

Projected Financial Analysis Summary

Gas Station Venture

40 Locations

2 Locations closed

Anytown, Pa



Presented By

Glenn Blumenthal
Malvern Advisors, LLC

Thursday, March 31, 2011



Disclaimer: All information presented is believed to be accurate.

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted. The information contained in this report shall not be considered as a substitution for a legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making any decisions on real estate.

General Assumption Summary

Gas Station Venture

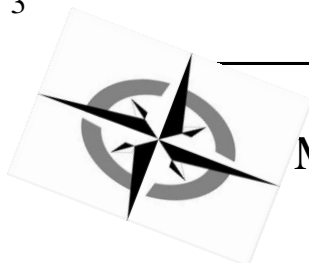
Anytown, Pa

General Assumptions

- 1 The property was purchased 1/2012 and sold on the last month of the year of the analysis.
2 The analysis assumes a purchase on 1/2012, therefore 2012 of the analysis is a partial year.
3 The asset is comprised of 145,214 Square Feet.
4 The property has an Appraisal Value of \$40,000,000 as of 12/23/2011
5 The property has a Purchase Price of \$41,887,600 (including purchase/closing costs).
6 The analysis includes a Management Fee of 3.5 %.
7 The analysis includes a Vacancy or Credit Loss Assumption of 0 %.
8 The Operating Expense information for this analysis is based on Summary information
and has a total square foot cost of \$2.30 psf (including Management fees).
9 The Rental Income information for this analysis is based on Summary information
10 and is base on a market rent per square foot value of \$26.17 psf.
11 The analysis has the following Annual Per Foot Reserves:
Capital Reserve \$ - Psf
Leasing Commission Reserve \$ - Psf
Tenant Improvement Reserve \$ - Psf
12 The analysis includes debt assumptions with a Max Loan To Value (LTV) ratio of 70 %.
13 Max Initial Loan - based on the lower of Appraisal Value or Purchase Price.
14 The debt assumptions are based on a Minimum DSCR of 1.2
15 The Discount Rate used in the IRR Analysis was 14%
16 For tax purposes, it is assumed that the property is held for greater than one year.
17 It is assumed that the owners Fed & State Tax bucket is 35% and Capital Gains Rate of 17.8%.

1
2
3

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Executive Summary

Gas Station Venture

3/14/2011

Property Information

Type:	Retail
Property Location	CBD
Year Built	Various
Purchase Price:	\$ 40,000,000
Fair Market Value (FMV):	\$ 41,887,600
Sq. Footage:	145,214
Capitalization Rate:	9.51%

#

Debt Information

	Amount	% of Cost	% FMV
Initial Equity	\$ 4,087,600	9.76%	10.22%
Mezz Debt/Revolver	\$ 9,800,000	23.40%	24.50%
Initial Loan	\$ 28,000,000	66.85%	70.00%

	Amount	Rate	Term (Yrs)	Mo Payment
Mortgage #1	\$28,000,000	6.25%	10	\$ 204,660
Mezz Debt	\$ 9,800,000	14.00%	15	\$ 114,333
Initial Avg Wtg Cost of Debt		10.13%		

Rental Income & Expenses

Monthly Rents:	#	\$ 316,667
Annual Rents:	#	\$ 3,800,000
Annual Expense:		\$ 349,289
Annual Debt Service:		\$ 3,827,919
Cap X Reserve		\$0.00
TI Reserve		\$0.00
Commission Reserve		\$0.00

Assumptions:

Rental Growth Rate:	2.50%
Expense Growth Rate:	3.00%
Management Fee Rate	3.50%
Discount Rate	14.00%
Marginal Tax Rate:	35.00%
Capital Gain Tax Rate:	15.00%

3 Year Projected Cash Flow Before Taxes

F First Full Year	2012	2013	2014
Gross Rental Income	\$ 3,884,475	\$ 3,942,742	\$ 4,001,883
Opex Reimbursement	\$ 240,136	\$ 261,966	\$ 269,825
Other Income	\$ -	\$ -	\$ -
Less: Vacancy & Credit Loss	\$ -	\$ -	\$ -
Total Income	\$ 4,124,610	\$ 4,204,708	\$ 4,271,708
Less: Operating Expenses	\$ (320,181)	\$ (349,289)	\$ (359,767)
Net Operating Income	\$ 3,804,429	\$ 3,855,419	\$ 3,911,941
Less: Annual Debt Service	\$ (3,804,585)	\$ (3,683,019)	\$ (3,683,019)
Less: Funded Reserves	\$ -	\$ -	\$ -
Cash Flow Before Taxes	\$ (156)	\$ 172,401	\$ 228,922

