

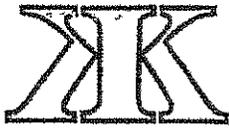
SCHEDULE 1

Construction Schedule

Certain demolition, remediation and site work originally commenced in 2009. Construction of the Phase 1 Redevelopment Project is scheduled for July 1, 2012 with an anticipated completion date on or before June 30, 2014.

EXHIBIT 1

Legal Description of the Project



CONSULTING ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

Keller & Kirkpatrick

Robert C. Kirkpatrick, P.E., L.S., P.P., Founder
Matthew L. Martini, P.L.S., P.P., President

Robert E. Bratt, P.E., P.P.
Andrew Cengiano, P.E.
Arthur J. Elias, P.E., P.P.
Edward J. Formichella, P.L.S., P.P.
George P. James, P.E., P.P.

Werner A. Mall, P.L.S.
Michael J. Manning, P.L.S., P.P.
James K. McCormick, P.L.S., P.P.
Jonathan C. Pera, P.E., P.P.

Brian E. Salfelder, P.E.
Donald A. Scott, Jr., P.E., P.P.
Paul M. Szmajda, C.L.A.
William E. Thomas, P.L.S., P.P.

File Number 2006078
March 13, 2008

DESCRIPTION OF A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, AND STATE OF NEW JERSEY.

BEING known and designated as Lots 1, 5 and 7 in Block 66, as delineated upon the Tax Assessment Map of the Township of West Orange, being more particularly described as follows:

BEGINNING at a point in the northwesterly sideline of Ashland Avenue (fifty foot wide right-of-way per Tax Map), where same is intersected by the southwesterly sideline of Lakeside Avenue (sixty foot wide right-of-way per Tax Map), and running; thence

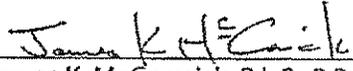
- 1.) Along said northwesterly sideline of Ashland Avenue, South forty-one degrees, nine minutes, sixteen seconds West ($S 41^{\circ} 09' 16'' W$), a distance of six hundred thirty-five and seventy-five hundredths feet (635.75') to a point in the northeasterly sideline of Charles Street (sixty foot wide right-of-way per Tax Map); thence
- 2.) Along said northeasterly sideline of Charles Street, North forty-eight degrees, fifty minutes, forty-four seconds West ($N 48^{\circ} 50' 44'' W$), a distance of three hundred forty-seven and fifty-eight hundredths feet (347.58') to a point in the southeasterly sideline of Main Street (fifty-five foot wide right-of-way per Tax Map); thence
- 3.) Along said southeasterly sideline of Main Street, North forty-seven degrees, forty-one minutes, sixteen seconds East ($N 47^{\circ} 41' 16'' E$), a distance of twenty-two and fifty-nine hundredths feet (22.59') to an angle point in same; thence
- 4.) Still along same, North fifty-one degrees, twenty-eight minutes, sixteen seconds East ($N 51^{\circ} 28' 16'' E$), a distance of one hundred sixty-three and seventy-eight hundredths feet (163.78') to a point of curve in same; thence
- 5.) Still along same, on a curve to the left having a radius of nine hundred seventy-two and fifty hundredths feet (972.50'), an arc length of three hundred eighty and seventy-eight hundredths feet (380.78'), a central angle of twenty-two degrees, twenty-six minutes, two seconds ($22^{\circ} 26' 02''$), and a chord bearing North forty degrees, fifteen minutes, seventeen seconds East ($N 40^{\circ} 15' 17'' E$), a chord distance of three hundred seventy-eight and thirty-three hundredths feet (378.33') to a point of tangency in same; thence
- 6.) Still along same, North twenty-nine degrees, two minutes, sixteen seconds East ($N 29^{\circ} 02' 16'' E$), a distance of thirty-four and thirty-six hundredths feet (34.36') to a point in the aforesaid southwesterly sideline of Lakeside Avenue; thence

- 7.) Along said southwesterly sideline of Lakeside Avenue, South fifty-five degrees, forty-nine minutes, forty-four seconds East (S 55° 49' 44" E), a distance of three hundred thirty-one and twenty-nine hundredths feet (331.29') to the Point and Place of BEGINNING.

Said Lots 1, 5 and 7 in Block 66 containing 194,399 square feet or 4.4628 acres of land, more or less.

Subject to all existing easements and restrictions of record.

This description prepared by Keller & Kirkpatrick, Parsippany, New Jersey, in accordance with a certain map entitled "Consolidated Boundary Survey, Block 66 Lots 1, 5 & 7, Township of West Orange, Essex County, New Jersey", prepared by Keller & Kirkpatrick and dated March 12, 2008.

 3/14/08
James K. McCormick, P.L.S., P.P.
Professional Land Surveyor License No. 33178

JKM:slhc

M:\2006078\Descriptions\Block 66 Lots 1, 5 & 7,jkm.doc



Keller & Kirkpatrick

EXHIBIT 2

Ordinance Authorizing the Execution of this Agreement

Under consideration by Township Council, February - March, 2012.

EXHIBIT 3

Applications with Exhibits

OFFICE
GLENPOINTE CENTRE WEST
500 FRANK W. BURR BLVD. SUITE 31
TEANECK, NEW JERSEY 07666
T: 201.928.1100 F: 201.928.0588
WWW.DECOTIISLAW.COM

DIRECT
MATTHEW C. KARREBERG, ESQ
MKARREBERG@DECOTIISLAW.COM
201.907.5279

January 19, 2012

VIA OVERNIGHT MAIL

Hon. Robert Parisi, Mayor
Township of West Orange
66 Main Street
West Orange, New Jersey 07052

Re: Edison Battery Redevelopment Project

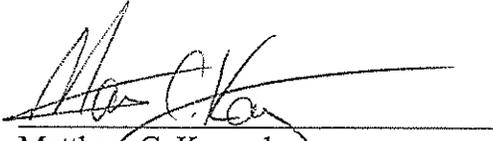
Dear Mayor Parisi:

On behalf of GP 177 Main Urban Renewal, LLC, enclosed please find ten (10) copies of the Supplemental Application For Long Term Tax Exemption for the above referenced project. The Supplemental Application is being submitted pursuant to the provisions of N.J.S.A. 40A:20-1 *et seq.*

Should you have any questions, please feel free to contact me directly at (201) 907-5279. Thank you for your assistance in this matter.

Very truly yours,

DeCotiis, FitzPatrick & Cole, LLP

By: 
Matthew C. Karrenberg

cc: Eugene R. Diaz
Glenn F. Scotland, Esq.
Jennifer L. Credidio, Esq.



SUPPLEMENTAL APPLICATION FOR LONG TERM TAX
EXEMPTION

(COMMERCIAL/RESIDENTIAL/CONDOMINIUM PROJECT)

A Supplement to the Application for Long Term Tax Exemption
Initially Filed with the Township of West Orange on March 18, 2008, as
supplemented on January 30, 2009

OFFICE OF THE
TOWNSHIP ADMINISTRATOR
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NEW JERSEY 07052

GP 177 Main Urban Renewal, L.L.C.
Name of Applicant

c/o Prism Capital Partners, LLC
50 Grand Avenue
Englewood, NJ 07631
Address of Applicant

175 Main Street,
West Orange, NJ 07052
Address of Project Site

THE UNDERSIGNED, ON BEHALF OF AND WITH THE POWER AND INTENT TO BIND THE APPLICANT, HEREBY CERTIFIES TO THE TOWNSHIP AS FOLLOWS, AND HEREBY ACKNOWLEDGES THAT THE STATEMENTS CONTAINED HEREIN ARE MADE IN INDUCEMENT OF A TAX ABATEMENT PURSUANT TO THE LONG TERM TAX EXEMPTION LAW:

This Supplemental application is an amendment and supplement to the Application for Long Term Tax Exemption with respect to the Edison Battery Factory filed with the Township of West Orange on March 18, 2008, as supplemented on January 30, 2009 (collectively, the "Initial Application"). The purpose of this supplemental application is to update the Initial Application based upon modifications to the ownership status of the residential units, as well as to the unit mix and total number of units. These modifications have been necessitated by changes in the housing and capital markets occurring since the submission of the Initial Application.

SECTION A: APPLICANT INFORMATION

1. **Name of Applicant:** GP 177 Main Urban Renewal, L.L.C.

See Exhibit A for copy of the Certificate of Formation and DCA Approval

2. **Address of Applicant:**

c/o Prism Capital Partners, LLC
50 Grand Avenue
Englewood, NJ 07631

SECTION B: PROPERTY INFORMATION

3. **Identification of Property:**

- a. **State the street address of the proposed project site (the "Project Site"), according to the currently effective tax map of the Township (the "Official Map"):**

175 Main Street, West Orange, NJ

- b. **State the block(s) and lot number(s) corresponding to the Project Site on the Official Map:**

Block 66 Lot 1

c. Identify the designated Redevelopment Area in which the Project Site is located:

Downtown Redevelopment Area.

See Exhibit B.

d. Provide a metes and bounds description of the Project Site:

See Exhibit C

e. Attach a sealed copy of a survey of the Project Site OR provide a plotting thereof drawn from the Official Map.

See Exhibit D.

4. Current Assessment and Tax Status of the Project Site:

a. Current Assessment

<u>Block</u>	<u>Lot</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
66	1	\$2,086,000	\$9,854,600	\$11,940,600

b. Current Tax Status

<u>Block</u>	<u>Lot</u>	<u>Real Property Balance</u>	<u>Sewer</u>	<u>SID</u>	<u>Total</u>
66	1	\$0	\$26,085	\$0	\$29,170

c. Merger

Block 66 Lot 1, Block 66 Lot 5 and Block 66 Lot 7 have been previously merged into Block 66 Lot 1.

SECTION C. MUNICIPAL ASSISTANCE REQUESTED

5. What type of Tax Abatement is the Applicant requesting? (Note: if the proposed project incorporates more than one type of use, identify the type of Tax Abatement requested for each use.)

a. Long Term Commercial.

Industrial Project with an annual service charge equal to fixed percent of annual gross revenue (N.J.S.A. 40A:20-12).

b. ___ Long Term Commercial.

Industrial Project with an annual service charge equal to 2% of total project cost (*N.J.S.A.* 40A:20-12). (Owner Occupied only).

c. Long Term Residential Project.

Annual service charge based on the formula established pursuant to *N.J.S.A.* 40A:20-12(b).

d. __ Long Term Residential Condominium.

Annual service charge based on the formula established pursuant to *N.J.S.A.* 40A:20-12(b)(1).

6. The requested duration of Tax Abatement is the lesser of 35 years from the execution of the Financial Agreement or 30 years from the issuance of a Certificate of Occupancy.

SECTION D: PROJECT INFORMATION

7. Please describe the purpose of the project. Include a detailed description of the improvements to be made to the Project Site.

The Project represents Phase I of a multi-phase redevelopment of approximately 21 acres of a currently industrialized neighborhood in the Downtown section of West Orange. Phase I is the cornerstone of the Project and consists of the adaptive reuse of a "historically significant" multi-story (4 – 6 stories) industrial building known as the Edison Research and Battery Factory, a structure listed on the National Registrar of Historic Buildings. The building is situated on an approximately 4.5 acre parcel, (194,075 square feet), bounded on all four sides by public roads. The complete Downtown Redevelopment Project consisting of approximately 21 acres will convert a currently underutilized and deteriorating industrial area into a new residential neighborhood with the addition of approximately 620 new residences, 18,500 square feet of new retail space, appurtenant parking for all contemplated uses and new infrastructure consisting of roads, sidewalks, utilities, landscaping, streetscape, signage, traffic control and lighting. The redevelopment of this area, within the currently designated Downtown West Orange Redevelopment Area will serve as both a catalyst and anchor for the continued redevelopment and resurgence of the entire Main Street corridor in Downtown West Orange.

Phase I itself will consist of approximately 333 residential apartment units. The development includes the new construction of approximately 34 residential apartment units, with 285 units being constructed through the renovation and preservation of the existing historical building and 14 units being built through the addition of a partial new penthouse floor a-top a portion of the existing structure.

The Project will consist of approximately 35 Studio Units at an average of 637 square feet, 185 one bedroom units at an average of 914 square feet, 92 two bedroom units at an average of 1,251 square feet, and 6 three bedroom units at an average of 1,480 square feet. 34 units will be located above the retail space (i.e. residential over retail) consisting of 22 1 bedrooms and 12 2 bedrooms.

In addition to residential units, The Project will include the construction of approximately 18,500 square feet of "Main Street" retail as well as a five level parking structure containing approximately 631 parking spaces to service the apartment units and to provide parking for the general benefit of the West Orange Downtown retail area.

The development has been designed as a "Luxury Apartment Develop" and will consist of the complete refurbishment of the existing historic building including; a complete repair and rehabilitation of the concrete façade, new windows, new building entrances with lobbies, elevators and all appurtenant site work including a heavily landscaped "mews" courtyard in an "L" shape connecting Charles Street with Main Street.

A full complement of on-site amenities is being provided including:

5,000 square foot fitness center	Business center	Roof-top Outdoor lounge
Three lane, 40 foot indoor lap pool	Card room	Bicycle storage
Hot tub, sauna, and steam room	Media/screening room	Resident storage lockers
	Game room	

The retail building will be constructed along Main Street and Charles Street and will contain two residential stories providing 34 residential units with 18,845 square feet of retail space on Main Street and serve as the anchor of the southern portion of West Orange's Main Street retail corridor. The building has its own lobby which is accessible by residents from the garage and securely from Main Street.

A fully enclosed parking garage containing approximately 631 parking spaces and providing a 1.6 space per unit ratio for residents of the Apartment Building and Residential over Retail Spaces, in addition to parking for retail shoppers, guests, and invitees, will be constructed and strategically located in the interior of the "L" shape between the Main Street retail building and the Edison residential units

The remaining phases of the development will include construction of a variety of condominium, town-homes and single family residences totaling approximately 300 additional units of housing.

8. Please provide a detailed break down of the total estimated project cost OR the total estimated Annual Gross Revenue pursuant to *N.J.S.A. 40A:20-3(h)*. Attach substantiation of the assumptions utilized therein as may be necessary.

a. If providing a break down of total estimated project cost, please attach a signed and sealed architect's certification as to the construction costs. Please also see *N.J.S.A. 40A:20-8* and comply therewith.

b. If providing a break down of Annual Gross Revenue, please attach a tentative financial plan for the Project, including but not limited to the following information, as appropriate: (i) a schedule of rents; (ii) estimated expenditures for operation and maintenance; (iii) payments for interest, amortization of debt and reserves; (iv) payments to the Township to be made pursuant to a financial agreement to be entered into with the Township; and (v) anticipated rate of return (to demonstrate satisfaction of constitutional but-for test).

See Exhibit E for items (i)-(iv). See #9 herein for item (v).

9. Describe the method of financing the project, including but not limited to a recapitulation of relevant financing terms (to the extent known), and the identification of funding sources.

The Project will be financed through a combination of traditional mortgage construction financing along with private equity contributed from the Applicant's affiliated entities, in addition to approximately \$6.3 million in Township Bond proceeds for which Redeveloper is obligated for the debt service on 1/2 of the Township's bond amount, and approximately \$8.5 million from the sale of Historic Tax Credits.

SOURCES	
Equity	\$39,839,990
Debt	\$57,959,986
Township Bond	\$6,300,000
Historic Tax Credit Equity Proceeds	\$8,500,000
TOTAL SOURCES	\$112,599,976
USES	
Hard Costs	Total Costs
Costs to Date <small>(See Exhibit F for Detail Breakdown)</small>	\$ 32,530,295
Sitework	\$ 1,219,208
Infrastructure	\$ 3,589,130
Courtyard Hardscape & Landscaping	\$ 1,034,540
Site Environmental	\$ 450,585
Parking Garage	\$ 10,097,624
Residential over Retail	\$ 7,941,301
Building B	\$ 14,276,883
Building A	\$ 22,064,466
Building C	\$ 13,561,003
Total Hard Cost	\$ 106,765,035
Soft Cost	
Marketing	\$ 736,879
Lease-Up Costs	\$ 1,356,972
Lease Legal /Search etc.	\$ 230,588
Interest Reserve	\$ 2,319,482
Tax and Opex Carry Costs	\$ 1,191,020
Total Soft Costs	\$ 5,834,941
Costs of Land <small>(Included in Costs to Date)</small>	\$ -
TOTAL USES	\$ 112,599,976
Stabilized Income	\$ 7,300,000
Return on Costs	6.48%

10. Provide the currently estimated project schedule, including the anticipated project completion date.

Redeveloper originally commenced construction of this site in 2009 as a "for sale" condominium development. Redeveloper has already paid for and constructed the concrete panels for the garage and they sit on a lot in Eastern Pennsylvania awaiting delivery to the site. Construction on the existing building is set to begin not later than on 7-01-2012 with a finish date approximately twenty-four (24) months thereafter.

