PROFORMA 1 - 1157 Forest Ave. P.G.
(Soaks LLC)

	Based on 2007						
Price	**$3,400,000**	**$3,400,000**					
Down Payment		$850,000					
CAP Rate:	**4.12%**	**4.12%**					
ANNUALIZED OPERATING DATA:							
Income	$267,836.44	$267,836.44					
Expenses	$127,772.00	$127,772.00					
Annual Net Operating Income*:	$140,064.44	$140,064.44					
Annual Loan Payments:	($270,407.49)	($288,365.91)					
Annual Pre-Tax Cash Flow:	**($130,343.05)**	**($148,301.47)**					
NEW FIRST	$3,400,000	$3,400,000					
Monthly Payment:	$22,533.96	$24,030.49					
			% of	Lease	Lease	Monthly	Monthl
Tenant	**Suite**	**Sq.Ft.**	**Total**	**Start**	**End**	**Rent**	**eimburse**
Available	101	2,604	11%			$3,255	
The Jones Payne Group	104/105	1,320	5%	12/01/99	04/30/09	$3,317	$386
Beverly Goldberg	107	664	3%	01/01/03		$650	$91
Stephen Thomas, Attorney	109	900	4%	07/01/03	06/30/07	$1,125	$109
Siddha Yoga Meditation Center	117	655	3%	02/24/95	07/31/09	$852	
Isaac Banuelos & Cruz	119	680	3%	10/01/06	09/30/07	$918	$112
Community Human Services	201-B	3,519	15%	07/10/06	07/31/11	$4,399	$442
Cynthia Healy	201-A	1,329	6%	04/01/06	03/31/09	$1,690	
Greg Baker	205	763	3%	02/09/07	02/28/08	$900	
Shawn Hurt & Brian Fra	207	1,196	5%	03/15/06	10/14/08	$1,615	$163
Dick Foreman DBA Phydeaux Multimedia	209	240	1%	12/01/04	11/30/06	$400	$15
Available	210/212	1,692	7%	05/15/02	11/30/07	$2,156	$261
HOA Management	211	1,570	7%	03/10/99	02/28/08	$1,600	
Occupied as trade PROFORMA #	228	708	3%			$750	
TOTAL		**17,840**	**74%**			**$23,625**	**$1,57**