Financial Ratios & Return on Investment (ROI)

	2012	2021
Debt Coverage Ratio (DCR)	1.00	1.18
Expense Ratio	7.76%	9.27%
Loan to Value Ratio (LVR)	90.71%	59.61%
Breakeven Point - (%OCC to carry Bldg)	100.00%	87.54%
Capitalization Rate (based on cost)	9.08%	10.34%
Capitalization Rate (based on Resale Value)	9.77%	9.76%
Net Present Value (NPV) (before taxes)	\$ (137)	\$ 1,542,700
Net Present Value (NPV) (after taxes)	\$ 379,159	\$ 2,534,185
Cash on Cash Return (before taxes)	0.00%	15.85%
Cash on Cash Return (after taxes)	10.57%	5.84%
Internal Rate of Return (IRR) (before taxes)	0.00%	22.27%
Internal Rate of Return (IRR) (after taxes)	0.00%	22.11%
Mod Internal Rate of Return (MIRR) (before taxes)	0.00%	21.22%
Mod Internal Rate of Return (MIRR) (after taxes)	0.00%	19.55%

Comparative Measurements

	2012	2021
Revenue/Sqft	\$ 28.40	\$ 32.87
Expense/Sqft	\$ 2.20	\$ 3.05
NOI/Sqft	\$ 26.20	\$ 29.82
Balance/Sqft	\$ 248.18	\$ 185.88

Resale Analysis

	2021
Project Sale Price	45,280,956
Less: Selling Expenses	(905,619)
Adjusted Projected Sales Price	44,375,337
Less: Mortgage(s) Balance Payoff	26,992,620
Sales Proceeds before taxes	17,382,717

Building Square Footage

145,214	Building Occupanied	100.0%
0	Initial Vacancy	0.0%
145,214	Total Rentable SF	100.0%

General:	General
CC456 Gas Station Venture 40 Locations Anytown Pa 145,214 Retail CBD Various	Identification Number Property Name Street Address City State Zip Gross Building Square Feet Property Type Property Location (CDB of Suburban) Year Built Sponsor Name EIN Number

Print Information:	General
<input type="button" value="Exec Report"/> <input type="button" value="Cash Flow"/> <input type="button" value="Partnership"/> <input type="button" value="Full Report"/>	2012 First Full Year of Cash Flow 2021 Year of Exit 9 Years

Pro Forma Facts:	
3.50 %	Management Fee This is a % of Revenue
- %	Vacancy Assumption:
3.00 %	Opex Growth Projection
2.50 %	Rent Growth Rate
15.00 %	Capital Gains Federal Tax rate
1	Targeted Month of Analysis
2012	Targeted Year of Analysis
10 Years	Number of Years for DCF
1/1/2012	First Day of Acquisition Month

Value Information:	Property
\$ 40,000,000	Appraisal Value
12/23/2011	Date of Last Appraisal
40,000,000	Purchase Price
1,887,600	Closing Costs 4.72% of Acquisition Costs
41,887,600	Total Cost of Acquisition
288.45	Price/sf based on Acquisition Costs
9.64%	Direct Cap Rate On Appraisal
9.20%	Direct Cap Rate On Total Acquisition
11 Years	Cap Year
0.50%	Terminal Cap Rate (Premium Over Direct Cap Rate)
14.00%	Discount Rate (Rate of Return on Equity)

Operating Costs:	Property
Summary	Detail or Summary
75.00%	Operating Cost Reimbursement
\$ 1.50	Enter Price/SF Operating Number(Without Mgmt Fee)
\$ 349,289	Gross Operating Expense (with 3.5% Mgmt Fee)

