

Redevelopment - Breakdown by Stage  
Date Last Revised: 7/18/2012

Exhibit A

Line	Property Name	Number of Units	Purchase Price	Purchase Price Allocation	Loan Allocation			Total Loan Amount	Redevelopment	
					Fee & Cost Allocation	Interest/Service Allocation	CapEx/Reserve Allocation		Release %	Minimum Release Price
<b>Initial Advance Properties</b>										
1	1909 Cooley	2	\$932,580	\$699,435	\$63,838	\$24,064	\$37,815	\$825,151	100%	\$825,151
2	1703-1707 Woodland Ave	2	\$873,708	\$730,281	\$66,653	\$25,125	\$39,482	\$861,541	100%	\$861,541
3	2025 Euclid	10	\$1,250,000	\$937,500	\$85,566	\$32,254	\$50,685	\$1,106,006	100%	\$1,106,006
4	1846 W Bayshore	7	\$1,459,000	\$1,094,250	\$99,873	\$37,647	\$59,160	\$1,290,930	100%	\$1,290,930
5	1820/1830 W Bayshore	68	\$7,390,000	\$5,542,500	\$505,867	\$190,688	\$299,632	\$6,538,707	100%	\$6,538,707
6	1955 Manhattan	13	\$2,500,000	\$1,875,000	\$171,132	\$64,509	\$101,371	\$2,212,012	100%	\$2,212,012
<b>Total</b>		<b>100</b>	<b>14,505,288</b>	<b>10,878,966</b>	<b>\$982,929</b>	<b>\$374,287</b>	<b>\$588,165</b>	<b>\$12,834,348</b>		<b>\$12,834,348</b>
<b>Property Name</b>										
1	1827 Clarke Avenue	2	\$850,000	\$637,500	\$58,185	\$21,933	\$34,466	\$752,084	100%	\$752,084
2	1787 Woodland Avenue	1	\$1,000,000	\$750,000	\$68,453	\$25,803	\$40,548	\$884,805	100%	\$884,805
3	1821 Clarke Avenue	1	\$850,000	\$637,500	\$58,185	\$21,933	\$34,466	\$752,084	100%	\$752,084
4	1785 Woodland Avenue	1	\$1,200,000	\$900,000	\$82,143	\$30,964	\$48,658	\$1,061,766	100%	\$1,061,766
5	1805 Clarke Avenue	1	\$800,000	\$600,000	\$54,762	\$20,643	\$32,439	\$707,844	100%	\$707,844
6	655 Scofield Avenue	11	\$1,100,000	\$825,000	\$75,298	\$28,384	\$44,603	\$973,285	100%	\$973,285
7	2040/2042 Euclid Ave	2	\$872,000	\$654,000	\$59,691	\$22,501	\$35,358	\$771,550	100%	\$771,550
8	375 Donohoe Street	1	\$915,000	\$686,250	\$62,634	\$23,610	\$37,102	\$809,596	100%	\$809,596
9	2032 Euclid Ave	1	\$650,000	\$487,500	\$44,494	\$16,772	\$26,356	\$575,123	100%	\$575,123
10	1820 Clarke Avenue	2	\$850,000	\$637,500	\$58,185	\$21,933	\$34,466	\$752,084	100%	\$752,084
11	1906 Capitol Avenue	2	\$1,850,000	\$1,387,500	\$126,638	\$47,736	\$75,014	\$1,636,889	100%	\$1,636,889
12	1902 Capitol Avenue	2	\$850,000	\$637,500	\$58,185	\$21,933	\$34,466	\$752,084	100%	\$752,084
<b>Total</b>		<b>17</b>	<b>\$12,137,000</b>	<b>\$9,102,750</b>	<b>\$830,813</b>	<b>\$313,177</b>	<b>\$492,136</b>	<b>\$10,738,875</b>		<b>\$10,738,875</b>
<b>Total Stage I</b>		<b>117</b>	<b>\$26,642,288</b>	<b>\$19,981,716</b>	<b>\$1,823,742</b>	<b>\$687,464</b>	<b>\$1,080,301</b>	<b>\$23,573,223</b>		<b>\$23,573,223</b>
<b>Future Advance Properties</b>										
1	466 E. O'Keefe St	36	\$3,800,000	\$3,230,000	\$42,231	\$98,053	\$154,084	\$3,524,368	100%	\$3,524,368
2	1779 Woodland Ave	54	\$6,057,000	\$5,148,450	\$67,314	\$156,292	\$245,601	\$5,617,657	100%	\$5,617,657
3	1920 Cooley Ave/1928 Cooley Ave	64	\$7,350,000	\$6,247,500	\$81,684	\$189,656	\$296,030	\$6,816,870	100%	\$6,816,870
4	355 E. O'Keefe Street	36	\$4,860,000	\$4,131,000	\$54,011	\$125,405	\$197,065	\$4,507,481	100%	\$4,507,481