11. Disclosure Statement:

a. Name of Corporation, Partnership or Entity:

GP 177 Main Urban Renewal, L.L.C.

b. Principal place of business:

c/o Prism Capital Partners
50 Grand Avenue
Englewood, NJ 07631

c. Name of statutory agent and address, but if applicant is not a corporation the one with related address upon whom legal process may be served is:

DeCotiis, FitzPatrick & Cole, LLC
500 Frank W. Burr Boulevard
Suite 31
Teaneck, NJ 07666
(201) 928-0588(fax)
ATTN: M. Karrenberg

d. **Incorporated in the State of New Jersey**

The following represents the name and addresses of all stock holders or partners owing a 10% or greater interest in the above corporation or partnership. If one or more of the above named s itself a corporation, partnership, or entity, I have annexed hereto the names and addresses of anyone owing a 10% or greater interest therein.

<u>Name of Owner(s)</u>	<u>Address</u>	<u>Percent Owned</u>
Prism Green Associates IV Urban Renewal, LLC	c/o Prism Capital Partners 50 Grand Street Englewood, NJ 07631	100%

See Exhibit G for a complete Organizational Chart.

e. **Name of Directors**

<u>Name of Owner(s)</u>	<u>Address</u>	<u>Title</u>
Eugene Robert Diaz	c/o Prism Capital Partners 50 Grand Street Englewood, NJ 07631	Sr. Vice President
Barry Marcus	c/o Greenfield Partners, LLC 50 N. Water Street South Norwalk, CT 06854	Sr. Vice President
Eugene A. Gorab	c/o Greenfield Partners, LLC 50 N. Water Street South Norwalk, CT 06854	Sr. Vice President

12. Please list all parties (persons or entities) affiliated or otherwise connected with the Applicant who have any interest in any agreement concerning tax exemption that is currently in force and effect with the Township of West Orange.

<u>Name</u>	<u>Name of Urban Renewal Entity</u>
None	
_____	_____
_____	_____
_____	_____

13. Please list all parties (persons or entities) affiliated or otherwise connected with the Applicant who have any interest in any other contract or agreement that is currently in force and effect with the Township of West Orange.

<u>Name</u>	<u>Type of Contract or Agreement</u>
None	

14. Describe the number and manner of temporary jobs (including skill level and any certifications or memberships needed) to be created by the Project during the construction period. Please also describe the number and manner of permanent jobs (including skill level and any certifications or memberships needed) to be created by the Project within one year after completion.

The Project will create, on average, 150 jobs during the construction period. The exact trade mix, skill level and certifications or, memberships needed, will be determined by the successful general contracting bidder.

Permanent employees at the site are contemplated to consist of eight (8) full-time employees of the Apartment Building including a building manager, assistant manager, leasing coordinator, doorman/concierge, two service technicians, a porter and a house keeper. Additionally, a total of two (2) full and part time security personnel will be employed. Based upon retail space and an estimate of general retail service businesses to be located at the Project, it is estimated that 37 full-time jobs will be created by the development of the retail space.

15. Please provide any further information that you wish the Township to consider, for example, public benefits that will accrue to the Township, its residents or the surrounding community from construction of the Project. For illustrative purposes only, will the undertaking of the Project include the remediation of any environmental hazards? Will the Project serve to enhance, preserve or reuse any property or building of historic interest? Will the Project provide expanded or rehabilitated open space or recreational facilities?

The undertaking of the Project has included and will finalize the remediation of various environmental hazards conditions within the redevelopment area. The Project will serve to enhance, preserve and reuse the Thomas Edison Battery Factory, a building of historic interest. The Project will decrease the impervious coverage in the Redevelopment Area and increase the amount of open space. The Project will provide significant increase in sales

tax revenue to the township. The Project is likely to spur additional redevelopment in the Township of West Orange. The Project will provide benefits to overall traffic patterns in the Downtown Area by creating new public street thoroughfares. The Project will create an entirely new and forward thinking downtown area while enhancing green concepts of development.

16. **The proposed Project complies with the Downtown Redevelopment Plan as adopted and on file with the Township Planning Board.**
17. **The undertaking conforms to all applicable municipal ordinances; its completion will meet an existing need, and the Project accords with the Master Plan of the Township as it currently exists or as it will be amended.**
18. **The construction of the Project, as redesigned, has not commenced nor will it commence prior to the final approval and execution of a Financial Agreement between the Township and the Applicant.**
19. **No office or employee of the Township has any direct or indirect personal or financial interest in the Project which is the subject of this application.**
20. **Please state any exception(s) to the statements made (#1 to #19 above).**

#9 Other than the amounts spent to date, the project costs set forth in #9 are based upon Redeveloper's preliminary plans and specifications, preliminary quotes from contractors, and the good faith estimates of its consultants based upon standard industry cost assumptions.

I certify that all the foregoing statements made by me are true. I am aware that if of the foregoing statements made by me are willfully false, I am subject to punishment.

Signature



Eugene R. Diaz, Sr. Vice President
Print Name and Title

January 18, 2012

Date

EXHIBIT A



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

February 19, 2008

Michael J. Caccavelli, Esq.
DeCotiis, Fitzpatrick, Cole & Wister, LLP
Glenpointe Centre West
500 Frank W. Burr Boulevard
Suite 31
Teaneck, NJ 07666

Dear Mr. Caccavelli:

Enclosed is the approval of the Certificate of Formation for GP 177 MAIN URBAN RENEWAL, LLC. We request that the marked copy of the approval form and the Certificate be returned to this office once it is filed and stamped by the State Treasurer. Please make sure that our approval form is returned with the copy of the Certificate.

Thank you for your cooperation in this matter. If you have any questions, please call me at 609-633-6606.

Sincerely,

Karen A. Schwacha
Administrative Analyst
Bureau of Homeowner Protection





State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

DEPARTMENT OF COMMUNITY AFFAIRS

TO: State Treasurer
RE: GP 177 MAIN URBAN RENEWAL, LLC
File # 845
An Urban Renewal Entity

This is to certify that the attached CERTIFICATE OF FORMATION OF AN URBAN RENEWAL ENTITY has been examined and approved by the Department of Community Affairs, pursuant to the power vested in it under the "Long Term Tax Exemption Law," P.L. 1991, c.431.

Done this 15TH day of FEBRUARY 20 08 at Trenton, New Jersey.

DEPARTMENT OF COMMUNITY AFFAIRS

BY Cynthia A. Wilk
Cynthia A. Wilk, Director
Division of Codes and Standards



CERTIFICATE OF FORMATION

OF

GP 177 MAIN URBAN RENEWAL, LLC

THE UNDERSIGNED, of the age of eighteen years or over, for the purpose of forming a limited liability company pursuant to the provisions of Title 42:2B, the New Jersey Limited Liability Company Act, of the New Jersey Statutes, and Title 40A:20, the New Jersey Long Term Tax Exemption Law, of the New Jersey Statutes, does hereby execute the following Certificate of Formation:

FIRST: The name of the Company is "GP 177 MAIN URBAN RENEWAL, LLC" (the "Company").

SECOND: The address of the Company's initial registered agent in the State of New Jersey is c/o DeCotiis, FitzPatrick Cole & Wisler, LLP, Glenpointe Centre West, 500 Frank W. Burr Boulevard, Suite 31, Teaneck, New Jersey 07666, Attention: Michael J. Caccavelli. The name of its initial registered agent at such address is Michael J. Caccavelli.

THIRD: (a) The purposes for which this Company is formed shall be to operate under P.L.1991, c.431 (C.40A:20-1 et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, and, when authorized by financial agreement with the TOWNSHIP OF WEST ORANGE (the "Municipality"), to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these types of improvement in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.).

(b) So long as the Company is obligated under financial agreement with the Municipality made pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.), it shall engage in no business other than the ownership, operation and management of the project.

(c) The Company has been organized to serve a public purpose. Its operations shall be directed toward: (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced, or to be displaced, by redevelopment, or the conduct of low and moderate income housing projects; (2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L.1991, c.431 (C.40A:20-1 et seq.). The Company shall be subject to regulation by the municipality, and to a

limitation or prohibition, as appropriate, on profits or dividends for so long as the Company remains the owner of a project subject to the terms of P.L.1991, c.431 (C.40A:20-1 et seq.).

(d) The Company shall not voluntarily transfer more than ten percent (10%) of the ownership of the project, or any portion of a project undertaken by it under P.L.1991, c.431 (C.40A:20-1 et seq.), until it has first removed both itself and the project from all restrictions of P.L.1991, c.431 (C.40A:20-1 et seq.) in the manner required by P.L.1991, c.431 (C.40A:20-1 et seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of Community Affairs to such transfer; with the exception of transfer to another urban renewal entity, as approved by the Municipality, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The Company shall file annually with the governing body of the municipality a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the Company itself provided that the transfer, if greater than 10% (ten percent), is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the Municipality in advance of the annual disclosure statement referred to above.

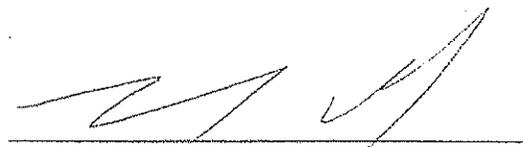
(e) The Company shall be subject to the provisions of Section 18 of P.L.1991, c.431 (C.40A:20-18) respecting the powers of the municipality to alleviate financial difficulties of the Company or to perform actions on behalf of the Company upon a determination of financial emergency.

(f) Any housing units constructed or acquired by the Company shall be managed subject to the supervision of, and rules adopted by, the Commissioner of Community Affairs.

FOURTH: The Company shall have perpetual existence.

FIFTH: The effective date of this Certificate of Formation shall be the date of filing with the State of New Jersey Department of Treasury.

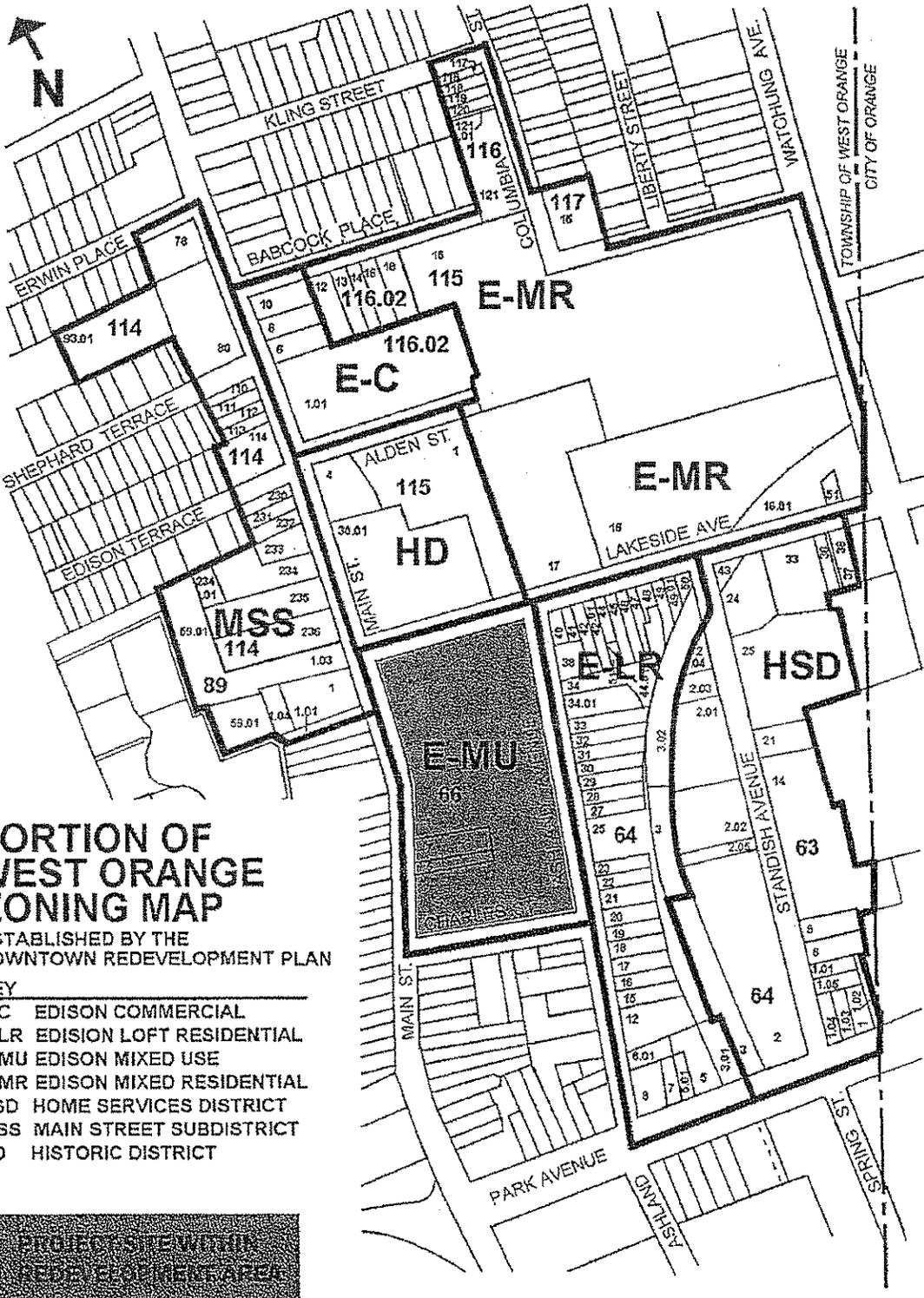
IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation on this 5th day of November, 2007.



Michael J. Caccavelli, Esq.

EXHIBIT B

Schedule B



**PORTION OF
WEST ORANGE
ZONING MAP**

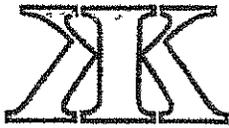
ESTABLISHED BY THE
DOWNTOWN REDEVELOPMENT PLAN

KEY

- E-C EDISON COMMERCIAL
- E-LR EDISON LOFT RESIDENTIAL
- E-MU EDISON MIXED USE
- E-MR EDISON MIXED RESIDENTIAL
- HSD HOME SERVICES DISTRICT
- MSS MAIN STREET SUBDISTRICT
- HD HISTORIC DISTRICT



EXHIBIT C



CONSULTING ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

Keller & Kirkpatrick

Robert C. Kirkpatrick, P.E., L.S., P.P., Founder
Matthew L. Martini, P.L.S., P.P., President

Robert E. Bratt, P.E., P.P.
Andrew Cengiano, P.E.
Arthur J. Elias, P.E., P.P.
Edward J. Formichella, P.L.S., P.P.
George P. James, P.E., P.P.

Werner A. Mall, P.L.S.
Michael J. Manning, P.L.S., P.P.
James K. McCormick, P.L.S., P.P.
Jonathan C. Pera, P.E., P.P.

Brian E. Salfelder, P.E.
Donald A. Scott, Jr., P.E., P.P.
Paul M. Szmajda, C.L.A.
William E. Thomas, P.L.S., P.P.

File Number 2006078
March 13, 2008

DESCRIPTION OF A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, AND STATE OF NEW JERSEY.