Leasing: Rent Roll	Property
Summary	Detail or Summary
145,214 SF	Total SF Occupied
\$26.8 PSF	Market Rent (psf)
15 Years	Intital Term (in Years) of Occupied Square Feet.
\$ -	Other Income
15 Years	Rollover Term in Years
	Renewal Downtime in months
	TI New
	TI Renewal
4.00%	Commission New
2.00%	Commission Renewal
25.00%	New Lease Probability
75.00%	Renewal Probability

Debt:	Lender
70.00%	Max LTV %
\$28,000,000	Max Initial Loan - Lower of Appraisal or Purchase Price
1.2	Underwriting DSCR
10 Years	Term to Maturity (years)
20 Years	Amortization Term (years)
10 Yr Treasury	Index Type
4.250%	Index Rate
2.000%	Spread
6.250%	Coupon Rate
8.771%	Constant
	Debt Allctn %
	28,000,000
	Revolver 35.00% 9,800,000
	Structured Debt 100.00% 28,000,000
	Equity 4,087,600
	41,887,600
No	Debt Assumption (Yes/No)
0.00%	Debt Points
14.0000%	1 Month LIBOR

DSCR - Year 1	Lender
\$ 3,804,429	Lender's Cash flow is computed by adjusting NOI as follows:
	Year 1 - NOI First Full Year
	Adjustments:
- %	Vacancy adjustment
3.50 %	Management fee
	Capital Reserves
	Leasing Commission Reserve
\$3,804,585	First Full Year P&I Payment (using 20 yr amort)
1.00	Year 1 - DSCR
	Note: DSCR must be 1.2 or higher

	Debt	Beginning		Rate	Term	Amort Term		Index Name	Index Rate	Spread	Coupon Rate	Begin Date	Maturity Date	Balloon Date	Balloon Amount
		Principal	Include as Initial Debt (Y/N)			(in yrs)	IO								
Revolver	13.5%	9,800,000	Y	15	10	IO	1 Month LIBOR	14.0000%			14.0000%	01/31/12	01/31/27	01/31/27	9,800,000
Mortgage 1	38.7%	28,000,000	Y	10	20	30	10 Yr Treasury	4.2500%	2.0000%		6.2500%	01/31/12	01/31/22	01/31/22	#####
Mortgage 2	25.0%	18,117,896	N	5	25	30	10 Yr Treasury	4.9500%	2.0000%		6.9500%	01/31/22	01/31/27	01/31/27	#####
Mortgage 3	22.8%	16,506,036	N	5	25	30	10 Yr Treasury	5.4500%	1.3500%		6.8000%	01/31/27	01/31/32	01/31/32	#####
Self Amort D1	0.0%	-	N								0.0000%				-
	100.0%	72,423,932					Analysis Begin Year	2012							MUST USE LAST DAY OF MONTH

