.53% |
| Loan Expenses | | 99,750 | 1.78% |
| Acquisition Expenses | | 325,850 | 5.81% |
| Closing and Carrying Expenses | | 165,100 | 2.94% |
| Reserves | | 165,000 | 2.94% |
| Offering and Organization Expenses | | 729,300 | 13.00% |
| Total Use of Offering Proceeds | \$ | 5,610,000 | 100.00% |

1 Loan Fee is estimated to be 1.0% (rounded).

| SALES ANALYSIS | | | | | | |
|--|-------|----------------------|----|----------------------|----|----------------------|
| Sales Date | | 2010 | | | | |
| Holding Period in Years | | 5 | | | | |
| 1 6th Year Net Operating Income | \$ | 1,532,477 | \$ | 1,532,477 | \$ | 1,532,477 |
| 2 Terminal Loan Balance | | 11,464,533 | | 11,464,533 | | 11,464,533 |
| Total Use of Proceeds | | 5,610,000 | | 5,610,000 | | 5,610,000 |
| Terminal Capitalization Rate | | 7.75% | | 8.00% | | 8.25% |
| Terminal Sales Price | | 19,773,893 | | 19,155,959 | | 18,575,475 |
| Less | | | | | | |
| Closing Costs | 1.75% | 346,043 | | 335,229 | | 325,071 |
| Net Sales Price | | \$ 19,427,850 | | \$ 18,820,730 | | \$ 18,250,404 |
| Less | | | | | | |
| Terminal First Mortgage Loan Balance | | 11,464,533 | | 11,464,533 | | 11,464,533 |
| Lender Exit Fee | 0.00% | - | | - | | - |
| Net Sales Proceeds after loan payoff | | \$ 7,963,317 | | \$ 7,356,197 | | \$ 6,785,871 |
| Less | | | | | | |
| Return of Capital | | 5,610,000 | | 5,610,000 | | 5,610,000 |
| Net Sales Proceeds | | \$ 2,353,317 | | \$ 1,746,197 | | \$ 1,175,871 |
| Add | | | | | | |
| Cash on hand | | 185,770 | | 185,770 | | 185,770 |
| Residual Sales Profit | | \$ 2,539,087 | | \$ 1,931,966 | | \$ 1,361,641 |
| Less | | | | | | |
| Real Estate Commission | 4.50% | 889,825 | | 862,018 | | 835,896 |
| Total Distributable Investment Proceeds | | \$ 1,649,262 | | \$ 1,069,948 | | \$ 525,745 |

3 **INVESTOR RETURN ANALYSIS**

| | | | |
|-------------------------|--------------------|--------------------|--------------------|
| Total Sales Proceeds | \$1,649,262 | \$1,069,948 | \$525,745 |
| Cumulative Cash Flow | 2,483,215 | 2,483,215 | 2,483,215 |
| Total Allocable Returns | \$4,132,476 | \$3,553,163 | \$3,008,960 |

4 **Cumulative Project Return and TIC Investor Return**

| | | | | |
|-----------------------------|---|--------|--------|--------|
| Annualized Return on Equity | 5 | 73.66% | 63.34% | 53.64% |
| | | 14.73% | 12.67% | 10.73% |

Cash-on-Cash Return

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------------|--------|--------|--------|--------|--------|
| Return on Net Cash Flow | 7.50% | 8.34% | 8.93% | 9.39% | 10.11% |
| 5-Year Average | 8.85% | | | | |

| | Total | Per Year |
|---------------------------|--------|----------|
| Return Allocable to Asset | 19.07% | 3.81% |
| Return Allocable to NCF | 44.26% | 8.85% |
| | 63.34% | 12.67% |

5 **Sales Proceeds Allocation to Tenants-in-Common Investors and MMLLC based on Respective Contributions to the Offering**

| TIC Initial Investment | Sales Proceeds Allocation | TIC % Total Allocable Return | LLC Remainder Investment | Sales Proceeds Allocation | LLC % Total Allocable Return | % Total Allocable Returns |
|------------------------|---------------------------|------------------------------|--------------------------|---------------------------|------------------------------|---------------------------|
| 50% | 534,974 | 15.06% | 50% | 534,974 | 15.06% | 30.11% |
| 60% | 641,969 | 18.07% | 40% | 427,979 | 12.05% | 30.11% |
| 70% | 748,964 | 21.08% | 30% | 320,984 | 9.03% | 30.11% |
| 80% | 855,959 | 24.09% | 20% | 213,990 | 6.02% | 30.11% |
| 90% | 962,953 | 27.10% | 10% | 106,995 | 3.01% | 30.11% |
| 100% | 1,069,948 | 30.11% | 0% | - | 0.00% | 30.11% |