BEING known and designated as Lots 1, 5 and 7 in Block 66, as delineated upon the Tax Assessment Map of the Township of West Orange, being more particularly described as follows:

BEGINNING at a point in the northwesterly sideline of Ashland Avenue (fifty foot wide right-of-way per Tax Map), where same is intersected by the southwesterly sideline of Lakeside Avenue (sixty foot wide right-of-way per Tax Map), and running; thence

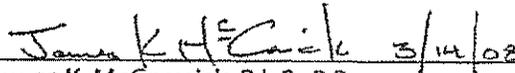
- 1.) Along said northwesterly sideline of Ashland Avenue, South forty-one degrees, nine minutes, sixteen seconds West ($S 41^{\circ} 09' 16'' W$), a distance of six hundred thirty-five and seventy-five hundredths feet (635.75') to a point in the northeasterly sideline of Charles Street (sixty foot wide right-of-way per Tax Map); thence
- 2.) Along said northeasterly sideline of Charles Street, North forty-eight degrees, fifty minutes, forty-four seconds West ($N 48^{\circ} 50' 44'' W$), a distance of three hundred forty-seven and fifty-eight hundredths feet (347.58') to a point in the southeasterly sideline of Main Street (fifty-five foot wide right-of-way per Tax Map); thence
- 3.) Along said southeasterly sideline of Main Street, North forty-seven degrees, forty-one minutes, sixteen seconds East ($N 47^{\circ} 41' 16'' E$), a distance of twenty-two and fifty-nine hundredths feet (22.59') to an angle point in same; thence
- 4.) Still along same, North fifty-one degrees, twenty-eight minutes, sixteen seconds East ($N 51^{\circ} 28' 16'' E$), a distance of one hundred sixty-three and seventy-eight hundredths feet (163.78') to a point of curve in same; thence
- 5.) Still along same, on a curve to the left having a radius of nine hundred seventy-two and fifty hundredths feet (972.50'), an arc length of three hundred eighty and seventy-eight hundredths feet (380.78'), a central angle of twenty-two degrees, twenty-six minutes, two seconds ($22^{\circ} 26' 02''$), and a chord bearing North forty degrees, fifteen minutes, seventeen seconds East ($N 40^{\circ} 15' 17'' E$), a chord distance of three hundred seventy-eight and thirty-three hundredths feet (378.33') to a point of tangency in same; thence
- 6.) Still along same, North twenty-nine degrees, two minutes, sixteen seconds East ($N 29^{\circ} 02' 16'' E$), a distance of thirty-four and thirty-six hundredths feet (34.36') to a point in the aforesaid southwesterly sideline of Lakeside Avenue; thence

- 7.) Along said southwesterly sideline of Lakeside Avenue, South fifty-five degrees, forty-nine minutes, forty-four seconds East (S 55° 49' 44" E), a distance of three hundred thirty-one and twenty-nine hundredths feet (331.29') to the Point and Place of BEGINNING.

Said Lots 1, 5 and 7 in Block 66 containing 194,399 square feet or 4.4628 acres of land, more or less.

Subject to all existing easements and restrictions of record.

This description prepared by Keller & Kirkpatrick, Parsippany, New Jersey, in accordance with a certain map entitled "Consolidated Boundary Survey, Block 66 Lots 1, 5 & 7, Township of West Orange, Essex County, New Jersey", prepared by Keller & Kirkpatrick and dated March 12, 2008.

 3/14/08
James K. McCormick, P.L.S., P.P.
Professional Land Surveyor License No. 33178

JKM:slhc

M:\2006078\Descriptions\Block 66 Lots 1, 5 & 7,jkm.doc



Keller & Kirkpatrick

EXHIBIT D

EXHIBIT E

Unit Type	Units	% of Total Units	Per Unit	Total	Annual Rent Growth: 0.00%				Annual Rent Growth: 2.00%				Annual Rent Growth: 2.50%				Annual Rent Growth: 3.00%							
					2012 Market Rents				2013 Market Rents				2014 Market Rents				2015 Market Rents							
					Monthly per Unit	Monthly Total	Annual Total	Monthly per SF	Monthly per Unit	Monthly Total	Annual Total	Monthly per SF	Monthly per Unit	Monthly Total	Annual Total	Monthly per SF	Monthly per Unit	Monthly Total	Annual Total	Monthly per SF				
Market Rate Units																								
Studio	31	9%	613	19,013	\$ 1,761	\$ 54,591	\$ 655,092	\$ 2.07	\$ 1,784	\$ 54,591	\$ 655,092	\$ 2.07	\$ 1,798	\$ 55,650	\$ 668,104	\$ 2.09	\$ 1,821	\$ 57,075	\$ 684,896	\$ 2.09	\$ 1,896	\$ 58,767	\$ 705,446	\$ 2.09
Studio + Den	4	1%	820	3,280	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44
1BR 1BA	122	37%	822	100,505	\$ 2,000	\$ 243,967	\$ 2,927,604	\$ 2.43	\$ 2,000	\$ 243,967	\$ 2,927,604	\$ 2.43	\$ 2,040	\$ 248,846	\$ 2,989,156	\$ 2.46	\$ 2,091	\$ 258,067	\$ 3,090,810	\$ 2.54	\$ 2,153	\$ 262,720	\$ 3,162,634	\$ 2.62
1BR 1BA + Den	61	18%	1,096	66,836	\$ 2,309	\$ 140,844	\$ 1,690,128	\$ 2.11	\$ 2,309	\$ 140,844	\$ 1,690,128	\$ 2.11	\$ 2,356	\$ 143,691	\$ 1,723,931	\$ 2.15	\$ 2,414	\$ 147,262	\$ 1,767,029	\$ 2.20	\$ 2,486	\$ 151,670	\$ 1,820,040	\$ 2.27
1BR 1BA + Loft	2	1%	970	1,940	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24
2BR 2BA	82	28%	1,262	115,178	\$ 2,499	\$ 229,961	\$ 2,759,412	\$ 2.00	\$ 2,499	\$ 229,961	\$ 2,759,412	\$ 2.00	\$ 2,549	\$ 234,550	\$ 2,814,600	\$ 2.04	\$ 2,613	\$ 240,414	\$ 2,894,965	\$ 2.09	\$ 2,692	\$ 247,629	\$ 2,971,914	\$ 2.15
2BR 2BA + Loft	15	5%	1,361	20,720	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92
3BR 3BA	6	2%	1,490	9,690	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20
Total Market Rate Units	333	100%	1,009	336,152	\$ 2,225	\$ 748,975	\$ 8,881,700	\$ 2.20	\$ 2,225	\$ 748,975	\$ 8,881,700	\$ 2.20	\$ 2,265	\$ 754,362	\$ 9,062,345	\$ 2.24	\$ 2,317	\$ 771,431	\$ 9,257,167	\$ 2.29	\$ 2,380	\$ 782,425	\$ 9,469,098	\$ 2.36

Row Labels	Values			Avg. Monthly Rent PSF
	Sum of SF	# of Units	Avg. Monthly	
Studio	19,013	31	\$1,761	\$2.87
US-01	2,360	4	\$1,734	\$2.94
US-02	7,128	12	\$1,739	\$2.93
US-03	5,445	9	\$1,751	\$2.89
US-04	4,080	6	\$1,838	\$2.70
Studio + Den	3,280	4	\$2,000	\$2.44
US-05	3,280	4	\$2,000	\$2.44
1BR 1BA	100,305	122	\$1,997	\$2.43
UA-01	21,060	26	\$1,988	\$2.45
UA-02	35,860	44	\$1,993	\$2.45
UA-03	23,925	29	\$2,006	\$2.43
UA-04	840	1	\$2,023	\$2.41
UA-05	5,220	6	\$2,006	\$2.31
UA-16	1,610	2	\$1,925	\$2.39
UA-17	1,670	2	\$1,958	\$2.34
UA-18	6,472	8	\$1,980	\$2.45
UA-19	1,782	2	\$2,082	\$2.34
UA-20	1,866	2	\$2,126	\$2.28
1BR 1BA + Loft	1,940	2	\$2,174	\$2.24
UA-15	1,940	2	\$2,174	\$2.24
1BR 1BA + Den	66,836	61	\$2,310	\$2.11
UA-06	960	1	\$2,208	\$2.19
UA-07	18,000	18	\$2,208	\$2.18
UA-08	3,060	3	\$2,231	\$2.16
UA-09	6,150	6	\$2,237	\$2.14
UA-10	5,225	5	\$2,260	\$2.11
UA-11	3,195	3	\$2,283	\$1.95
UA-12	12,100	11	\$2,324	\$1.93
UA-13	2,660	2	\$2,590	\$1.93
UA-14	8,160	6	\$2,625	\$1.92
UA-21	2,408	2	\$2,318	\$1.96
UA-22	2,482	2	\$2,382	\$1.92
UA-23	2,436	2	\$2,390	\$1.96
2BR 2BA	115,178	92	\$2,499	\$2.00
UB-01	44,770	37	\$2,451	\$2.03
UB-02	27,060	22	\$2,474	\$2.01
UB-03	3,960	3	\$2,578	\$1.95
UB-04	5,320	4	\$2,590	\$1.95
UB-05	8,220	6	\$2,636	\$1.92
UB-06	5,560	4	\$2,659	\$1.91
UB-07	3,080	2	\$2,833	\$1.84
UB-08	3,100	2	\$2,844	\$1.83
UB-11	2,012	2	\$2,215	\$2.20
UB-12	2,206	2	\$2,327	\$2.11
UB-13	2,370	2	\$2,422	\$2.04
UB-14	2,408	2	\$2,444	\$2.03
UB-15	2,492	2	\$2,493	\$2.00
UB-16	2,620	2	\$2,567	\$1.96
2BR 2BA + Loft	20,720	15	\$2,649	\$1.92
UB-09	18,900	14	\$2,613	\$1.94
UB-10	1,820	1	\$3,156	\$1.73
3BR 2BA	8,880	6	\$3,256	\$2.20
UC-1	8,880	6	\$3,256	\$2.20
Grand Total	336,152	333	\$2,224	\$2.20

Year				
2012	2013	2014	2015	2016

BUDGET SUMMARY

INCOME

Gross Potential Rent - Residential	\$ 8,891,700	\$ 8,891,700	\$ 9,052,345	\$ 9,257,167	\$ 9,509,098
Rent Loss - Residential	(8,891,700)	(8,348,763)	(2,801,198)	(253,778)	(398,531)
Net Rental Revenue - Residential	-	542,937	6,251,147	9,003,388	9,110,567
Other Income	-	152,082	916,456	1,113,695	1,120,619
Total Operating Revenue	\$ -	\$ 695,019	\$ 7,167,602	\$ 10,117,084	\$ 10,231,186

EXPENSE

Rental Expense	\$ -	\$ 78,237	\$ 97,599	\$ 91,165	\$ 40,381
Salary Expense	-	533,879	803,103	767,954	787,868
Administrative Expense	-	48,676	88,653	84,413	86,648
Management Fees	-	57,136	227,352	202,342	204,624
Maintenance Expense	-	119,118	345,664	381,866	382,674
Total Controllable Expense	-	837,046	1,562,372	1,527,740	1,502,195
Utility Expense	-	129,955	277,708	246,803	251,454
Taxes and Insurance	510,000	661,063	1,138,666	1,433,614	1,271,534
Total Non-Controllable Expense	510,000	791,017	1,416,373	1,680,417	1,522,988
Total Operating Expense	\$ 510,000	\$ 1,628,063	\$ 2,978,745	\$ 3,208,157	\$ 3,025,184
NOI Before Replacement Reserve	\$ (510,000)	\$ (933,044)	\$ 4,188,857	\$ 6,908,927	\$ 7,206,002
Replacement Reserve	-	-	35,838	101,171	102,312
NOI Before Debt	\$ (510,000)	\$ (933,044)	\$ 4,153,019	\$ 6,807,756	\$ 7,103,691
Ground Lease Payment	-	-	-	-	-
Cash Available for Debt Service	\$ (510,000)	\$ (933,044)	\$ 4,153,019	\$ 6,807,756	\$ 7,103,691
Debt Service - First Mortgage	\$ 4,274,049	\$ 4,274,049	\$ 4,274,049	\$ 4,274,049	\$ 4,274,049
Cash Flow After Debt Service	\$ (4,784,049)	\$ (5,207,093)	\$ (121,030)	\$ 2,533,707	\$ 2,829,642

Year				
2012	2013	2014	2015	2016

BUDGET DETAIL

INCOME

Gross Potential Rent - Residential	\$	8,891,700	\$	8,891,700	\$	9,052,345	\$	9,257,167	\$	9,509,098
Rent Loss - Residential										
Vacancy Loss		(8,891,700)		(8,119,573)		(2,326,516)		(164,479)		(306,975)
Concessions		-		(229,190)		(449,763)		(61,500)		(63,000)
Bad Debt		-		-		(24,919)		(27,799)		(28,556)
Total Rent Loss - Residential		(8,891,700)		(8,348,763)		(2,801,198)		(253,778)		(398,531)
Net Rental Revenue - Residential		-		542,937		6,251,147		9,003,388		9,110,567
Other Income										
Parking Income - Residential		-		36,181		326,869		445,335		451,885
Parking Income - Non-Residential		-		-		-		-		-
Storage Income		-		13,286		113,678		150,282		148,061
Retail Income		-		38,667		259,840		352,640		352,640
Restaurant Income		-		-		-		-		-
Misc. Income		-		521		4,454		5,888		5,801
Interest Income		-		90		180		180		180
Late Charges		-		1,853		16,142		21,822		22,085
Bad Check Charges		-		-		2,200		2,400		2,400
Lease Breakage Fees		-		-		20,388		27,799		28,556
Damage Charges		-		-		1,850		6,250		6,600
Application Fees		-		11,250		28,725		13,575		13,950
Facilities Charges		-		1,125		3,375		4,500		4,500
Vending Income		-		-		-		-		-
Forfeited Deposits		-		1,500		3,000		3,000		3,000
Trash Removal Income		-		-		-		-		-
Pet Fees		-		19,285		63,155		46,200		46,312
Amenities Fees		-		28,325		72,600		33,825		34,650
Guest Suite Income		-		-		-		-		-
Corporate Apartment Income		-		-		-		-		-
Total Other Income		-		152,082		916,456		1,113,695		1,120,619
Total Operating Revenue	\$	-	\$	695,019	\$	7,167,602	\$	10,117,084	\$	10,231,186

EXPENSE

Rental Expense

Collateral Materials	\$	-	\$	-	\$	2,200	\$	4,400	\$	4,400
Signs/Billboards		-		-		2,000		4,000		4,000
Newsletters/Flyers		-		750		900		900		900
Apt. Guides/Magazines		-		250		150		150		150
Internet Advertising		-		48,449		45,299		43,049		-
Resident Referrals		-		1,500		1,500		1,500		1,500
Realtors/Locators		-		14,000		11,000		3,000		3,000
Resident Gifts/Surveys		-		3,219		10,197		9,813		10,031
Hospitality		-		-		-		-		-
Resident Activities		-		6,100		11,900		11,900		11,900
Model Apartment Expense		-		800		900		900		900
Lead Pricing/Management		-		469		7,953		7,953		-
Clubhouse/Fitness Expense		-		1,100		1,200		1,200		1,200
Misc. Rental Expense		-		1,600		2,400		2,400		2,400
Total Rental Expense		-		78,237		97,599		91,165		40,381

Salary Expense

Property Manager		-		75,088		77,340		79,661		82,050
Assistant Property Manager		-		52,286		53,855		55,470		57,135
Leasing Manager		-		-		-		-		-
Sales & Service Associate		-		93,696		105,280		54,219		55,846
Concierge		-		83,278		140,362		144,573		148,910
Service Manager		-		-		-		-		-
Assistant Service Manager		-		-		-		-		-
Service Technician		-		54,055		121,477		125,121		128,875
Porter/Groundskeeper		-		36,262		36,806		37,358		37,919
Housekeeper		-		-		29,972		30,871		31,798
Commissions/Bonuses		-		12,875		47,963		58,950		58,894
Floating Staff		-		-		-		-		-
Benefit Charge		-		126,338		190,047		181,730		186,442
Total Salary Expense		-		533,879		803,103		767,954		787,868

PRISM
 CAPITAL PARTNERS, LLC
Edison Lofts
 177 Main Street
 West Orange, NJ
5 Year Annual Budget