5	402 E. O'Keefe St/430 E. O'Keefe St	87	\$9,602,353	\$8,162,000	\$106,715	\$247,774	\$389,359	\$8,905,849	100%	\$8,905,849
6	501 O'Connor St/2012 Euclid	22	\$2,400,588	\$2,040,500	\$26,679	\$61,944	\$97,340	\$2,226,462	100%	\$2,226,462
7	2001 Manhattan Ave	60	\$6,547,059	\$5,565,000	\$72,781	\$168,937	\$265,472	\$6,072,170	100%	\$6,072,170
8	1941 Cooley Avenue	12	\$1,980,000	\$1,683,000	\$22,005	\$51,091	\$80,286	\$1,836,381	100%	\$1,836,381
9	395 E. O'Keefe St/435 O'Keefe	30	\$6,728,600	\$5,717,610	\$74,756	\$173,570	\$272,752	\$6,238,688	100%	\$6,238,688
10	685 Scofield Ave	71	\$2,815,000	\$2,392,750	\$31,284	\$72,637	\$114,144	\$2,610,815	100%	\$2,610,815
11	1943 Capitol Avenue	7	\$880,000	\$748,000	\$9,780	\$22,707	\$35,683	\$816,169	100%	\$816,169
12	2011 E. O'Keefe Street	20	\$2,300,000	\$1,955,000	\$25,561	\$59,348	\$93,261	\$2,133,170	100%	\$2,133,170
13	5 Newell Road	12	\$1,485,000	\$1,262,250	\$16,503	\$38,318	\$60,214	\$1,377,286	100%	\$1,377,286
14	360 E. O'Keefe St	21	\$2,537,500	\$2,156,875	\$28,200	\$65,476	\$102,891	\$2,353,443	100%	\$2,353,443
15	380 E. O'Keefe St	20	\$2,537,500	\$2,156,875	\$28,200	\$65,476	\$102,891	\$2,353,443	100%	\$2,353,443
16	1920 Capitol Avenue	6	\$1,300,000	\$1,105,000	\$14,446	\$33,545	\$52,713	\$1,205,705	100%	\$1,205,705
17	1862 Euclid Ave	10	\$1,400,000	\$1,190,000	\$15,559	\$36,125	\$56,768	\$1,298,451	100%	\$1,298,451
18	1957 Cooley Ave	29	\$3,836,832	\$3,261,307	\$42,841	\$99,004	\$159,549	\$3,588,529	100%	\$3,588,529
19	1934 Capitol Ave	23	\$2,958,168	\$2,514,443	\$32,786	\$76,331	\$119,577	\$2,743,598	100%	\$2,743,598
20	504 O'Connor St	3	\$850,000	\$722,500	\$9,446	\$21,671	\$34,466	\$788,346	100%	\$788,346
21	1994 Euclid Ave	8	\$1,950,000	\$1,657,500	\$18,567	\$42,917	\$67,343	\$1,808,557	100%	\$1,808,557
22	2033 Manhattan Ave	32	\$3,000,000	\$4,250,000	\$55,567	\$129,017	\$202,742	\$4,637,326	100%	\$4,637,326
23	340 E. O'Keefe St	21	\$2,324,340	\$1,975,689	\$25,709	\$59,795	\$91,340	\$2,229,716	100%	\$2,229,716
24	1991 Manhattan Ave	20	\$2,943,200	\$2,501,720	\$32,709	\$75,945	\$119,342	\$2,728,110	100%	\$2,728,110
25	1854 W Bayshore	28	\$2,425,000	\$2,061,250	\$24,800	\$58,476	\$89,891	\$2,353,443	100%	\$2,353,443
26	445 E. O'Keefe St	55	\$5,752,000	\$4,885,200	\$63,825	\$148,422	\$233,234	\$5,334,780	100%	\$5,334,780
27	300 E. O'Keefe St	20	\$2,300,000	\$1,955,000	\$25,561	\$59,348	\$93,261	\$2,133,170	100%	\$2,133,170
28	438 Donohoe Street	7	\$1,350,000	\$1,147,500	\$15,003	\$34,835	\$54,740	\$1,252,078	100%	\$1,252,078
29	320 E. O'Keefe St	20	\$2,222,000	\$1,888,700	\$24,694	\$57,335	\$90,098	\$2,060,828	100%	\$2,060,828
30	2051 Euclid Ave	12	\$1,333,200	\$1,132,220	\$14,816	\$34,401	\$54,059	\$1,236,497	100%	\$1,236,497
31	15 Newell Road	10	\$1,200,000	\$1,020,000	\$13,336	\$30,984	\$48,658	\$1,112,958	100%	\$1,112,958
32	25 Newell Road	22	\$2,550,000	\$2,167,500	\$28,338	\$65,799	\$103,398	\$2,365,037	100%	\$2,365,037
33	1851 Clarke Ave	32	\$3,690,000	\$3,138,500	\$41,009	\$95,215	\$149,623	\$3,422,347	100%	\$3,422,347
34	450 E. O'Keefe Street	37	\$3,550,000	\$3,017,500	\$38,453	\$91,602	\$143,947	\$3,292,502	100%	\$3,292,502