Cash Flow Allocation

| TIC Initial Investment | Cash Flow Allocation | TIC % Total Allocable Return | LLC Remainder Investment | Cash Flow Allocation | LLC % Total Allocable Return | % Total Allocable Returns |
|------------------------|----------------------|------------------------------|--------------------------|----------------------|------------------------------|---------------------------|
| 50% | 1,241,607 | 34.94% | 50% | 1,241,607 | 34.94% | 69.89% |
| 60% | 1,489,929 | 41.93% | 40% | 993,286 | 27.95% | 69.89% |
| 70% | 1,738,250 | 48.92% | 30% | 744,964 | 20.97% | 69.89% |
| 80% | 1,986,572 | 55.91% | 20% | 496,643 | 13.98% | 69.89% |
| 90% | 2,234,893 | 62.90% | 10% | 248,321 | 6.99% | 69.89% |
| 100% | 2,483,215 | 69.89% | 0% | - | 0.00% | 69.89% |

Cash Flow and Sales Proceeds Total Allocation

| TIC Initial Investment | Sales Proceeds & Cash Flow Allocation | TIC % Total Allocable Return | LLC Remainder Investment | Sales Proceeds & Cash Flow Allocation | LLC % Total Allocable Return | % Total Allocable Returns |
|------------------------|---------------------------------------|------------------------------|--------------------------|---------------------------------------|------------------------------|---------------------------|
| 50% | 1,776,582 | 50.00% | 50% | 1,776,582 | 50.00% | 100.00% |
| 60% | 2,131,898 | 60.00% | 40% | 1,421,265 | 40.00% | 100.00% |
| 70% | 2,487,214 | 70.00% | 30% | 1,065,949 | 30.00% | 100.00% |
| 80% | 2,842,530 | 80.00% | 20% | 710,633 | 20.00% | 100.00% |
| 90% | 3,197,847 | 90.00% | 10% | 355,316 | 10.00% | 100.00% |
| 100% | 3,553,163 | 100.00% | 0% | - | 0.00% | 100.00% |

Continued on the Following Page

Continued from Previous Page

5 **Manager Allocation of Sales Proceeds**

| Manager Share | Percentage of Investment | | | | |
|---------------|--------------------------|--------|--------|--------|-------|
| | 50% | 40% | 30% | 20% | 10% |
| 5% | 13,374 | 10,699 | 4,815 | 2,140 | 535 |
| 10% | 26,749 | 21,399 | 9,630 | 4,280 | 1,070 |
| 15% | 40,123 | 32,098 | 14,444 | 6,420 | 1,605 |
| 20% | 53,497 | 42,798 | 19,259 | 8,560 | 2,140 |
| 25% | 66,872 | 53,497 | 24,074 | 10,699 | 2,675 |

6 **Manager Promotion Based on Exceeding Pro Forma Net Cash Flow (NCF) by Breakpoints**

| NCF Break Points | Yr-1 NCF | Yr-2 NCF | Yr-3 NCF | Yr-4 NCF | Yr-5 NCF | Yr.-1 to Yr. 5 Pro Forma | Minimum Improved Performance | Maximum Improved Performance |
|------------------------|----------|----------|----------|----------|----------|-----------------------------|------------------------------------|------------------------------------|
| | | | | | | | | |
| Increase by 5% to 14% | 441,515 | 491,351 | 525,973 | 553,088 | 595,448 | | 124,161 | 620,803 |
| Increase by 15% to 24% | 483,564 | 538,146 | 576,066 | 605,764 | 652,158 | | 372,482 | 1,241,606 |
| Increase by 25% to 34% | 525,613 | 584,941 | 626,158 | 658,439 | 708,867 | | 620,804 | No Ceiling |
| Increase over 50% | 630,735 | 701,930 | 751,390 | 790,126 | 850,641 | | 1,241,607 | |

| | Manager Promotion Rate | Gross Minimum Performance | Gross Maximum Performance | Maximum Allocation to Manager Based on LLC Investment Contributions | | | | |
|-------------------------|------------------------------|---------------------------------|---------------------------------|---|--------|--------|--------|--------|
| | | | | 50% | 40% | 30% | 20% | 10% |
| Pro Forma Net Cash Flow | 0% | - | | | | | | |
| Increase by 5% to 14% | 5% | 6,208 | 18,624 | 9,312 | 7,450 | 5,587 | 3,725 | 1,862 |
| Increase by 15% to 24% | 10% | 18,624 | 43,456 | 21,728 | 17,382 | 13,037 | 8,691 | 4,346 |
| Increase by 25% to 34% | 15% | 43,456 | 136,577 | 68,288 | 54,631 | 40,973 | 27,315 | 13,658 |
| Increase over 50% | 20% | 136,577 | | | | | | |

1 6th year income is capitalized for sale in Year-5.

2 Outstanding loan balance at the end of Year-5.

3 Annualized return is based on the holding period, excluding any tax savings as a result of depreciation.

4 Allocation of proceeds as per The Private Placement Memorandum.

TIC Investors: receive 100% of cash flow and profits resulting from the pro rata contribution to the Offering Proceeds.

MMLLC Investors: receive 100% of cash flow and profits resulting from the pro rata contribution to the Offering Proceeds.

unpaid portion of the 8% Priority Return, the balance of 85% to the Members and 15% to the Manager.

5 Based on Terminal Capitalization Rate of 8%.

6 Steps in Manager's Promotion are based on increases to Net Cash Flow and eligibility changes as steps are reached on a pro rata basis. Manager's Allocation is based on MMLLC Contributions estimated to be between 10% and 50% of the Offering Proceeds.