	Year				
	2012	2013	2014	2015	2016
Administrative Expense					
Employee Search	-	-	-	-	-
Credit Checks	-	3,000	7,660	3,620	3,720
Employee Relations	-	4,200	7,500	6,860	8,960
Education/Training	-	-	-	-	-
Office Supplies	-	1,464	2,196	2,196	2,196
Travel	-	2,000	3,000	3,000	3,000
Dues/Subscriptions	-	-	-	-	-
Postage	-	2,200	3,300	3,300	3,300
IT Expense	-	3,554	5,331	5,331	5,331
Office Forms	-	-	-	-	-
Legal Fees	-	9,000	12,000	12,000	12,000
Appraisal Expense	-	-	-	-	-
Telephone - Office	-	2,162	3,243	3,243	3,243
Cable and Wireless - Service	-	4,800	7,200	7,200	7,200
Telephone - Dedicated Lines	-	240	360	360	360
Data Processing Expense	-	-	6,704	6,704	6,704
Bank Charges	-	3,360	5,760	5,760	5,760
Credit Card Charges	-	-	-	-	-
Uniforms	-	900	1,200	1,200	1,200
Security Guard Service	-	-	-	-	-
Licenses/Fees	-	10,196	11,123	11,123	11,123
Interest Expense on Security Deposits	-	-	185	625	660
Misc. Administrative	-	1,600	11,892	11,892	11,892
Total Administrative Expense	-	48,676	88,653	84,413	86,648
Management Fees					
Management Fee	-	21,086	143,352	202,342	204,624
Lease-Up Fees	-	36,050	84,000	-	-
Total Management Fees	-	57,136	227,352	202,342	204,624
Maintenance Expense					
Carpet Repair	-	1,400	2,400	2,400	2,400
Carpet Cleaning	-	-	1,110	3,750	3,960
Apartment Cleaning - Contract	-	-	-	-	-
Cleaning Supplies	-	2,100	3,600	3,600	3,600
Interior Painting	-	-	19,550	32,750	33,800
Exterminating	-	3,000	6,000	6,000	6,000
Trash Removal	-	3,847	32,918	43,517	42,874
Landscaping Contract	-	12,600	25,200	25,200	25,200
Grounds Supplies	-	6,500	9,800	9,800	9,800
Snow Removal	-	8,000	22,000	22,000	22,000
Electrical/Lighting	-	-	6,180	6,365	6,556
Carpentry	-	-	-	-	-
Heating/Air Conditioning	-	5,501	35,287	37,664	37,664
Appliance Repair	-	-	-	-	-
Locks/Keys	-	450	900	900	900
General Building	-	5,000	25,200	25,200	25,200
Exterior Window Cleaning	-	10,000	10,000	10,000	10,000
Garage Door Repair	-	-	-	-	-
Tile/Vinyl Repair	-	-	-	-	-
Fire Prevention/Security	-	5,420	8,720	8,720	8,720
Elevator Contract	-	-	32,400	32,400	32,400
Pool Contract	-	31,500	63,000	63,000	63,000
Plumbing	-	3,500	6,000	12,600	12,600
General Maintenance	-	18,900	32,400	32,400	32,400
Window Coverings	-	-	600	1,200	1,200
Common Area Cleaning	-	-	-	-	-
Misc. Maintenance	-	1,400	2,400	2,400	2,400
Total Maintenance Expense	-	119,118	345,664	381,866	382,674
Total Controllable Expense	-	837,046	1,562,372	1,527,740	1,502,195

	Year				
	2012	2013	2014	2015	2016
Utility Expense					
Electric - House	-	90,750	181,500	181,500	181,500
Electric - Models	-	383	766	766	766
Electric - Vacants	-	6,380	21,627	2,265	4,115
Gas - House	-	20,400	40,800	40,800	40,800
Gas - Models	-	630	1,260	1,260	1,260
Gas - Vacants	-	9,955	19,285	3,728	6,773
Water/Sewer	-	7,287	62,349	82,425	81,207
Water/Sewer Reimbursement	-	(5,830)	(49,879)	(65,940)	(64,966)
Total Utility Expense	-	129,955	277,708	246,803	251,454
Taxes and Insurance					
Property Taxes	450,000	500,000	890,251	1,185,199	1,023,119
Special Assessment	60,000	123,600	173,490	173,490	173,490
Property Insurance	-	37,463	74,925	74,925	74,925
Total Taxes and Insurance	510,000	661,063	1,138,666	1,433,614	1,271,534
Total Non-Controllable Expense	510,000	791,017	1,416,373	1,680,417	1,522,988
Total Operating Expense	\$ 510,000	\$ 1,628,063	\$ 2,978,745	\$ 3,208,157	\$ 3,025,184
NOI Before Replacement Reserve	\$ (510,000)	\$ (933,044)	\$ 4,188,857	\$ 6,908,927	\$ 7,206,002
Replacement Reserve @ 80% Occupancy)	-	-	35,838	101,171	102,312
NOI Before Debt	\$ (510,000)	\$ (933,044)	\$ 4,153,019	\$ 6,807,756	\$ 7,103,691
Ground Lease Payment					
Cash Available for Debt Service	\$ (510,000)	\$ (933,044)	\$ 4,153,019	\$ 6,807,756	\$ 7,103,691
Debt Service - First Mortgage	4,274,049	4,274,049	4,274,049	4,274,049	4,274,049
Cash Flow After Debt Service	\$ (4,784,049)	\$ (5,207,093)	\$ (121,030)	\$ 2,533,707	\$ 2,829,642

Stabilized 2016															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Total per Unit	
BUDGET SUMMARY															
INCOME															
Gross Potential Rent - Residential	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 9,509,098	\$ 28,556	
Rent Loss - Residential	(19,658)	(22,037)	(25,417)	(28,297)	(31,176)	(32,176)	(45,074)	(40,436)	(46,454)	(39,315)	(35,436)	(33,056)	(398,531)	(1,197)	
Net Rental Revenue - Residential	772,767	770,388	767,008	764,128	761,249	760,249	747,350	751,989	745,971	753,110	756,989	759,369	9,110,567	27,359	
Other Income	91,270	91,601	92,137	93,033	93,004	94,659	94,694	98,351	93,345	94,002	91,926	92,595	1,120,619	3,365	
Total Operating Revenue	\$ 864,037	\$ 861,989	\$ 859,145	\$ 857,161	\$ 854,253	\$ 854,908	\$ 842,045	\$ 850,341	\$ 839,316	\$ 847,112	\$ 848,916	\$ 851,964	\$ 10,231,186	\$ 30,724	
EXPENSE															
Rental Expense	\$ 1,345	\$ 1,525	\$ 2,164	\$ 4,754	\$ 1,583	\$ 4,857	\$ 1,910	\$ 6,916	\$ 2,275	\$ 5,397	\$ 1,492	\$ 6,163	\$ 40,381	\$ 121	
Salary Expense	62,567	62,960	66,407	64,630	64,794	68,437	68,200	68,429	66,890	64,532	63,844	66,178	787,868	2,366	
Administrative Expense	4,949	14,566	14,388	5,169	5,689	6,719	5,229	6,024	6,414	5,864	5,034	6,599	86,648	260	
Management Fees	17,281	17,240	17,183	17,143	17,085	17,098	16,841	17,007	16,786	16,942	16,978	17,039	204,624	614	
Maintenance Expense	26,300	28,289	37,388	28,057	28,792	35,772	41,577	29,670	35,159	27,232	26,413	38,025	382,674	1,149	
Total Controllable Expense	112,442	124,580	137,530	119,753	117,944	132,884	133,757	128,046	127,525	119,967	113,763	134,004	1,502,195	4,511	
Utility Expense	20,574	20,654	20,734	20,814	20,894	20,894	21,295	21,055	21,376	21,135	21,055	20,975	251,454	755	
Taxes and Insurance	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	1,271,534	3,818	
Total Non-Controllable Expense	126,535	126,615	126,695	126,775	126,856	126,856	127,257	127,016	127,337	127,096	127,016	126,936	1,522,988	4,574	
Total Operating Expense	\$ 238,977	\$ 251,195	\$ 264,225	\$ 246,529	\$ 244,799	\$ 259,739	\$ 261,014	\$ 255,062	\$ 254,862	\$ 247,064	\$ 240,779	\$ 260,939	\$ 3,025,184	\$ 9,085	
NOI Before Replacement Reserve	\$ 625,060	\$ 610,794	\$ 594,920	\$ 610,633	\$ 609,454	\$ 595,168	\$ 581,031	\$ 595,278	\$ 584,454	\$ 600,048	\$ 608,137	\$ 591,025	\$ 7,206,002	\$ 21,640	
Replacement Reserve	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	102,312	307	
NOI Before Debt	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332	
Ground Lease Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cash Available for Debt Service	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332	
Debt Service - First Mortgage	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 4,274,049		
Cash Flow After Debt Service	\$ 260,363	\$ 246,097	\$ 230,223	\$ 245,936	\$ 244,757	\$ 230,472	\$ 216,334	\$ 230,582	\$ 219,758	\$ 235,352	\$ 243,440	\$ 226,328	\$ 2,829,642	\$ 21,332	

Stabilized 2016															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Total per Unit	
BUDGET DETAIL															
INCOME															
Gross Potential Rent - Residential	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 9,509,098	\$ 28,556	
Rent Loss - Residential															
Vacancy Loss	(14,278)	(16,658)	(19,037)	(21,417)	(23,797)	(23,797)	(35,695)	(28,556)	(38,074)	(30,936)	(28,556)	(26,176)	(306,975)	(922)	
Concessions	(3,000)	(3,000)	(4,000)	(4,500)	(5,000)	(6,000)	(7,000)	(9,500)	(6,000)	(6,000)	(4,500)	(4,500)	(63,000)	(189)	
Bad Debt	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(28,556)	(86)	
Total Rent Loss - Residential	(19,658)	(22,037)	(25,417)	(28,297)	(31,176)	(32,176)	(45,074)	(40,436)	(46,454)	(39,315)	(35,436)	(33,056)	(398,531)	(1,197)	
Net Rental Revenue - Residential	772,767	770,388	767,008	764,128	761,249	760,249	747,350	751,989	745,971	753,110	756,989	759,369	9,110,567	27,359	
Other Income															
Parking Income - Residential	38,212	38,095	37,978	37,862	37,745	37,745	37,160	37,511	37,044	37,394	37,511	37,628	451,885	1,357	
Parking Income - Non-Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Storage Income	12,520	12,482	12,444	12,405	12,367	12,367	12,176	12,291	12,137	12,252	12,291	12,329	148,061	445	
Retail Income	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	352,640	1,059	
Restaurant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Misc. Income	491	489	488	486	485	485	477	482	476	480	482	483	5,801	17	
Interest Income	15	15	15	15	15	15	15	15	15	15	15	15	180	1	
Late Charges	1,868	1,862	1,856	1,850	1,845	1,845	1,816	1,833	1,810	1,828	1,833	1,839	22,085	66	
Bad Check Charges	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7	
Lease Breakage Fees	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	28,556	86	
Damage Charges	350	350	450	500	550	600	950	800	800	450	400	400	6,600	20	
Application Fees	675	675	900	975	1,125	1,350	1,500	2,100	1,350	1,350	975	975	13,950	42	
Facilities Charges	375	375	375	375	375	375	375	375	375	375	375	375	4,500	14	
Vending Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Forfeited Deposits	-	500	-	500	-	500	-	500	-	500	-	500	3,000	9	
Trash Removal Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pet Fees	3,148	3,142	3,465	3,623	3,782	4,112	4,409	5,254	4,072	4,092	3,604	3,610	46,312	139	
Amenities Fees	1,650	1,650	2,200	2,475	2,750	3,300	3,850	5,225	3,300	3,300	2,475	2,475	34,650	104	
Guest Suite Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Corporate Apartment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Other Income	91,270	91,601	92,137	93,033	93,004	94,659	94,694	98,351	93,345	94,002	91,926	92,595	1,120,619	3,365	
Total Operating Revenue	\$ 864,037	\$ 861,989	\$ 859,145	\$ 857,161	\$ 854,253	\$ 854,908	\$ 842,045	\$ 850,341	\$ 839,316	\$ 847,112	\$ 848,916	\$ 851,964	\$ 10,231,186	\$ 30,724	

Stabilized 2016														Total	Total per Unit
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
EXPENSE															
Rental Expense															
Collateral Materials	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ -	\$ 4,400	\$ 13	
Signs/Billboards	-	-	-	1,000	-	1,000	-	1,000	-	1,000	-	-	4,000	12	
Newsletters/Flyers	150	-	150	-	150	-	150	-	150	-	150	-	900	3	
Apt. Guides/Magazines	-	150	-	-	-	-	-	-	-	-	-	-	150	0	
Internet Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Resident Referrals	-	250	-	250	-	250	-	250	-	250	-	250	1,500	5	
Realtors/Locators	-	-	-	1,000	-	-	-	1,000	-	-	-	1,000	3,000	9	
Resident Gifts/Surveys	495	525	614	704	733	1,807	1,060	1,166	925	747	642	613	10,031	30	
Hospitality	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Resident Activities	300	300	1,000	300	300	300	300	2,000	800	2,000	300	4,000	11,900	36	
Model Apartment Expense	100	-	100	100	100	100	100	100	100	-	100	-	900	3	
Lead Pricing/Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Clubhouse/Fitness Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200	4	
Misc. Rental Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7	
Total Rental Expense	1,345	1,525	2,164	4,754	1,583	4,857	1,910	6,916	2,275	5,397	1,492	6,163	40,381	121	
Salary Expense															
Property Manager	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	82,050	246	
Assistant Property Manager	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	57,135	172	
Leasing Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sales & Service Associate	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	55,846	168	
Concierge	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	148,910	447	
Service Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Assistant Service Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Service Technician	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	128,875	387	
Porter/Groundskeeper	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	37,919	114	
Housekeeper	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,798	95	
Commissions/Bonuses	2,550	2,850	5,481	4,125	4,250	7,031	6,850	7,025	5,850	4,050	3,525	5,306	58,894	177	
Floating Staff	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Benefit Charge	14,806	14,899	15,715	15,294	15,333	16,195	16,139	16,193	15,829	15,271	15,108	15,680	186,442	560	
Total Salary Expense	62,567	62,960	66,407	64,630	64,794	68,437	68,200	68,429	66,890	64,532	63,844	66,178	787,868	2,366	
Administrative Expense															
Employee Search	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Credit Checks	180	180	240	260	300	360	400	560	360	360	260	260	3,720	11	
Employee Relations	75	200	2,740	200	75	1,640	75	725	1,315	200	75	1,640	8,960	27	
Education/Training	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office Supplies	183	183	183	183	183	183	183	183	183	183	183	183	2,196	7	
Travel	250	250	250	250	250	250	250	250	250	250	250	250	3,000	9	
Dues/Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Postage	275	275	275	275	275	275	275	275	275	275	275	275	3,300	10	
IT Expense	444	444	444	444	444	444	444	444	444	444	444	444	5,331	16	
Office Forms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Legal Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	36	
Appraisal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Telephone - Office	270	270	270	270	270	270	270	270	270	270	270	270	3,243	10	
Cable and Wireless - Service	600	600	600	600	600	600	600	600	600	600	600	600	7,200	22	
Telephone - Dedicated Lines	30	30	30	30	30	30	30	30	30	30	30	30	360	1	
Data Processing Expense	-	-	6,704	-	-	-	-	-	-	-	-	-	6,704	20	
Bank Charges	480	480	480	480	480	480	480	480	480	480	480	480	5,760	17	
Credit Card Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Uniforms	-	-	-	-	600	-	-	-	-	-	-	600	1,200	4	
Security Guard Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Licenses/Fees	927	927	927	927	927	927	927	927	927	927	927	927	11,123	33	
Interest Expense on Security Deposits	35	35	45	50	55	60	95	80	80	45	40	40	660	2	
Misc. Administrative	200	9,692	200	200	200	200	200	200	200	200	200	200	11,892	36	
Total Administrative Expense	4,949	14,566	14,388	5,169	5,689	6,719	5,229	6,024	6,414	5,864	5,034	6,599	86,648	260	
Management Fees															
Management Fee	17,281	17,240	17,183	17,143	17,085	17,098	16,841	17,007	16,786	16,942	16,978	17,039	204,624	614	
Lease-Up Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Management Fees	17,281	17,240	17,183	17,143	17,085	17,098	16,841	17,007	16,786	16,942	16,978	17,039	204,624	614	

