

**IMJIN OFFICE PARK - BUILDING E**  
**PROJECT COSTS VS. LEASE REVENUE**  
**October 29, 2014**

| <b>Project Breakdown</b>                       |                 |                 |                        |
|--|-----------------|-----------------|------------------------|
| Acquisition                                    |                 |                 | \$ 404,000.00          |
| Soft Costs                                     |                 |                 | \$ 600,000.00          |
| Financing                                      |                 |                 |                        |
| Fees & Construction                            | \$ 63,873.00    |                 |                        |
| 10-Year Term over 25 Years                     | \$ 1,237,434.00 | \$ 1,301,307.00 |                        |
| Construction Costs (including 10% contingency) |                 |                 | \$ 3,452,480.00        |
| <b>Total Project Costs</b>                     |                 |                 | <b>\$ 5,757,787.00</b> |

|                                       | Annual Lease Income    | One-Time Lump Sum Revenue | Annual Debt Service    | Annual Effect of Debt Service on Reserves | Cumulative Effect of Debt Service on Reserves |
|---------------------------------------|------------------------|---------------------------|------------------------|---|---|
| Year 1                                | \$ 264,838.45          | \$ 389,607.77             | \$ 222,128.00          | \$ 432,318.22                             | \$ 432,318.22                                 |
| Year 2                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 475,028.67                                 |
| Year 3                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 517,739.12                                 |
| Year 4                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 560,449.57                                 |
| Year 5                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 603,160.02                                 |
| Year 6                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 645,870.47                                 |
| Year 7                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 688,580.92                                 |
| Year 8                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 731,291.37                                 |
| Year 9                                | \$ 264,838.45          | \$ -                      | \$ 222,128.00          | \$ 42,710.45                              | \$ 774,001.82                                 |
| Year 10                               | \$ 264,838.45          | \$ -                      | \$ 2,690,762.00        | \$ (2,425,923.55)                         | \$ (1,651,921.73)                             |
| Year 11                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ (1,387,083.28)                             |
| Year 12                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ (1,122,244.83)                             |
| Year 13                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ (857,406.38)                               |
| Year 14                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ (592,567.93)                               |
| Year 15                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ (327,729.48)                               |
| Year 16                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ (62,891.03)                                |
| Year 17                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ 201,947.42                                 |
| <i>Subtotal Year 17<sup>(1)</sup></i> | \$ 4,502,253.65        | \$ 389,607.77             | \$ 4,689,914.00        | \$ 201,947.42                             |   |
| Year 18                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ 466,785.87                                 |
| Year 19                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ 731,624.32                                 |
| Year 20                               | \$ 264,838.45          | \$ -                      | \$ -                   | \$ 264,838.45                             | \$ 996,462.77                                 |
| <b>Total Year 20</b>                  | <b>\$ 5,296,769.00</b> | <b>\$ 389,607.77</b>      | <b>\$ 4,689,914.00</b> | <b>\$ 996,462.77</b>                      |   |

<sup>(1)</sup> Year 17 - Total Debt Service Recovered