Gas Station Venture

40 Locations
Anytown Pa

Annual Property Operating Data

10 Year Net Operating Income (NOI) Analysis

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Potential Rental Income	3,884,475	3,942,742	4,001,883	4,061,911	4,122,840	4,184,682	4,247,452	4,311,164	4,375,832	4,441,469
Opex Reimbursement	240,136	261,966	269,825	277,920	286,258	294,846	303,691	312,802	322,186	331,851
Other Income	\$ -	-	-	-	-	-	-	-	-	-
Effective Rental Income	<u>\$ 4,124,610</u>	<u>\$ 4,204,708</u>	<u>\$ 4,271,708</u>	<u>\$ 4,339,831</u>	<u>\$ 4,409,097</u>	<u>\$ 4,479,528</u>	<u>\$ 4,551,143</u>	<u>\$ 4,623,966</u>	<u>\$ 4,698,017</u>	<u>\$ 4,773,320</u>
Less: Vacancy & Credit Losses	-	-	-	-	-	-	-	-	-	-
Gross Operating Income	<u>\$ 4,124,610</u>	<u>\$ 4,204,708</u>	<u>\$ 4,271,708</u>	<u>\$ 4,339,831</u>	<u>\$ 4,409,097</u>	<u>\$ 4,479,528</u>	<u>\$ 4,551,143</u>	<u>\$ 4,623,966</u>	<u>\$ 4,698,017</u>	<u>\$ 4,773,320</u>
Operating Expenses										
General Building Maintenance	-	-	-	-	-	-	-	-	-	-
Administrative Building Exp	17,860	19,483	20,068	20,670	21,290	21,929	22,587	23,264	23,962	24,681
Professional Fees	1,405	1,532	1,578	1,626	1,675	1,725	1,776	1,830	1,885	1,941
Management Fee	121,917	133,000	136,990	141,100	145,333	149,693	154,183	158,809	163,573	168,480
Landscaping	-	-	-	-	-	-	-	-	-	-
Weather Related	401	438	451	464	478	493	508	523	538	555
Jantorial	22,475	24,519	25,254	26,012	26,792	27,596	28,424	29,276	30,155	31,059
Waste Removal	1,003	1,095	1,127	1,161	1,196	1,232	1,269	1,307	1,346	1,387
Pest Control	-	-	-	-	-	-	-	-	-	-
Utilities/Electric	30,904	33,713	34,724	35,766	36,839	37,944	39,083	40,255	41,463	42,707
Utilities/Gas & Fuel	3,411	3,722	3,833	3,948	4,067	4,189	4,314	4,444	4,577	4,714
Utilities/other	2,609	2,846	2,931	3,019	3,110	3,203	3,299	3,398	3,500	3,605
Insurance	8,428	9,194	9,470	9,754	10,047	10,348	10,659	10,979	11,308	11,647
Elevator	5,418	5,911	6,088	6,271	6,459	6,653	6,852	7,058	7,269	7,488
HVAC Exp	4,615	5,035	5,186	5,342	5,502	5,667	5,837	6,012	6,192	6,378
Real Estate Taxes	61,205	66,769	68,772	70,835	72,961	75,149	77,404	79,726	82,118	84,581
Rental Commissions	-	-	-	-	-	-	-	-	-	-
Security	13,445	14,667	15,107	15,561	16,027	16,508	17,003	17,514	18,039	18,580
Alternation & Repair	25,084	27,364	28,185	29,031	29,902	30,799	31,723	32,675	33,655	34,664
Total Operating Expenses	<u>\$ 320,181</u>	<u>\$ 349,289</u>	<u>\$ 359,767</u>	<u>\$ 370,560</u>	<u>\$ 381,677</u>	<u>\$ 393,127</u>	<u>\$ 404,921</u>	<u>\$ 417,069</u>	<u>\$ 429,581</u>	<u>\$ 442,468</u>
Net Operating Income (NOI)	<u>\$ 3,804,429</u>	<u>\$ 3,855,419</u>	<u>\$ 3,911,941</u>	<u>\$ 3,969,271</u>	<u>\$ 4,027,420</u>	<u>\$ 4,086,400</u>	<u>\$ 4,146,222</u>	<u>\$ 4,206,897</u>	<u>\$ 4,268,436</u>	<u>\$ 4,330,852</u>
Less: Annual Debt Service	(3,804,585)	(3,683,019)	(3,683,019)	(3,683,019)	(3,683,019)	(3,683,019)	(3,683,019)	(3,683,019)	(3,683,019)	(3,683,019)
Less: Funded Reserves	0	-	-	-	-	-	-	-	-	-
Net Cash Flow (NCF) Before Taxes	<u>\$ (156)</u>	<u>\$ 172,401</u>	<u>\$ 228,922</u>	<u>\$ 286,252</u>	<u>\$ 344,402</u>	<u>\$ 403,382</u>	<u>\$ 463,203</u>	<u>\$ 523,878</u>	<u>\$ 585,418</u>	<u>\$ 647,833</u>
Income Taxes: Benefit (Expense)	432,398	418,067	380,877	342,285	302,214	26,013	(17,261)	(313,597)	(360,439)	(409,214)
Net Cash Flow (NCF) After Taxes	<u>\$ 432,242</u>	<u>\$ 590,468</u>	<u>\$ 609,799</u>	<u>\$ 628,537</u>	<u>\$ 646,615</u>	<u>\$ 429,395</u>	<u>\$ 445,942</u>	<u>\$ 210,281</u>	<u>\$ 224,979</u>	<u>\$ 238,619</u>