Stabilized 2016														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Total per Unit
Maintenance Expense														
Carpet Repair	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7
Carpet Cleaning	210	210	270	300	330	360	570	480	480	270	240	240	3,960	12
Apartment Cleaning - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning Supplies	300	300	300	300	300	300	300	300	300	300	300	300	3,600	11
Interior Painting	2,217	2,217	2,517	2,667	2,817	2,967	4,017	3,567	3,567	2,517	2,367	2,367	33,800	102
Exterminating	500	500	500	500	500	500	500	500	500	500	500	500	6,000	18
Trash Removal	3,625	3,614	3,603	3,592	3,581	3,581	3,526	3,559	3,515	3,548	3,559	3,570	42,874	129
Landscaping Contract	-	-	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	-	-	25,200	76
Grounds Supplies	-	-	-	3,100	-	200	3,400	-	600	2,500	-	-	9,800	29
Snow Removal	5,000	5,000	4,000	-	-	-	-	-	-	-	3,000	5,000	22,000	66
Electrical/Lighting	546	546	546	546	546	546	546	546	546	546	546	546	6,556	20
Carpentry	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating/Air Conditioning	1,667	3,667	1,667	1,667	5,333	3,333	3,333	5,333	1,667	1,667	3,667	4,667	37,664	113
Appliance Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Locks/Keys	75	75	75	75	75	75	75	75	75	75	75	75	900	3
General Building	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200	76
Exterior Window Cleaning	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000	30
Garage Door Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tile/Vinyl Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Prevention/Security	560	560	1,060	560	560	1,060	560	560	1,060	560	560	1,060	8,720	26
Elevator Contract	-	-	8,100	-	-	8,100	-	-	8,100	-	-	8,100	32,400	97
Pool Contract	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	63,000	189
Plumbing	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600	38
General Maintenance	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,400	97
Window Coverings	100	100	100	100	100	100	100	100	100	100	100	100	1,200	4
Common Area Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc. Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7
Total Maintenance Expense	26,300	28,289	37,388	28,057	28,792	35,772	41,577	29,670	35,159	27,232	26,413	38,025	382,674	1,149
Total Controllable Expense	112,442	124,580	137,530	119,753	117,944	132,884	133,757	128,046	127,525	119,967	113,763	134,004	1,502,195	4,511
Utility Expense														
Electric - House	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	181,500	545
Electric - Models	64	64	64	64	64	64	64	64	64	64	64	64	768	2
Electric - Vacants	191	223	255	287	319	319	478	383	510	415	383	351	4,115	12
Gas - House	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	40,800	123
Gas - Models	105	105	105	105	105	105	105	105	105	105	105	105	1,260	4
Gas - Vacants	315	368	420	473	525	525	788	630	840	683	630	578	6,773	20
Water/Sewer	6,867	6,846	6,825	6,804	6,783	6,783	6,678	6,741	6,657	6,720	6,741	6,762	81,207	244
Water/Sewer Reimbursement	(5,494)	(5,477)	(5,460)	(5,443)	(5,426)	(5,426)	(5,342)	(5,393)	(5,326)	(5,376)	(5,393)	(5,410)	(64,966)	(195)
Total Utility Expense	20,574	20,654	20,734	20,814	20,894	20,894	21,295	21,055	21,376	21,135	21,055	20,975	251,454	755
Taxes and Insurance														
Property Taxes	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	1,023,119	3,072
Special Assessment	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	173,490	521
Property Insurance	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	74,925	225
Total Taxes and Insurance	105,961	1,271,534	3,818											
Total Non-Controllable Expense	126,535	126,615	126,695	126,775	126,856	126,856	127,257	127,016	127,337	127,096	127,016	126,936	1,522,988	4,574
Total Operating Expense	\$ 238,977	\$ 251,195	\$ 264,225	\$ 246,529	\$ 244,799	\$ 259,739	\$ 261,014	\$ 255,062	\$ 254,862	\$ 247,064	\$ 240,779	\$ 260,939	\$ 3,025,184	\$ 9,085
NOI Before Replacement Reserve	\$ 625,060	\$ 610,794	\$ 594,920	\$ 610,633	\$ 609,454	\$ 595,168	\$ 581,031	\$ 595,278	\$ 584,454	\$ 600,048	\$ 608,137	\$ 591,025	\$ 7,206,002	\$ 21,640
Replacement Reserve @ 80% Occupancy)	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	102,312	307
NOI Before Debt	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332
Ground Lease Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Available for Debt Service	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332
Debt Service - First Mortgage	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	4,274,049	12,835
Cash Flow After Debt Service	\$ 260,363	\$ 246,097	\$ 230,223	\$ 245,936	\$ 244,757	\$ 230,472	\$ 216,334	\$ 230,582	\$ 219,758	\$ 235,352	\$ 243,440	\$ 226,328	\$ 2,829,642	\$ 8,497

EXHIBIT F

West Orange Redevelopment
Detailed Cost Summary
As of September 30, 2011

Code	Description	Total 177 URE
1	Purchase Price - Edison & Edison Related Parcels	14,480,329
1	Purchase Price - Other Redevelopment Zone	450,000
10	Legal Fees - Acquisition	151,920
30	Easements	16
45	Fees - Title Recording & Escrow	1,332
46	Title Insurance	46,420
48	Other Closing Costs	350,561
1910	Architectural Design Development	442,772
1950	Structural Engineer - Due Diligence	21,822
1960	MEP Engineering - Due Diligence	15,400
1970	ALTA Survey	31,851
1980	Site Plan Engineering - DD	40,800
2010	Environmental Consultant - DD	191,285
2204	Legal - Environmental	97,803
49	TOTAL LAND BASIS	16,322,310

SITE PLAN APPROVAL COSTS (Phase I)

50	Legal - Approvals	48,540
51	Legal - Redevelopment Agreement	125,173
52	Legal - Financial Agreement	267,778
54	Legal - Township RDA Costs	608,970
70	Application Fees (Municipal)	693
71	Affordable Housing Fees	75
72	Parcel Review Fee	2,194
75	Planning Board Fees	39
80	Application Fees (County)	3,418
90	Application Fees (State)	47
92	DOT Application & Review Fee - Project	48
99	Total Site Plan Approval	52
1904	Preliminary Arch Design	4,225
1906	Arch - Master Plan	33,657
1908	Other Arch. - Site Plan	72,165
1916	Architectural Renderings/Models	11,447
1951	Structural Eng - Site Plan	30,505
1971	Topographical Survey	13,981
2001	Geotechnical Eng - Investigation	2,598
2002	Geology/Soils Engineering	44,679
2017	Traffic Consultant	17,112
2033	Professional Planner	13,184
99	TOTAL SITE PLAN APPROVALS	1,300,580

DEMOLITION & SITE COSTS

	Temporary Construction	-
200	Environmental Allowance	5,090
201	Environmental Remediation	13,847
202	Asbestos Removal	421,707
205	Contaminated Soil Removal	652,215
207	Ground Water Clean Up	261,799
210	Demolition Allowance	221
211	Demolition, Wrecking	446,403
212	Demolition Interiors	11,874
213	Plumbing Demo	4,409
214	HVAC Demo	112
215	Electrical Demo	16,511
216	Fire Protection Demo	3,409
219	Demolition	115
223	Soil Erosion	3,000
225	Mass Earthwork	27,901
243	Water Meter Pit	128
250	Streets And Accessories	131
280	Other Offsite Improvements	147
150	Site Surveying (Layout)	315
299	TOTAL DEMOLITION AND SITE COSTS	1,869,333

CONSTRUCTION HARD COSTS

101	Supervision	365,001
103	Administrative	97,068
112	Blueprints	12,798
115	Accounting	60
118	Safety	4,740
120	Field Office	40,198
122	Office Supplies	235
124	Office Computers	13,478
131	Temporary Phone/Beeper	11,777
132	Temporary Portable Toilets	6,070
133	Temporary Water	14,139
134	Temporary Heat & Winter Cond.	831
136	Temporary Electric Equipment & Wiring	89,117
137	Temporary Electric Power Consumption	154,366
139	Temporary Fences and Gates	75,641
143	Temporary Material Lifts	10
144	Temporary Man Lifts	604
145	Field Equipment	2,361
146	Other Temporary	19,188
160	Site Security	14,004
162	Street Sweeping	642
170	Clean Up (Labor) During Construction	140,937
174	Dumpsters	4,262
175	Exterminating & Pest Control	107
185	Project Signs	1,321
186	Travel & Entertainment	5,622

Code	Description	Total 177 URE
300	Concrete Allowance	315
301	Exterior Concrete And Construction	7,000
341	Structural Precast Concrete	2,804,406
350	Sandwich Panels Load Bearing	184
370	Concrete Façade Restoration	583
390	Parking Deck	19,405
400	Masonry Allowance	210
410	Masonry (Brick)	215
420	Masonry Block	441
450	Stone Allowance	236
500	Steel Allowance	120
510	Metal Decking	268
540	Structural Steel Stud Framing	284
600	Carpentry & Millwork Allowance	315
700	Waterproofing & Insulation Allowance	735
750	Roofing Allowance	1,182
800	Door, Frame & Hdw Allowance	420
840	Aluminum Store Front	882
880	Curtain Wall	462
900	Interior Finish Allowance	473
1000	Specialty Allowance	525
1020	Louwer & Vents	536
1250	Blinds	38,950
1400	Elevators Allowance	735
1499	Elevators	14,366
1500	Fire Protection Allowance	3,152
1549	Plumbing	16,227
1600	Electrical Allowance	840
1650	Voice & Data Wiring	867
1799	TOTAL HARD CONSTRUCTION COSTS	3,976,362

CONSTRUCTION SOFT COSTS

1900	Arch / Structural / MEP Allowance	125,994
1912	Arch - Leeds	50,402
1918	Arch - Schematic	280,600
1922	Arch - CD	826,558
1944	Arch - General	10,278
1946	Arch - Reimbursables	44,115
1954	Structural Engineering	13,769
1961	MEP Engineering CD's	69,500
1962	MEP Engineering-Reimbursables	478
1966	Low Voltage Design	46,667
1972	Surveying - Construction	1,575
1981	Site Plan Engineering - CD's	215,766
1982	Site Plan Engineering Reimbursables	11,068
1983	Infrastructure Engineering	38,757
1984	Infrastructure Reimbursables	108
1990	Landscape Architect-Design	3,090
2003	Geotechnical Eng-Testing Construction Phase	39,278
2011	Environmental Testing - Phase 1	80,867
2012	Environmental Consultant - Phase 1	384,707
2014	Environmental Consultant - Phase 2	56,672
2015	Asbestos Consultant	33,717
2018	Parking Consultant	10,440
2020	Testing & Inspection	54,791
2028	Parking Deck Consultant	136,690
2029	Security Consultant	12,283
2030	Acoustical Consultant	10,266
2031	Historical Consultant	74,484
2042	Estimating / Qty Surveyer Consultant	70,023
2202	Legal (Other)	1,184
2205	Condemnation Legal Contingency	43,957
2208	COAH	106,431
2211	Building Permits	32,521
2212	Sewer Permits	2,802
2213	Water Permits	5,000
2215	Soil Conservation Review Fees	2,750
2225	Agency Inspection Fees	6,782
2226	Other Permits & Fees	4,521
2250	LOC/Surety Bond Fees (See Financing)	1,182
2300	Tenant Buy-Outs and Relocations	1,268,039
2320	Office Expense / G&A	47,236
2999	TOTAL CONSTRUCTION SOFT COSTS	4,225,546

MARKETING

3000	Ground Breaking	56,473
3030	Marketing Costs/Materials	13,132
3100	Market Studies	9,192
3110	Marketing Stacking Plans	1,634
3120	Marketing Promotional Cost	3,677
3150	Marketing Public Relations	1,655
3160	Marketing Charitable Contributions	6,536
3170	Other Marketing	44,981
3499	TOTAL MARKETING	139,279

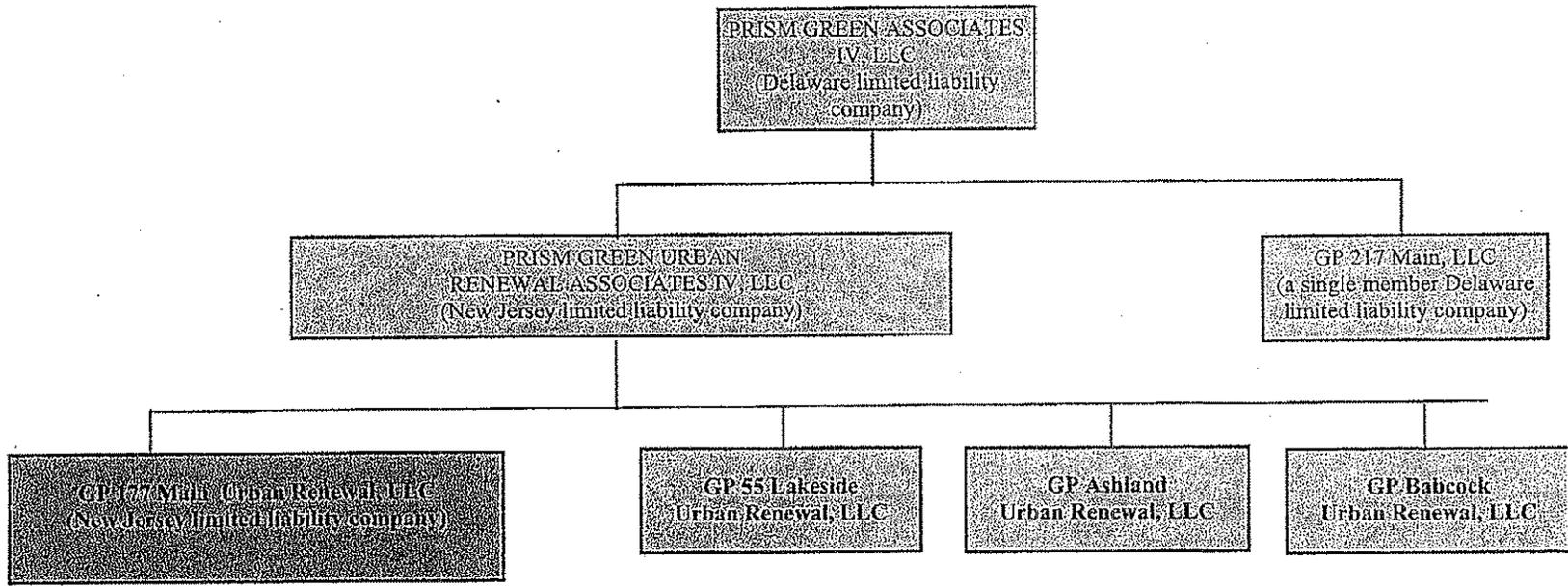
Code	Description	Total 177 URE
PROJECT CARRYING COSTS		
3500	Insurance - Owner's Liability	470,270
3540	Tax Return Preparation	2,101
3550	PILOT Service Charge / Re. Tax Carry	1,271,915
3560	Association Fees	25,903
3590	Accounting and Auditing	106,494
3600	Capital / Repair Fund	3,782
3610	Other Operating Exp.	32,808
3620	Project Overhead & Developer Fee	1,204,550
3630	Administrative Expenses	2,765
3640	Partnership Costs	400
3999	TOTAL PROJECT CARRYING COSTS	3,120,988

LEASING COSTS		
4050	Lease Commissions - Landlord	2,127
4499	TOTAL LEASING COSTS	2,127

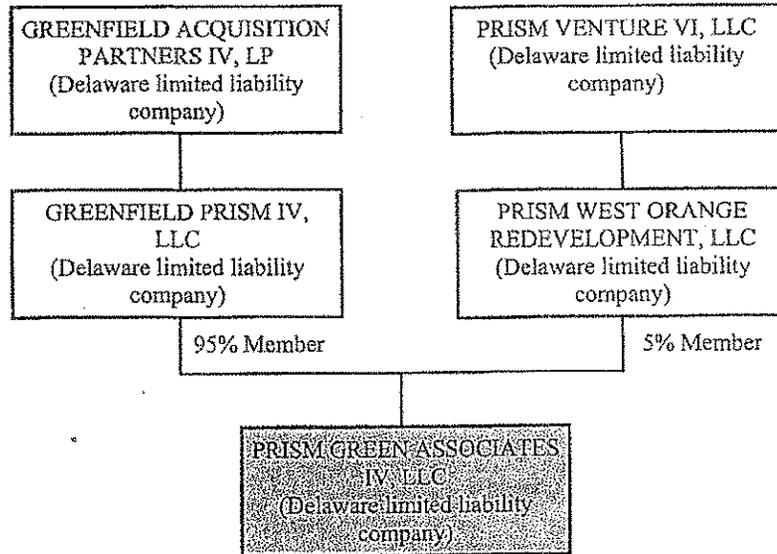
Total Project BEFORE Financing Charges		30,956,526
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PROJECT FINANCING COSTS		
2250	Bonds - LOC / Surety Bond Fee	1,182
4500	Lenders Legal	46,132
4510	Borrowers Legal Costs	4,161
4525	Loan Fees	177,595
4550	Acquisition Bridge Loan Interest	1,204,504
4570	Lenders Inspections	7,697
4580	Appraisals/Market Study	19,319
4590	Option Costs	105,000
4610	Appraisal Fees for Financing	8,178
4999	TOTAL PROJECT FINANCING COSTS	1,573,768
9999	Total Project Costs after Financing Charges	32,530,295

EXHIBIT G



PRISM GREEN ASSOCIATES IV, LLC
WEST ORANGE, NJ



GP 177 Main Urban Renewal, LLC

EXHIBIT 8

Certification of Estimated Construction Costs

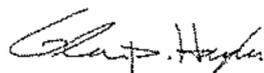
TOTAL PROJECT COST - N.J.S.A. 40A:20-3h

A.	Land	\$16,290,459
B.	Architects, engineers and attorneys fees paid or payable in connection with the planning, construction and financing of the project	\$8,190,693
C.	Surveying and testing	\$88,217
D.	Construction cost (to be certified by the architect)	\$73,785,410
E.	Insurance, interest and finance costs during construction	\$4,285,982
F.	Cost of obtaining initial permanent financing	\$1,072,489
G.	Commissions and other expenses payable in connection with initial leasing/sale	\$2,324,439
H.	Real estate taxes and assessments during the construction period	\$1,191,020
I.	Developer's overhead based on a percentage of (d) above, to be computed in accordance with percentage given in law (N.J.S.A. 40A:20-3h) (for projects over \$10,000,000 - 5%)	\$5,361,435
	Total	\$112,590,144

The architect hereby certifies that based upon the preliminary construction cost estimate and the level of documentation currently available, the foregoing is the projected total construction cost as set forth in D above in regard to the Project referenced in this Financial Agreement.