35	35 Newell Rd	12	\$1,605,010	\$1,364,769	\$17,844	\$41,430	\$65,105	\$1,489,148	100%	\$1,489,148
36	45 Newell Rd/55 Newell Rd	108	\$12,414,390	\$10,552,320	\$137,967	\$320,335	\$503,393	\$11,513,916	100%	\$11,513,916
37	1837 Clarke Avenue	33	\$4,750,000	\$4,037,500	\$52,789	\$122,567	\$192,605	\$4,405,480	100%	\$4,405,480
38	1458 W. Bayshore	9	\$2,200,000	\$1,870,000	\$24,450	\$56,768	\$89,206	\$2,040,424	100%	\$2,040,424
39	2061 Euclid Avenue	6	\$910,000	\$773,500	\$10,113	\$23,481	\$36,899	\$843,993	100%	\$843,993
40	1720 W Bayshore Rd	34	\$3,850,000	\$3,272,500	\$42,787	\$99,343	\$156,111	\$3,570,741	100%	\$3,570,741
41	245 E. O'Keefe	22	\$2,610,000	\$2,218,500	\$29,006	\$67,347	\$105,831	\$2,420,584	100%	\$2,420,584
42	1-8 Newell Ct	221	\$34,200,000	\$29,070,000	\$380,081	\$882,479	\$1,386,753	\$31,719,313	100%	\$31,719,313
43	1916 Capitol Avenue	7	\$1,700,000	\$1,275,000	\$18,883	\$43,866	\$68,932	\$1,406,891	100%	\$1,406,891
44	640 Circle Drive	2	\$638,000	\$477,000	\$7,068	\$16,411	\$25,789	\$528,268	100%	\$528,268
45	1974 Euclid Ave	1	\$1,550,000	\$1,162,500	\$17,226	\$39,995	\$62,850	\$1,282,571	100%	\$1,282,571
46	530 O'Connor St	7	\$1,522,500	\$1,141,875	\$16,920	\$39,286	\$61,735	\$1,259,816	100%	\$1,259,816
47	1965 Manhattan Ave	3	\$1,200,000	\$900,000	\$13,336	\$30,984	\$48,658	\$992,958	100%	\$992,958
<b>Total</b>		<b>1,406</b>	<b>\$179,961,840</b>	<b>\$152,306,714</b>	<b>\$2,000,000</b>	<b>\$4,643,644</b>	<b>\$7,297,154</b>	<b>\$166,247,512</b>		<b>\$166,247,512</b>
<b>Property Name</b>										
1	2036 Euclid	3	\$1,470,000	\$1,102,500	\$5,513	\$37,931	\$59,606	\$1,205,550	100%	\$1,205,550
2	1523 Woodland	1	\$650,000	\$712,500	\$3,563	\$24,513	\$38,521	\$779,097	100%	\$779,097
3	2021 Euclid	11	\$1,240,000	\$830,000	\$4,650	\$31,996	\$50,280	\$1,016,926	100%	\$1,016,926
4	1656 Woodland	1	\$1,225,000	\$918,750	\$4,594	\$31,609	\$49,672	\$1,004,625	100%	\$1,004,625
5	1643 Woodland	4	\$1,032,000	\$774,000	\$3,870	\$26,629	\$41,846	\$846,345	100%	\$846,345
6	1838 Woodland	2	\$685,000	\$513,750	\$2,569	\$17,675	\$27,776	\$561,770	100%	\$561,770
7	1835 Woodland	2	\$685,000	\$513,750	\$2,569	\$17,675	\$27,776	\$561,770	100%	\$561,770
<b>Total</b>		<b>24</b>	<b>\$7,287,000</b>	<b>\$5,465,250</b>	<b>\$27,326</b>	<b>\$188,038</b>	<b>\$285,476</b>	<b>\$5,976,882</b>		<b>\$5,976,882</b>
<b>Property Name</b>										
1	2020 Dumbarton Avenue	2	\$700,000	\$525,000	\$3,723	\$18,062	\$28,384	\$575,169	100%	\$575,169
2	Vacant Land	0	\$90,000	\$67,500	\$479	\$2,322	\$3,649	\$73,950	100%	\$73,950
3	Donohoe Street	0	\$350,000	\$262,500	\$1,861	\$9,031	\$14,102	\$287,585	100%	\$287,585
4	420 E. O'Keefe Street	1	\$700,000	\$525,000	\$3,723	\$18,062	\$28,384	\$575,169	100%	\$575,169
5	478 E. O'Keefe Street	6	\$900,000	\$675,000	\$4,786	\$23,223	\$36,494	\$739,503	100%	\$739,503
6	1498 W. Bayshore Road	6	\$900,000	\$675,000	\$4,786	\$23,223	\$36,494	\$739,503	100%	\$739,503
7	1910 Euclid Ave	2	\$700,000	\$525,000	\$3,723	\$18,062	\$28,384	\$575,169	100%	\$575,169
8	1920 Euclid Ave	8	\$1,400,000	\$1,050,000	\$7,446	\$36,125	\$56,768	\$1,150,338	100%	\$1,150,338
9	1940 Euclid Ave	3	\$800,000	\$600,000						