Building Square Feet 145,214
Date Completed 3/14/11

Gas Station Venture

40 Locations
Anytown Pa

Annual Property Operating Data

10 Year Financial Ratios & Return on Investment (ROI)

		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Property Resale Analysis											
Project Sale Price		39,729,380	40,311,824	40,902,598	41,501,818	42,109,596	42,726,048	43,351,291	43,985,444	44,628,625	45,280,956
Less: Selling Expenses	2.0%	(794,588)	(806,236)	(818,052)	(830,036)	(842,192)	(854,521)	(867,026)	(879,709)	(892,573)	(905,619)
Adjusted Projected Sales Price		38,934,793	39,505,587	40,084,546	40,671,781	41,267,404	41,871,527	42,484,266	43,105,735	43,736,053	44,375,337
Less: Mortgage(s) Balance Payoff		36,038,504	35,265,279	34,442,319	33,566,424	32,634,190	31,641,994	30,585,977	29,462,035	28,265,800	26,992,620
SALE PROCEEDS before taxes		2,896,288	4,240,308	5,642,227	7,105,357	8,633,214	10,229,534	11,898,289	13,643,700	15,470,253	17,382,717
Income Taxes: Benefit (Expense)		34,970	(449,644)	(935,740)	(1,423,340)	(4,543,006)	(4,914,377)	(6,022,264)	(6,268,969)	(6,893,195)	(7,143,135)
SALE PROCEEDS after taxes		2,931,258	3,790,664	4,706,487	5,682,018	4,090,207	5,315,156	5,876,025	7,374,731	8,577,058	10,239,582
Cash Position											
Cash Generated in Current Year		\$ (156)	\$ 172,401	\$ 228,922	\$ 286,252	\$ 344,402	\$ 403,382	\$ 463,203	\$ 523,878	\$ 585,418	\$ 647,833
Cash Generated in Previous Years		-	\$ (156)	\$ 172,244	\$ 401,167	\$ 687,419	\$ 1,031,820	\$ 1,435,202	\$ 1,898,405	\$ 2,422,284	\$ 3,007,702
Cash Generated From Property Sale		2,931,258	3,790,664	4,706,487	5,682,018	4,090,207	5,315,156	5,876,025	7,374,731	8,577,058	10,239,582
Original Initial Investment		(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)	(4,087,600)
Total Potential CASH Generated		(1,156,498)	(124,691)	1,020,054	2,281,836	1,034,428	2,662,758	3,686,830	5,709,415	7,497,160	9,807,517
Financial Measures											
Debt Coverage Ratio (DCR)		1.00	1.05	1.06	1.08	1.09	1.11	1.13	1.14	1.16	1.18
Expense Ratio		8%	8%	8%	9%	9%	9%	9%	9%	9%	9%
Loan to Value Ratio (LVR)		91%	87%	84%	81%	77%	74%	71%	67%	63%	60%
Breakeven Point		100%	100%	95%	95%	92%	92%	90%	90%	88%	88%
Capitalization Rate (based on cost)		9.08%	9.20%	9.34%	9.48%	9.61%	9.76%	9.90%	10.04%	10.19%	10.34%
Capitalization Rate (based on Resale Value after cost)		9.77%	9.76%	9.76%	9.76%	9.76%	9.76%	9.76%	9.76%	9.76%	9.76%
Net Present Value (NPV) (before taxes)	14.00%	(\$137)	\$132,520	\$287,036	\$456,520	\$635,391	\$819,167	\$1,004,280	\$1,187,930	\$1,367,951	\$1,542,700
Net Present Value (NPV) (after taxes)	14.00%	\$379,159	\$833,505	\$1,245,102	\$1,617,247	\$1,953,079	\$2,148,705	\$2,326,920	\$2,400,636	\$2,469,819	\$2,534,185
Cash on Cash Return (before taxes)		0.00%	4.22%	5.60%	7.00%	8.43%	9.87%	11.33%	12.82%	14.32%	15.85%
Cash on Cash Return (after taxes)		10.57%	14.45%	14.92%	15.38%	15.82%	10.50%	10.91%	5.14%	5.50%	5.84%
Internal Rate of Return (IRR) (before taxes)		0.00%	7.95%	21.97%	24.80%	25.16%	24.79%	24.19%	23.53%	22.88%	22.27%
Internal Rate of Return (IRR) (after taxes)		0.00%	19.86%	28.94%	30.43%	19.07%	22.02%	21.64%	22.38%	22.10%	22.11%
Mod Internal Rate of Return (MIRR) (before taxes)		0.00%	7.95%	21.83%	24.44%	24.61%	24.09%	23.37%	22.61%	21.89%	21.22%
Mod Internal Rate of Return (MIRR) (after taxes)		0.00%	19.86%	28.01%	28.59%	18.14%	20.27%	19.70%	20.06%	19.67%	19.55%
Current Balance/Sqft		\$ 248.18	\$ 242.85	\$ 237.18	\$ 231.15	\$ 224.73	\$ 217.90	\$ 210.63	\$ 202.89	\$ 194.65	\$ 185.88
Revenue/Sqft		\$ 28.40	\$ 28.96	\$ 29.42	\$ 29.89	\$ 30.36	\$ 30.85	\$ 31.34	\$ 31.84	\$ 32.35	\$ 32.87
Expense/Sqft		\$ 2.20	\$ 2.41	\$ 2.48	\$ 2.55	\$ 2.63	\$ 2.71	\$ 2.79	\$ 2.87	\$ 2.96	\$ 3.05
NOI/Sqft		\$ 26.20	\$ 26.55	\$ 26.94	\$ 27.33	\$ 27.73	\$ 28.14	\$ 28.55	\$ 28.97	\$ 29.39	\$ 29.82