Date: January 11, 2012

By: _____



Minno & Wasko, LLC

The developer hereby certifies that the foregoing is the projected total project cost in regard to the Project referenced in this Financial Agreement.

Date: _____

By: _____

GP 177 Main Urban Renewal, LLC

EXHIBIT 4

Certificate of Formation of Urban Renewal Entity



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

February 19, 2008

Michael J. Caccavelli, Esq.
DeCotiis, Fitzpatrick, Cole & Wister, LLP
Glenpointe Centre West
500 Frank W. Burr Boulevard
Suite 31
Teaneck, NJ 07666

Dear Mr. Caccavelli:

Enclosed is the approval of the Certificate of Formation for GP 177 MAIN URBAN RENEWAL, LLC. We request that the marked copy of the approval form and the Certificate be returned to this office once it is filed and stamped by the State Treasurer. Please make sure that our approval form is returned with the copy of the Certificate.

Thank you for your cooperation in this matter. If you have any questions, please call me at 609-633-6606.

Sincerely,

Karen A. Schwacha
Administrative Analyst
Bureau of Homeowner Protection





State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS

JON S. CORZINE
Governor

JOSEPH V. DORIA, JR.
Commissioner

DEPARTMENT OF COMMUNITY AFFAIRS

TO: State Treasurer
RE: GP 177 MAIN URBAN RENEWAL, LLC
File # 845
An Urban Renewal Entity

This is to certify that the attached CERTIFICATE OF FORMATION OF AN URBAN RENEWAL ENTITY has been examined and approved by the Department of Community Affairs, pursuant to the power vested in it under the "Long Term Tax Exemption Law," P.L. 1991, c.431.

Done this 15TH day of FEBRUARY 20 08 at Trenton, New Jersey.

DEPARTMENT OF COMMUNITY AFFAIRS

BY Cynthia A. Wilk
Cynthia A. Wilk, Director
Division of Codes and Standards



CERTIFICATE OF FORMATION

OF

GP 177 MAIN URBAN RENEWAL, LLC

THE UNDERSIGNED, of the age of eighteen years or over, for the purpose of forming a limited liability company pursuant to the provisions of Title 42:2B, the New Jersey Limited Liability Company Act, of the New Jersey Statutes, and Title 40A:20, the New Jersey Long Term Tax Exemption Law, of the New Jersey Statutes, does hereby execute the following Certificate of Formation:

FIRST: The name of the Company is "GP 177 MAIN URBAN RENEWAL, LLC" (the "Company").

SECOND: The address of the Company's initial registered agent in the State of New Jersey is c/o DeCotiis, FitzPatrick Cole & Wisler, LLP, Glenpointe Centre West, 500 Frank W. Burr Boulevard, Suite 31, Teaneck, New Jersey 07666, Attention: Michael J. Caccavelli. The name of its initial registered agent at such address is Michael J. Caccavelli.

THIRD: (a) The purposes for which this Company is formed shall be to operate under P.L.1991, c.431 (C.40A:20-1 et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, and, when authorized by financial agreement with the TOWNSHIP OF WEST ORANGE (the "Municipality"), to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these types of improvement in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.).

(b) So long as the Company is obligated under financial agreement with the Municipality made pursuant to P.L.1991, c.431 (C.40A:20-1 et seq.), it shall engage in no business other than the ownership, operation and management of the project.

(c) The Company has been organized to serve a public purpose. Its operations shall be directed toward: (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced, or to be displaced, by redevelopment, or the conduct of low and moderate income housing projects; (2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L.1991, c.431 (C.40A:20-1 et seq.). The Company shall be subject to regulation by the municipality, and to a

limitation or prohibition, as appropriate, on profits or dividends for so long as the Company remains the owner of a project subject to the terms of P.L.1991, c.431 (C.40A:20-1 et seq.).

(d) The Company shall not voluntarily transfer more than ten percent (10%) of the ownership of the project, or any portion of a project undertaken by it under P.L.1991, c.431 (C.40A:20-1 et seq.), until it has first removed both itself and the project from all restrictions of P.L.1991, c.431 (C.40A:20-1 et seq.) in the manner required by P.L.1991, c.431 (C.40A:20-1 et seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of Community Affairs to such transfer; with the exception of transfer to another urban renewal entity, as approved by the Municipality, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The Company shall file annually with the governing body of the municipality a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the Company itself provided that the transfer, if greater than 10% (ten percent), is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the Municipality in advance of the annual disclosure statement referred to above.

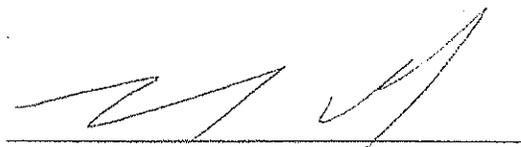
(e) The Company shall be subject to the provisions of Section 18 of P.L.1991, c.431 (C.40A:20-18) respecting the powers of the municipality to alleviate financial difficulties of the Company or to perform actions on behalf of the Company upon a determination of financial emergency.

(f) Any housing units constructed or acquired by the Company shall be managed subject to the supervision of, and rules adopted by, the Commissioner of Community Affairs.

FOURTH: The Company shall have perpetual existence.

FIFTH: The effective date of this Certificate of Formation shall be the date of filing with the State of New Jersey Department of Treasury.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation on this 5th day of November, 2007.



Michael J. Caccavelli, Esq.

EXHIBIT 5

The Financial Plan for the Undertaking of the Project

Year				
2012	2013	2014	2015	2016

BUDGET DETAIL

INCOME

Gross Potential Rent - Residential	\$	8,891,700	\$	8,891,700	\$	9,052,345	\$	9,257,167	\$	9,509,098
Rent Loss - Residential										
Vacancy Loss		(8,891,700)		(8,119,573)		(2,326,516)		(164,479)		(306,975)
Concessions		-		(229,190)		(449,763)		(61,500)		(63,000)
Bad Debt		-		-		(24,919)		(27,799)		(28,556)
Total Rent Loss - Residential		(8,891,700)		(8,348,763)		(2,801,198)		(253,778)		(398,531)
Net Rental Revenue - Residential		-		542,937		6,251,147		9,003,388		9,110,567
Other Income										
Parking Income - Residential		-		36,181		326,869		445,335		451,885
Parking Income - Non-Residential		-		-		-		-		-
Storage Income		-		13,286		113,678		150,282		148,061
Retail Income		-		38,667		259,840		352,640		352,640
Restaurant Income		-		-		-		-		-
Misc. Income		-		521		4,454		5,888		5,801
Interest Income		-		90		180		180		180
Late Charges		-		1,853		16,142		21,822		22,085
Bad Check Charges		-		-		2,200		2,400		2,400
Lease Breakage Fees		-		-		20,388		27,799		28,556
Damage Charges		-		-		1,850		6,250		6,600
Application Fees		-		11,250		28,725		13,575		13,950
Facilities Charges		-		1,125		3,375		4,500		4,500
Vending Income		-		-		-		-		-
Forfeited Deposits		-		1,500		3,000		3,000		3,000
Trash Removal Income		-		-		-		-		-
Pet Fees		-		19,285		63,155		46,200		46,312
Amenities Fees		-		28,325		72,600		33,825		34,650
Guest Suite Income		-		-		-		-		-
Corporate Apartment Income		-		-		-		-		-
Total Other Income		-		152,082		916,456		1,113,695		1,120,619
Total Operating Revenue	\$	-	\$	695,019	\$	7,167,602	\$	10,117,084	\$	10,231,186

EXPENSE

Rental Expense

Collateral Materials	\$	-	\$	-	\$	2,200	\$	4,400	\$	4,400
Signs/Billboards		-		-		2,000		4,000		4,000
Newsletters/Flyers		-		750		900		900		900
Apt. Guides/Magazines		-		250		150		150		150
Internet Advertising		-		48,449		45,299		43,049		-
Resident Referrals		-		1,500		1,500		1,500		1,500
Realtors/Locators		-		14,000		11,000		3,000		3,000
Resident Gifts/Surveys		-		3,219		10,197		9,813		10,031
Hospitality		-		-		-		-		-
Resident Activities		-		6,100		11,900		11,900		11,900
Model Apartment Expense		-		800		900		900		900
Lead Pricing/Management		-		469		7,953		7,953		-
Clubhouse/Fitness Expense		-		1,100		1,200		1,200		1,200
Misc. Rental Expense		-		1,600		2,400		2,400		2,400
Total Rental Expense		-		78,237		97,599		91,165		40,381

Salary Expense

Property Manager		-		75,088		77,340		79,661		82,050
Assistant Property Manager		-		52,286		53,855		55,470		57,135
Leasing Manager		-		-		-		-		-
Sales & Service Associate		-		93,696		105,280		54,219		55,846
Concierge		-		83,278		140,362		144,573		148,910
Service Manager		-		-		-		-		-
Assistant Service Manager		-		-		-		-		-
Service Technician		-		54,055		121,477		125,121		128,875
Porter/Groundskeeper		-		36,262		36,806		37,358		37,919
Housekeeper		-		-		29,972		30,871		31,798
Commissions/Bonuses		-		12,875		47,963		58,950		58,894
Floating Staff		-		-		-		-		-
Benefit Charge		-		126,338		190,047		181,730		186,442
Total Salary Expense		-		533,879		803,103		767,954		787,868

PRISM
 CAPITAL PARTNERS, LLC
Edison Lofts
 177 Main Street
 West Orange, NJ
5 Year Annual Budget

	Year				
	2012	2013	2014	2015	2016
Administrative Expense					
Employee Search	-	-	-	-	-
Credit Checks	-	3,000	7,660	3,620	3,720
Employee Relations	-	4,200	7,500	6,860	8,960
Education/Training	-	-	-	-	-
Office Supplies	-	1,464	2,196	2,196	2,196
Travel	-	2,000	3,000	3,000	3,000
Dues/Subscriptions	-	-	-	-	-
Postage	-	2,200	3,300	3,300	3,300
IT Expense	-	3,554	5,331	5,331	5,331
Office Forms	-	-	-	-	-
Legal Fees	-	9,000	12,000	12,000	12,000
Appraisal Expense	-	-	-	-	-
Telephone - Office	-	2,162	3,243	3,243	3,243
Cable and Wireless - Service	-	4,800	7,200	7,200	7,200
Telephone - Dedicated Lines	-	240	360	360	360
Data Processing Expense	-	-	6,704	6,704	6,704
Bank Charges	-	3,360	5,760	5,760	5,760
Credit Card Charges	-	-	-	-	-
Uniforms	-	900	1,200	1,200	1,200
Security Guard Service	-	-	-	-	-
Licenses/Fees	-	10,196	11,123	11,123	11,123
Interest Expense on Security Deposits	-	-	185	625	660
Misc. Administrative	-	1,600	11,892	11,892	11,892
Total Administrative Expense	-	48,676	88,653	84,413	86,648
Management Fees					
Management Fee	-	21,086	143,352	202,342	204,624
Lease-Up Fees	-	36,050	84,000	-	-
Total Management Fees	-	57,136	227,352	202,342	204,624
Maintenance Expense					
Carpet Repair	-	1,400	2,400	2,400	2,400
Carpet Cleaning	-	-	1,110	3,750	3,960
Apartment Cleaning - Contract	-	-	-	-	-
Cleaning Supplies	-	2,100	3,600	3,600	3,600
Interior Painting	-	-	19,550	32,750	33,800
Exterminating	-	3,000	6,000	6,000	6,000
Trash Removal	-	3,847	32,918	43,517	42,874
Landscaping Contract	-	12,600	25,200	25,200	25,200
Grounds Supplies	-	6,500	9,800	9,800	9,800
Snow Removal	-	8,000	22,000	22,000	22,000
Electrical/Lighting	-	-	6,180	6,365	6,556
Carpentry	-	-	-	-	-
Heating/Air Conditioning	-	5,501	35,287	37,664	37,664
Appliance Repair	-	-	-	-	-
Locks/Keys	-	450	900	900	900
General Building	-	5,000	25,200	25,200	25,200
Exterior Window Cleaning	-	10,000	10,000	10,000	10,000
Garage Door Repair	-	-	-	-	-
Tile/Vinyl Repair	-	-	-	-	-
Fire Prevention/Security	-	5,420	8,720	8,720	8,720
Elevator Contract	-	-	32,400	32,400	32,400
Pool Contract	-	31,500	63,000	63,000	63,000
Plumbing	-	3,500	6,000	12,600	12,600
General Maintenance	-	18,900	32,400	32,400	32,400
Window Coverings	-	-	600	1,200	1,200
Common Area Cleaning	-	-	-	-	-
Misc. Maintenance	-	1,400	2,400	2,400	2,400
Total Maintenance Expense	-	119,118	345,664	381,866	382,674
Total Controllable Expense	-	837,046	1,562,372	1,527,740	1,502,195

PRISM
 CAPITAL PARTNERS, LLC
Edison Lofts
 177 Main Street
 West Orange, NJ
5 Year Annual Budget

	Year				
	2012	2013	2014	2015	2016
Utility Expense					
Electric - House	-	90,750	181,500	181,500	181,500
Electric - Models	-	383	766	766	766
Electric - Vacants	-	6,380	21,627	2,265	4,115
Gas - House	-	20,400	40,800	40,800	40,800
Gas - Models	-	630	1,260	1,260	1,260
Gas - Vacants	-	9,955	19,285	3,728	6,773
Water/Sewer	-	7,287	62,349	82,425	81,207
Water/Sewer Reimbursement	-	(5,830)	(49,879)	(65,940)	(64,966)
Total Utility Expense	-	129,955	277,708	246,803	251,454
Taxes and Insurance					
Property Taxes	450,000	500,000	890,251	1,185,199	1,023,119
Special Assessment	60,000	123,600	173,490	173,490	173,490
Property Insurance	-	37,463	74,925	74,925	74,925
Total Taxes and Insurance	510,000	661,063	1,138,666	1,433,614	1,271,534
Total Non-Controllable Expense	510,000	791,017	1,416,373	1,680,417	1,522,988
Total Operating Expense	\$ 510,000	\$ 1,628,063	\$ 2,978,745	\$ 3,208,157	\$ 3,025,184
NOI Before Replacement Reserve	\$ (510,000)	\$ (933,044)	\$ 4,188,857	\$ 6,908,927	\$ 7,206,002
Replacement Reserve @ 80% Occupancy)	-	-	35,838	101,171	102,312
NOI Before Debt	\$ (510,000)	\$ (933,044)	\$ 4,153,019	\$ 6,807,756	\$ 7,103,691
Ground Lease Payment					
Cash Available for Debt Service	\$ (510,000)	\$ (933,044)	\$ 4,153,019	\$ 6,807,756	\$ 7,103,691
Debt Service - First Mortgage	4,274,049	4,274,049	4,274,049	4,274,049	4,274,049
Cash Flow After Debt Service	\$ (4,784,049)	\$ (5,207,093)	\$ (121,030)	\$ 2,533,707	\$ 2,829,642