Gas Station Venture

40 Locations

Anytown Pa

Operating Expenses

Building Square Feet **217821** **145,214**

Expense Description	Summary Allocation*	Price/ Sq Ft	Annual Increase	% of Expenses
	\$ 1.50			
General Building Maintenance	-	\$ 912	-	0%
Administrative Building Exp	19,483	5,000	0.13	6%
Professional Fees	1,532	2,000	0.01	0%
Management Fee	133,000	133,000	0.92	38%
Landscaping		-	-	0%
Weather Related	438	-	0.00	0%
Jantorial	24,519	-	0.17	7%
Waste Removal	1,095	-	0.01	0%
Pest Control	-	-	-	0%
Utilties/Electric	33,713	-	0.23	10%
Utilties/Gas & Fuel	3,722	6,122	0.03	1%
Utilties/other	2,846	-	0.02	1%
Insurance	9,194	9,523		3%
Elevator	5,911	-		0
HVAC Exp	5,035	-	0.03	1%
Real Estate Taxes	66,769	36,229	0.46	19%
Rental Commissions	-	-	-	0%
Security	14,667	-	0.10	4%
Alternation & Repair	27,364	32,000	0.19	8%
	\$ 349,289	\$ 224,786	\$ 2.30	100%

Capital Reserve \$ - \$ - Based on age of Building

Commission Reserve \$ - \$ -

Tenant Improvement Reserve \$ - \$ -

Total Reserves \$ -

Notes

Based on Summary Data the gross number was allocated based on BOMA Std

Gas Station Venture

40 Locations
Anytown , Pa

Tenant Rent Roll

As of Date		03/14/11		Date Beginning Income											01/31/12			
NRSF		145,214		ALL INPUTS MUST BE BASED ON CURRENT INFORMATION														
Suite	Tenant	SF	Lease Type	Lease Start	Lease Expire	RR Pro Rata	2012	(CALC)	Annual	Next Annual	Step Date	Step Date	Step Rent	Reimbursables				
							Current Rent	Rent P.S.F.*	Increase Y/(N)	Increase %				CAM	Formula	RE TAX	Formula	
Sum	1	Summary Information	145,214	Gross	02/01/12	01/28/27	100.00%	\$3,800,000	26.17	Y	3%	01/31/13	01/00/00	\$0	\$0	0.00%	\$0	0.00%
1															\$0	0.00%	\$0	0.00%
2															\$0	0.00%	\$0	0.00%
3															\$0	0.00%	\$0	0.00%
4			0				0.00%	\$0	#DIV/0!	N	0%		01/00/00	\$0	\$0	0.00%	\$0	0.00%
5			0				0.00%	\$0	#DIV/0!	N	0%		01/00/00	\$0	\$0	0.00%	\$0	0.00%
6			0				0.00%	\$0	#DIV/0!	N	0%		01/00/00	\$0	\$0	0.00%	\$0	0.00%
7			0				0.00%	\$0	#DIV/0!	N	0%		01/00/00	\$0	\$0	0.00%	\$0	0.00%
8			0				0.00%	\$0	#DIV/0!	N	0%		01/00/00	\$0	\$0	0.00%	\$0	0.00%
Total	1	145,214					100.00%	\$3,800,000	26.17					\$0	\$0		\$0	
Sum		Summary Information	-	Gross	02/01/12	01/28/27	0.00%	\$0	#DIV/0!						\$0	0.00%	\$0	0.00%
Vacant/ MTM			0				0.00%	\$0	#DIV/0!						\$0	0.00%	\$0	0.00%
Vacant/ MTM			0				0.00%	\$0	#DIV/0!						\$0	0.00%	\$0	0.00%
Summary Vacant Information			0				0.00%	\$0							\$0		\$0	