Stabilized 2016															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Total per Unit	
BUDGET SUMMARY															
INCOME															
Gross Potential Rent - Residential	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 9,509,098	\$ 28,556	
Rent Loss - Residential	(19,658)	(22,037)	(25,417)	(28,297)	(31,176)	(32,176)	(45,074)	(40,436)	(46,454)	(39,315)	(35,436)	(33,056)	(398,531)	(1,197)	
Net Rental Revenue - Residential	772,767	770,388	767,008	764,128	761,249	760,249	747,350	751,989	745,971	753,110	756,989	759,369	9,110,567	27,359	
Other Income	91,270	91,601	92,137	93,033	93,004	94,659	94,694	98,351	93,345	94,002	91,926	92,595	1,120,619	3,365	
Total Operating Revenue	\$ 864,037	\$ 861,989	\$ 859,145	\$ 857,161	\$ 854,253	\$ 854,908	\$ 842,045	\$ 850,341	\$ 839,316	\$ 847,112	\$ 848,916	\$ 851,964	\$ 10,231,186	\$ 30,724	
EXPENSE															
Rental Expense	\$ 1,345	\$ 1,525	\$ 2,164	\$ 4,754	\$ 1,583	\$ 4,857	\$ 1,910	\$ 6,916	\$ 2,275	\$ 5,397	\$ 1,492	\$ 6,163	\$ 40,381	\$ 121	
Salary Expense	62,567	62,960	66,407	64,630	64,794	68,437	68,200	68,429	66,890	64,532	63,844	66,178	787,868	2,366	
Administrative Expense	4,949	14,566	14,388	5,169	5,689	6,719	5,229	6,024	6,414	5,864	5,034	6,599	86,648	260	
Management Fees	17,281	17,240	17,183	17,143	17,085	17,098	16,841	17,007	16,786	16,942	16,978	17,039	204,624	614	
Maintenance Expense	26,300	28,289	37,388	28,057	28,792	35,772	41,577	29,670	35,159	27,232	26,413	38,025	382,674	1,149	
Total Controllable Expense	112,442	124,580	137,530	119,753	117,944	132,884	133,757	128,046	127,525	119,967	113,763	134,004	1,502,195	4,511	
Utility Expense	20,574	20,654	20,734	20,814	20,894	20,894	21,295	21,055	21,376	21,135	21,055	20,975	251,454	755	
Taxes and Insurance	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	105,961	1,271,534	3,818	
Total Non-Controllable Expense	126,535	126,615	126,695	126,775	126,856	126,856	127,257	127,016	127,337	127,096	127,016	126,936	1,522,988	4,574	
Total Operating Expense	\$ 238,977	\$ 251,195	\$ 264,225	\$ 246,529	\$ 244,799	\$ 259,739	\$ 261,014	\$ 255,062	\$ 254,862	\$ 247,064	\$ 240,779	\$ 260,939	\$ 3,025,184	\$ 9,085	
NOI Before Replacement Reserve	\$ 625,060	\$ 610,794	\$ 594,920	\$ 610,633	\$ 609,454	\$ 595,168	\$ 581,031	\$ 595,278	\$ 584,454	\$ 600,048	\$ 608,137	\$ 591,025	\$ 7,206,002	\$ 21,640	
Replacement Reserve	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	102,312	307	
NOI Before Debt	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332	
Ground Lease Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cash Available for Debt Service	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332	
Debt Service - First Mortgage	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 356,171	\$ 4,274,049		
Cash Flow After Debt Service	\$ 260,363	\$ 246,097	\$ 230,223	\$ 245,936	\$ 244,757	\$ 230,472	\$ 216,334	\$ 230,582	\$ 219,758	\$ 235,352	\$ 243,440	\$ 226,328	\$ 2,829,642	\$ 21,332	

Stabilized 2016															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Total per Unit	
BUDGET DETAIL															
INCOME															
Gross Potential Rent - Residential	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 792,425	\$ 9,509,098	\$ 28,556	
Rent Loss - Residential															
Vacancy Loss	(14,278)	(16,658)	(19,037)	(21,417)	(23,797)	(23,797)	(35,695)	(28,556)	(38,074)	(30,936)	(28,556)	(26,176)	(306,975)	(922)	
Concessions	(3,000)	(3,000)	(4,000)	(4,500)	(5,000)	(6,000)	(7,000)	(9,500)	(6,000)	(6,000)	(4,500)	(4,500)	(63,000)	(189)	
Bad Debt	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(2,380)	(28,556)	(86)	
Total Rent Loss - Residential	(19,658)	(22,037)	(25,417)	(28,297)	(31,176)	(32,176)	(45,074)	(40,436)	(46,454)	(39,315)	(35,436)	(33,056)	(398,531)	(1,197)	
Net Rental Revenue - Residential	772,767	770,388	767,008	764,128	761,249	760,249	747,350	751,989	745,971	753,110	756,989	759,369	9,110,567	27,359	
Other Income															
Parking Income - Residential	38,212	38,095	37,978	37,862	37,745	37,745	37,160	37,511	37,044	37,394	37,511	37,628	451,885	1,357	
Parking Income - Non-Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Storage Income	12,520	12,482	12,444	12,405	12,367	12,367	12,176	12,291	12,137	12,252	12,291	12,329	148,061	445	
Retail Income	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	29,387	352,640	1,059	
Restaurant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Misc. Income	491	489	488	486	485	485	477	482	476	480	482	483	5,801	17	
Interest Income	15	15	15	15	15	15	15	15	15	15	15	15	180	1	
Late Charges	1,868	1,862	1,856	1,850	1,845	1,845	1,816	1,833	1,810	1,828	1,833	1,839	22,085	66	
Bad Check Charges	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7	
Lease Breakage Fees	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	2,380	28,556	86	
Damage Charges	350	350	450	500	550	600	950	800	800	450	400	400	6,600	20	
Application Fees	675	675	900	975	1,125	1,350	1,500	2,100	1,350	1,350	975	975	13,950	42	
Facilities Charges	375	375	375	375	375	375	375	375	375	375	375	375	4,500	14	
Vending Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Forfeited Deposits	-	500	-	500	-	500	-	500	-	500	-	500	3,000	9	
Trash Removal Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pet Fees	3,148	3,142	3,465	3,623	3,782	4,112	4,409	5,254	4,072	4,092	3,604	3,610	46,312	139	
Amenities Fees	1,650	1,650	2,200	2,475	2,750	3,300	3,850	5,225	3,300	3,300	2,475	2,475	34,650	104	
Guest Suite Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Corporate Apartment Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Other Income	91,270	91,601	92,137	93,033	93,004	94,659	94,694	98,351	93,345	94,002	91,926	92,595	1,120,619	3,365	
Total Operating Revenue	\$ 864,037	\$ 861,989	\$ 859,145	\$ 857,161	\$ 854,253	\$ 854,908	\$ 842,045	\$ 850,341	\$ 839,316	\$ 847,112	\$ 848,916	\$ 851,964	\$ 10,231,186	\$ 30,724	

Stabilized 2016														Total	Total per Unit
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
EXPENSE															
Rental Expense															
Collateral Materials	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ 1,100	\$ -	\$ -	\$ 4,400	\$ 13	
Signs/Billboards	-	-	-	1,000	-	1,000	-	1,000	-	1,000	-	-	4,000	12	
Newsletters/Flyers	150	-	150	-	150	-	150	-	150	-	150	-	900	3	
Apt. Guides/Magazines	-	150	-	-	-	-	-	-	-	-	-	-	150	0	
Internet Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Resident Referrals	-	250	-	250	-	250	-	250	-	250	-	250	1,500	5	
Realtors/Locators	-	-	-	1,000	-	-	-	1,000	-	-	-	1,000	3,000	9	
Resident Gifts/Surveys	495	525	614	704	733	1,807	1,060	1,166	925	747	642	613	10,031	30	
Hospitality	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Resident Activities	300	300	1,000	300	300	300	300	2,000	800	2,000	300	4,000	11,900	36	
Model Apartment Expense	100	-	100	100	100	100	100	100	100	-	100	-	900	3	
Lead Pricing/Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Clubhouse/Fitness Expense	100	100	100	100	100	100	100	100	100	100	100	100	1,200	4	
Misc. Rental Expense	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7	
Total Rental Expense	1,345	1,525	2,164	4,754	1,583	4,857	1,910	6,916	2,275	5,397	1,492	6,163	40,381	121	
Salary Expense															
Property Manager	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	6,838	82,050	246	
Assistant Property Manager	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	4,761	57,135	172	
Leasing Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sales & Service Associate	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	4,654	55,846	168	
Concierge	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	12,409	148,910	447	
Service Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Assistant Service Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Service Technician	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	128,875	387	
Porter/Groundskeeper	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	3,160	37,919	114	
Housekeeper	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,798	95	
Commissions/Bonuses	2,550	2,850	5,481	4,125	4,250	7,031	6,850	7,025	5,850	4,050	3,525	5,306	58,894	177	
Floating Staff	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Benefit Charge	14,806	14,899	15,715	15,294	15,333	16,195	16,139	16,193	15,829	15,271	15,108	15,680	186,442	560	
Total Salary Expense	62,567	62,960	66,407	64,630	64,794	68,437	68,200	68,429	66,890	64,532	63,844	66,178	787,868	2,366	
Administrative Expense															
Employee Search	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Credit Checks	180	180	240	260	300	360	400	560	360	360	260	260	3,720	11	
Employee Relations	75	200	2,740	200	75	1,640	75	725	1,315	200	75	1,640	8,960	27	
Education/Training	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Office Supplies	183	183	183	183	183	183	183	183	183	183	183	183	2,196	7	
Travel	250	250	250	250	250	250	250	250	250	250	250	250	3,000	9	
Dues/Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Postage	275	275	275	275	275	275	275	275	275	275	275	275	3,300	10	
IT Expense	444	444	444	444	444	444	444	444	444	444	444	444	5,331	16	
Office Forms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Legal Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	36	
Appraisal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Telephone - Office	270	270	270	270	270	270	270	270	270	270	270	270	3,243	10	
Cable and Wireless - Service	600	600	600	600	600	600	600	600	600	600	600	600	7,200	22	
Telephone - Dedicated Lines	30	30	30	30	30	30	30	30	30	30	30	30	360	1	
Data Processing Expense	-	-	6,704	-	-	-	-	-	-	-	-	-	6,704	20	
Bank Charges	480	480	480	480	480	480	480	480	480	480	480	480	5,760	17	
Credit Card Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Uniforms	-	-	-	-	600	-	-	-	-	-	-	600	1,200	4	
Security Guard Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Licenses/Fees	927	927	927	927	927	927	927	927	927	927	927	927	11,123	33	
Interest Expense on Security Deposits	35	35	45	50	55	60	95	80	80	45	40	40	660	2	
Misc. Administrative	200	9,692	200	200	200	200	200	200	200	200	200	200	11,892	36	
Total Administrative Expense	4,949	14,566	14,388	5,169	5,689	6,719	5,229	6,024	6,414	5,864	5,034	6,599	86,648	260	
Management Fees															
Management Fee	17,281	17,240	17,183	17,143	17,085	17,098	16,841	17,007	16,786	16,942	16,978	17,039	204,624	614	
Lease-Up Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Management Fees	17,281	17,240	17,183	17,143	17,085	17,098	16,841	17,007	16,786	16,942	16,978	17,039	204,624	614	

Stabilized 2016														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Total per Unit
Maintenance Expense														
Carpet Repair	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7
Carpet Cleaning	210	210	270	300	330	360	570	480	480	270	240	240	3,960	12
Apartment Cleaning - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning Supplies	300	300	300	300	300	300	300	300	300	300	300	300	3,600	11
Interior Painting	2,217	2,217	2,517	2,667	2,817	2,967	4,017	3,567	3,567	2,517	2,367	2,367	33,800	102
Exterminating	500	500	500	500	500	500	500	500	500	500	500	500	6,000	18
Trash Removal	3,625	3,614	3,603	3,592	3,581	3,581	3,526	3,559	3,515	3,548	3,559	3,570	42,874	129
Landscaping Contract	-	-	3,150	3,150	3,150	3,150	3,150	3,150	3,150	3,150	-	-	25,200	76
Grounds Supplies	-	-	-	3,100	-	200	3,400	-	600	2,500	-	-	9,800	29
Snow Removal	5,000	5,000	4,000	-	-	-	-	-	-	-	3,000	5,000	22,000	66
Electrical/Lighting	546	546	546	546	546	546	546	546	546	546	546	546	6,556	20
Carpentry	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating/Air Conditioning	1,667	3,667	1,667	1,667	5,333	3,333	3,333	5,333	1,667	1,667	3,667	4,667	37,664	113
Appliance Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Locks/Keys	75	75	75	75	75	75	75	75	75	75	75	75	900	3
General Building	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	25,200	76
Exterior Window Cleaning	-	-	-	-	-	-	10,000	-	-	-	-	-	10,000	30
Garage Door Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tile/Vinyl Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Prevention/Security	560	560	1,060	560	560	1,060	560	560	1,060	560	560	1,060	8,720	26
Elevator Contract	-	-	8,100	-	-	8,100	-	-	8,100	-	-	8,100	32,400	97
Pool Contract	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	63,000	189
Plumbing	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600	38
General Maintenance	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,400	97
Window Coverings	100	100	100	100	100	100	100	100	100	100	100	100	1,200	4
Common Area Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc. Maintenance	200	200	200	200	200	200	200	200	200	200	200	200	2,400	7
Total Maintenance Expense	26,300	28,289	37,388	28,057	28,792	35,772	41,577	29,670	35,159	27,232	26,413	38,025	382,674	1,149
Total Controllable Expense	112,442	124,580	137,530	119,753	117,944	132,884	133,757	128,046	127,525	119,967	113,763	134,004	1,502,195	4,511
Utility Expense														
Electric - House	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	15,125	181,500	545
Electric - Models	64	64	64	64	64	64	64	64	64	64	64	64	768	2
Electric - Vacants	191	223	255	287	319	319	478	383	510	415	383	351	4,115	12
Gas - House	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	40,800	123
Gas - Models	105	105	105	105	105	105	105	105	105	105	105	105	1,260	4
Gas - Vacants	315	368	420	473	525	525	788	630	840	683	630	578	6,773	20
Water/Sewer	6,867	6,846	6,825	6,804	6,783	6,783	6,678	6,741	6,657	6,720	6,741	6,762	81,207	244
Water/Sewer Reimbursement	(5,494)	(5,477)	(5,460)	(5,443)	(5,426)	(5,426)	(5,342)	(5,393)	(5,326)	(5,376)	(5,393)	(5,410)	(64,966)	(195)
Total Utility Expense	20,574	20,654	20,734	20,814	20,894	20,894	21,295	21,055	21,376	21,135	21,055	20,975	251,454	755
Taxes and Insurance														
Property Taxes	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	85,260	1,023,119	3,072
Special Assessment	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	14,458	173,490	521
Property Insurance	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	6,244	74,925	225
Total Taxes and Insurance	105,961	1,271,534	3,818											
Total Non-Controllable Expense	126,535	126,615	126,695	126,775	126,856	126,856	127,257	127,016	127,337	127,096	127,016	126,936	1,522,988	4,574
Total Operating Expense	\$ 238,977	\$ 251,195	\$ 264,225	\$ 246,529	\$ 244,799	\$ 259,739	\$ 261,014	\$ 255,062	\$ 254,862	\$ 247,064	\$ 240,779	\$ 260,939	\$ 3,025,184	\$ 9,085
NOI Before Replacement Reserve	\$ 625,060	\$ 610,794	\$ 594,920	\$ 610,633	\$ 609,454	\$ 595,168	\$ 581,031	\$ 595,278	\$ 584,454	\$ 600,048	\$ 608,137	\$ 591,025	\$ 7,206,002	\$ 21,640
Replacement Reserve @ 80% Occupancy)	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	8,526	102,312	307
NOI Before Debt	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332
Ground Lease Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Available for Debt Service	\$ 616,534	\$ 602,268	\$ 586,394	\$ 602,107	\$ 600,928	\$ 586,642	\$ 572,505	\$ 586,752	\$ 575,928	\$ 591,522	\$ 599,611	\$ 582,499	\$ 7,103,691	\$ 21,332
Debt Service - First Mortgage	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	356,171	4,274,049	12,835
Cash Flow After Debt Service	\$ 260,363	\$ 246,097	\$ 230,223	\$ 245,936	\$ 244,757	\$ 230,472	\$ 216,334	\$ 230,582	\$ 219,758	\$ 235,352	\$ 243,440	\$ 226,328	\$ 2,829,642	\$ 8,497

EXHIBIT F

West Orange Redevelopment
Detailed Cost Summary
As of September 30, 2011

Code	Description	Total 177 URE
1	Purchase Price - Edison & Edison Related Parcels	14,480,329
1	Purchase Price - Other Redevelopment Zone	450,000
10	Legal Fees - Acquisition	151,920
30	Easements	16
45	Fees - Title Recording & Escrow	1,332
46	Title Insurance	46,420
48	Other Closing Costs	350,561
1910	Architectural Design Development	442,772
1950	Structural Engineer - Due Diligence	21,822
1960	MEP Engineering - Due Diligence	15,400
1970	ALTA Survey	31,851
1980	Site Plan Engineering - DD	40,800
2010	Environmental Consultant - DD	191,285
2204	Legal - Environmental	97,803
49	TOTAL LAND BASIS	16,322,310

SITE PLAN APPROVAL COSTS (Phase I)

50	Legal - Approvals	48,540
51	Legal - Redevelopment Agreement	125,173
52	Legal - Financial Agreement	267,778
54	Legal - Township RDA Costs	608,970
70	Application Fees (Municipal)	693
71	Affordable Housing Fees	75
72	Parcel Review Fee	2,194
75	Planning Board Fees	39
80	Application Fees (County)	3,418
90	Application Fees (State)	47
92	DOT Application & Review Fee - Project	48
99	Total Site Plan Approval	52
1904	Preliminary Arch Design	4,225
1906	Arch - Master Plan	33,657
1908	Other Arch. - Site Plan	72,165
1916	Architectural Renderings/Models	11,447
1951	Structural Eng - Site Plan	30,505
1971	Topographical Survey	13,981
2001	Geotechnical Eng - Investigation	2,598
2002	Geology/Soils Engineering	44,679
2017	Traffic Consultant	17,112
2033	Professional Planner	13,184
99	TOTAL SITE PLAN APPROVALS	1,300,580

DEMOLITION & SITE COSTS

	Temporary Construction	-
200	Environmental Allowance	5,090
201	Environmental Remediation	13,847
202	Asbestos Removal	421,707
205	Contaminated Soil Removal	652,215
207	Ground Water Clean Up	261,799
210	Demolition Allowance	221
211	Demolition, Wrecking	446,403
212	Demolition Interiors	11,874
213	Plumbing Demo	4,409
214	HVAC Demo	112
215	Electrical Demo	16,511
216	Fire Protection Demo	3,409
219	Demolition	115
223	Soil Erosion	3,000
225	Mass Earthwork	27,901
243	Water Meter Pit	128
250	Streets And Accessories	131
280	Other Offsite Improvements	147
150	Site Surveying (Layout)	315
299	TOTAL DEMOLITION AND SITE COSTS	1,869,333

CONSTRUCTION HARD COSTS

101	Supervision	365,001
103	Administrative	97,068
112	Blueprints	12,798
115	Accounting	60
118	Safety	4,740
120	Field Office	40,198
122	Office Supplies	235
124	Office Computers	13,478
131	Temporary Phone/Beeper	11,777
132	Temporary Portable Toilets	6,070
133	Temporary Water	14,139
134	Temporary Heat & Winter Cond.	831
136	Temporary Electric Equipment & Wiring	89,117
137	Temporary Electric Power Consumption	154,366
139	Temporary Fences and Gates	75,641
143	Temporary Material Lifts	10
144	Temporary Man Lifts	604
145	Field Equipment	2,361
146	Other Temporary	19,188
160	Site Security	14,004
162	Street Sweeping	642
170	Clean Up (Labor) During Construction	140,937
174	Dumpsters	4,262
175	Exterminating & Pest Control	107
185	Project Signs	1,321
186	Travel & Entertainment	5,622

Code	Description	Total 177 URE
300	Concrete Allowance	315
301	Exterior Concrete And Construction	7,000
341	Structural Precast Concrete	2,804,406
350	Sandwich Panels Load Bearing	184
370	Concrete Façade Restoration	583
390	Parking Deck	19,405
400	Masonry Allowance	210
410	Masonry (Brick)	215
420	Masonry Block	441
450	Stone Allowance	236
500	Steel Allowance	120
510	Metal Decking	268
540	Structural Steel Stud Framing	284
600	Carpentry & Millwork Allowance	315
700	Waterproofing & Insulation Allowance	735
750	Roofing Allowance	1,182
800	Door, Frame & Hdw Allowance	420
840	Aluminum Store Front	882
880	Curtain Wall	462
900	Interior Finish Allowance	473
1000	Specialty Allowance	525
1020	Louwer & Vents	536
1250	Blinds	38,950
1400	Elevators Allowance	735
1499	Elevators	14,366
1500	Fire Protection Allowance	3,152
1549	Plumbing	16,227
1600	Electrical Allowance	840
1650	Voice & Data Wiring	867
1799	TOTAL HARD CONSTRUCTION COSTS	3,976,362

CONSTRUCTION SOFT COSTS

1900	Arch / Structural / MEP Allowance	125,994
1912	Arch - Leeds	50,402
1918	Arch - Schematic	280,600
1922	Arch - CD	826,558
1944	Arch - General	10,278
1946	Arch - Reimbursables	44,115
1954	Structural Engineering	13,769
1961	MEP Engineering CD's	69,500
1962	MEP Engineering-Reimbursables	478
1966	Low Voltage Design	46,667
1972	Surveying - Construction	1,575
1981	Site Plan Engineering - CD's	215,766
1982	Site Plan Engineering Reimbursables	11,068
1983	Infrastructure Engineering	38,757
1984	Infrastructure Reimbursables	108
1990	Landscape Architect-Design	3,090
2003	Geotechnical Eng-Testing Construction Phase	39,278
2011	Environmental Testing - Phase 1	80,867
2012	Environmental Consultant - Phase 1	384,707
2014	Environmental Consultant - Phase 2	56,672
2015	Asbestos Consultant	33,717
2018	Parking Consultant	10,440
2020	Testing & Inspection	54,791
2028	Parking Deck Consultant	136,690
2029	Security Consultant	12,283
2030	Acoustical Consultant	10,266
2031	Historical Consultant	74,484
2042	Estimating / Qty Surveyer Consultant	70,023
2202	Legal (Other)	1,184
2205	Condemnation Legal Contingency	43,957
2208	COAH	106,431
2211	Building Permits	32,521
2212	Sewer Permits	2,802
2213	Water Permits	5,000
2215	Soil Conservation Review Fees	2,750
2225	Agency Inspection Fees	6,782
2226	Other Permits & Fees	4,521
2250	LOC/Surety Bond Fees (See Financing)	1,182
2300	Tenant Buy-Outs and Relocations	1,268,039
2320	Office Expense / G&A	47,236
2999	TOTAL CONSTRUCTION SOFT COSTS	4,225,546

MARKETING

3000	Ground Breaking	56,473
3030	Marketing Costs/Materials	13,132
3100	Market Studies	9,192
3110	Marketing Stacking Plans	1,634
3120	Marketing Promotional Cost	3,677
3150	Marketing Public Relations	1,655
3160	Marketing Charitable Contributions	6,536
3170	Other Marketing	44,981
3499	TOTAL MARKETING	139,279

EXHIBIT 6

Initial Rental Schedules

Unit Type	Units	% of Total Units	Per Unit	Total	Annual Rent Growth: 0.00%				Annual Rent Growth: 2.00%				Annual Rent Growth: 2.50%				Annual Rent Growth: 3.00%			
					2012 Market Rents				2013 Market Rents				2014 Market Rents				2015 Market Rents			
					Monthly per Unit	Monthly Total	Annual Total	Monthly per SF	Monthly per Unit	Monthly Total	Annual Total	Monthly per SF	Monthly per Unit	Monthly Total	Annual Total	Monthly per SF	Monthly per Unit	Monthly Total	Annual Total	Monthly per SF
Market Rate Units																				
Studio	31	9%	613	19,013	\$ 1,761	\$ 54,591	\$ 655,092	\$ 2.07	\$ 1,784	\$ 54,591	\$ 655,092	\$ 2.07	\$ 1,798	\$ 55,650	\$ 668,104	\$ 2.09	\$ 1,811	\$ 57,075	\$ 684,896	\$ 2.09
Studio + Den	4	1%	820	3,280	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44	\$ 2,000	\$ 8,000	\$ 96,000	\$ 2.44
1BR 1BA	122	37%	822	100,505	\$ 2,000	\$ 243,967	\$ 2,927,604	\$ 2.43	\$ 2,000	\$ 243,967	\$ 2,927,604	\$ 2.43	\$ 2,040	\$ 248,846	\$ 2,989,156	\$ 2.46	\$ 2,091	\$ 258,067	\$ 3,090,810	\$ 2.54
1BR 1BA + Den	61	18%	1,096	66,836	\$ 2,309	\$ 140,844	\$ 1,690,128	\$ 2.11	\$ 2,309	\$ 140,844	\$ 1,690,128	\$ 2.11	\$ 2,356	\$ 143,691	\$ 1,723,931	\$ 2.15	\$ 2,414	\$ 147,262	\$ 1,767,029	\$ 2.20
1BR 1BA + Loft	2	1%	970	1,940	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24	\$ 2,174	\$ 4,348	\$ 52,176	\$ 2.24
2BR 2BA	82	28%	1,262	115,178	\$ 2,499	\$ 229,961	\$ 2,759,412	\$ 2.00	\$ 2,499	\$ 229,961	\$ 2,759,412	\$ 2.00	\$ 2,549	\$ 234,550	\$ 2,814,600	\$ 2.04	\$ 2,613	\$ 240,414	\$ 2,894,965	\$ 2.09
2BR 2BA + Loft	15	5%	1,361	20,720	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92	\$ 2,549	\$ 30,738	\$ 476,856	\$ 1.92
3BR 3BA	6	2%	1,490	8,980	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20	\$ 3,256	\$ 19,536	\$ 234,432	\$ 2.20
Total Market Rate Units	333	100%	1,009	336,152	\$ 2,225	\$ 748,975	\$ 8,881,700	\$ 2.20	\$ 2,225	\$ 748,975	\$ 8,881,700	\$ 2.20	\$ 2,265	\$ 754,362	\$ 9,062,345	\$ 2.24	\$ 2,317	\$ 771,431	\$ 9,257,167	\$ 2.29

Row Labels	Values			Avg. Monthly Rent PSF
	Sum of SF	# of Units	Avg. Monthly	
Studio	19,013	31	\$1,761	\$2.87
US-01	2,360	4	\$1,734	\$2.94
US-02	7,128	12	\$1,739	\$2.93
US-03	5,445	9	\$1,751	\$2.89
US-04	4,080	6	\$1,838	\$2.70
Studio + Den	3,280	4	\$2,000	\$2.44
US-05	3,280	4	\$2,000	\$2.44
1BR 1BA	100,305	122	\$1,997	\$2.43
UA-01	21,060	26	\$1,988	\$2.45
UA-02	35,860	44	\$1,993	\$2.45
UA-03	23,925	29	\$2,006	\$2.43
UA-04	840	1	\$2,023	\$2.41
UA-05	5,220	6	\$2,006	\$2.31
UA-16	1,610	2	\$1,925	\$2.39
UA-17	1,670	2	\$1,958	\$2.34
UA-18	6,472	8	\$1,980	\$2.45
UA-19	1,782	2	\$2,082	\$2.34
UA-20	1,866	2	\$2,126	\$2.28
1BR 1BA + Loft	1,940	2	\$2,174	\$2.24
UA-15	1,940	2	\$2,174	\$2.24
1BR 1BA + Den	66,836	61	\$2,310	\$2.11
UA-06	960	1	\$2,208	\$2.19
UA-07	18,000	18	\$2,208	\$2.18
UA-08	3,060	3	\$2,231	\$2.16
UA-09	6,150	6	\$2,237	\$2.14
UA-10	5,225	5	\$2,260	\$2.11
UA-11	3,195	3	\$2,283	\$1.95
UA-12	12,100	11	\$2,324	\$1.93
UA-13	2,660	2	\$2,590	\$1.93
UA-14	8,160	6	\$2,625	\$1.92
UA-21	2,408	2	\$2,318	\$1.96
UA-22	2,482	2	\$2,382	\$1.92
UA-23	2,436	2	\$2,390	\$1.96
2BR 2BA	115,178	92	\$2,499	\$2.00
UB-01	44,770	37	\$2,451	\$2.03
UB-02	27,060	22	\$2,474	\$2.01
UB-03	3,960	3	\$2,578	\$1.95
UB-04	5,320	4	\$2,590	\$1.95
UB-05	8,220	6	\$2,636	\$1.92
UB-06	5,560	4	\$2,659	\$1.91
UB-07	3,080	2	\$2,833	\$1.84
UB-08	3,100	2	\$2,844	\$1.83
UB-11	2,012	2	\$2,215	\$2.20
UB-12	2,206	2	\$2,327	\$2.11
UB-13	2,370	2	\$2,422	\$2.04
UB-14	2,408	2	\$2,444	\$2.03
UB-15	2,492	2	\$2,493	\$2.00
UB-16	2,620	2	\$2,567	\$1.96
2BR 2BA + Loft	20,720	15	\$2,649	\$1.92
UB-09	18,900	14	\$2,613	\$1.94
UB-10	1,820	1	\$3,156	\$1.73
3BR 2BA	8,880	6	\$3,256	\$2.20
UC-1	8,880	6	\$3,256	\$2.20
Grand Total	336,152	333	\$2,224	\$2.20

EXHIBIT 7

Architect's Certification of Estimated Construction Costs

TOTAL PROJECT COST - N.J.S.A. 40A:20-3h

A.	Land	\$
B.	Architects, engineers and attorneys fees paid or payable in connection with the planning, construction and financing of the project	\$
C.	Surveying and testing	\$
D.	Construction cost (to be certified by the architect)	\$
E.	Insurance, interest and finance costs during construction	\$
F.	Cost of obtaining initial permanent financing	\$
G.	Commissions and other expenses payable in connection with initial leasing/sale	\$
H.	Real estate taxes and assessments during the construction period	\$
I.	Developer's overhead based on a percentage of (d) above, to be computed in accordance with percentage given in law (<u>N.J.S.A.</u> 40A:20-3h) (for projects over \$10,000,000 - 5%)	\$
	Total	\$

The undersigned hereby certifies that the foregoing is the projected total project cost in regard to the Project referenced in this Financial Agreement.

By: _____

GP 177 Main Urban Renewal, LLC

EXHIBIT 8

Certification of Estimated Construction Costs

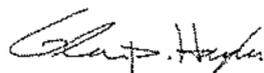
TOTAL PROJECT COST - N.J.S.A. 40A:20-3h

A.	Land	\$16,290,459
B.	Architects, engineers and attorneys fees paid or payable in connection with the planning, construction and financing of the project	\$8,190,693
C.	Surveying and testing	\$88,217
D.	Construction cost (to be certified by the architect)	\$73,785,410
E.	Insurance, interest and finance costs during construction	\$4,285,982
F.	Cost of obtaining initial permanent financing	\$1,072,489
G.	Commissions and other expenses payable in connection with initial leasing/sale	\$2,324,439
H.	Real estate taxes and assessments during the construction period	\$1,191,020
I.	Developer's overhead based on a percentage of (d) above, to be computed in accordance with percentage given in law (N.J.S.A. 40A:20-3h) (for projects over \$10,000,000 - 5%)	\$5,361,435
	Total	\$112,590,144

The architect hereby certifies that based upon the preliminary construction cost estimate and the level of documentation currently available, the foregoing is the projected total construction cost as set forth in D above in regard to the Project referenced in this Financial Agreement.

Date: January 11, 2012

By: _____



Minno & Wasko, LLC

The developer hereby certifies that the foregoing is the projected total project cost in regard to the Project referenced in this Financial Agreement.

Date: _____

By: _____

GP 177 Main Urban Renewal, LLC