GROSS POTENTIAL INCOME		145,214					100.00%	\$3,800,000	26.17					\$0			\$0	
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Potential Rental Income			\$3,884,475	\$3,942,742	\$4,001,883	\$4,061,911	\$4,122,840	\$4,184,682	\$4,247,452	\$4,311,164	\$4,375,832	\$4,441,469	#####	\$4,575,713	\$4,644,348	#####	#####	
Rollover rent			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Rollover downtime Rent			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Manual Adjustments			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Rent			\$3,884,475	\$3,942,742	\$4,001,883	\$4,061,911	\$4,122,840	\$4,184,682	\$4,247,452	\$4,311,164	\$4,375,832	\$4,441,469	#####	\$4,575,713	\$4,644,348	#####	#####	

01/00/00

Please note if management fee is included in CAM

*For vacancy, rent psf is market

**Malvern Advisors LLC
Gas Station Venture
Closing Cost - Statement**

Date of Last Input 3/14/2011
Total Rentable SF 145,214

	<u>Base</u>	<u>Factor</u>	<u>Cost</u>	<u>PSF</u>	<u>As % Purch Price</u>
Property Purchase Price			40,000,000	275.46	100.00%
Debt Closing Costs					
Makewhole Premium				0.00	0.00%
Debt Assumption Fee				0.00	0.00%
Lender Endorsements		0.0%		0.00	0.00%
Rate Lock				0.00	0.00%
Mortgage Recording Tax/Fee (as % of Debt)		0.0%		0.00	0.00%
Other Debt Costs		0.25%	0	0.00	0.00%
Settlements Costs					
Title Premium	40	1,525	61,000	0.42	0.15%
UCC Insurance	40	-	0	0.00	0.00%
Title Insurance Premium	40	\$1 per \$1,000	40,000	0.28	0.10%
Environmental Insurance	40	1,265	50,600	0.35	0.13%
Title (Loan Fees (Premium; Add'l Insured Coverage; F	40	\$1 per \$1,000	40,000	0.28	
Transfer Tax (est)		1.00%	400,000	2.75	
Entity Formation	40	3,500	140,000	0.96	0.35%
Commissions Due at Closing (Yes/No)	Yes	0.00%	0	0.00	0.00%
Initial TI Charges at Closing (Yes/No)	No	\$ 10.00		0.00	0.00%
Other Costs (Misc, Legal, Etc.)				0.00	0.00%
Due Diligence Costs					
3rd Party Costs					
Appraisal	40	5,000	200,000	1.38	0.50%
Structural Review	40	2,600	104,000	0.72	0.26%
Environmental - Phase I	40	2,600	104,000	0.72	0.26%
Survey	40	5,000	200,000	1.38	0.50%
Lender Legal Fees	40	6,500	260,000	1.79	0.65%
Legal Fees	40	6,500	260,000	1.79	0.65%
Zoning	40	700	28,000	0.19	0.07%
Other	40	-	0	0.00	0.00%
Other Closing Costs					
Remainderman Cost			0	0.00	0.00%
Other			0	0.00	0.00%
Closing Costs Included in Cost Basis of Property			1,887,600	13.00	4.72%
Capitalized Purchase Price			41,887,600	288.45	104.72%