

planEASe® Graphics

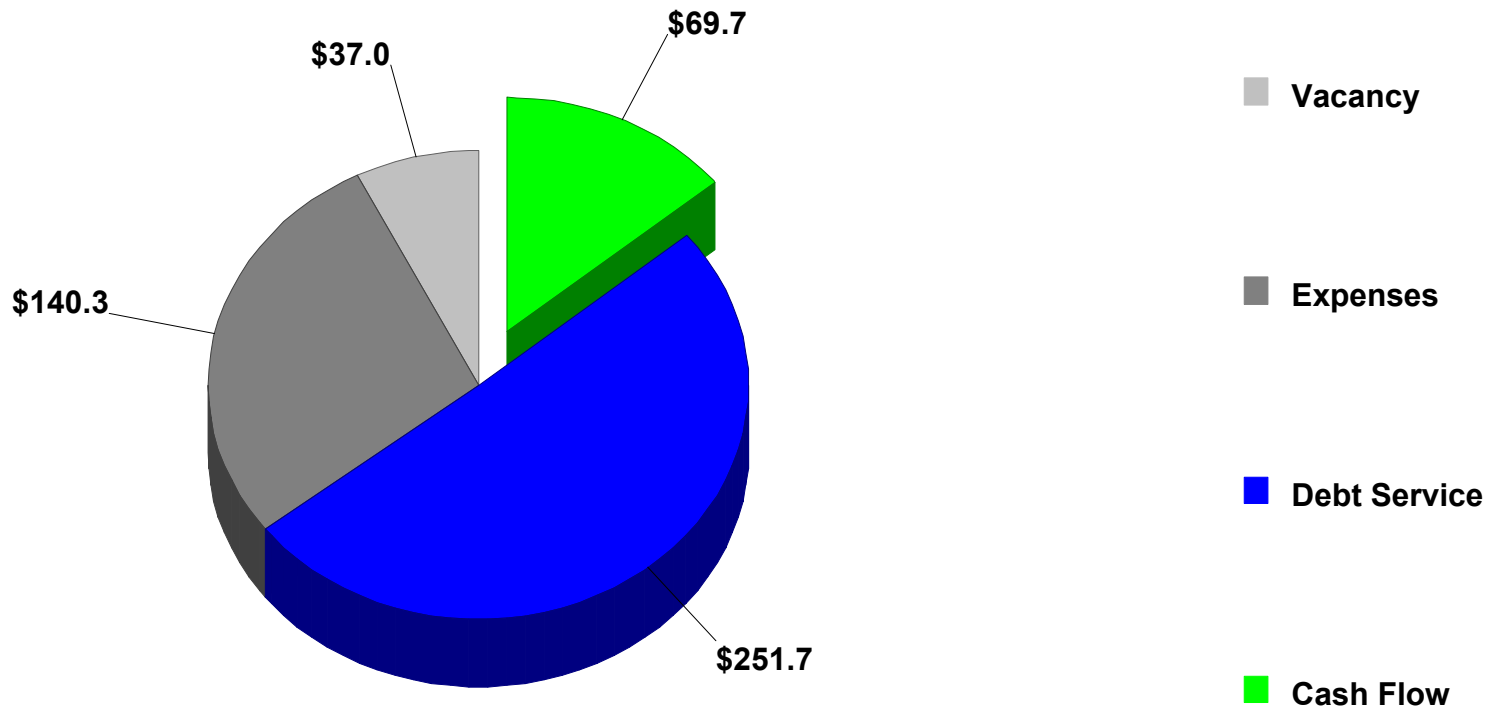
Adds screen and printed graphics capability to all the analytical functions of planEASe and virtually all reports in the *Reporting Extension*. More than 200 available graphs and pie charts are automatically formatted with titles, customizable defaults, etc. for almost instant production. Both graphs and pie charts may be quickly and conveniently edited if desired. Our graphs and pie charts may be placed on the Windows Clipboard as Bitmaps, Metafiles, or Data, which then may be pasted into virtually all Windows word processing, spreadsheet and desktop publishing programs. The planEASe graphs feature professional effects such as Font Control, 3-D Effects, Color Control, many Chart Types, and other enhancements. One mouse click brings a fully formatted graph or pie chart of your analysis to the screen. Another click changes the graph specification you choose, as you watch. The following pages show a few samples of the many graphs and pie charts that are available.

All planEASe reports and graphs may be directed to the Windows Clipboard and pasted into your favorite Windows word processor and/or spreadsheet for further processing. Almost all reports and graphs are completely editable, and you may add commentary to any or all as you wish. All print in full color (user definable) on color printers. The Page Styles feature allows you to define and save your favorite fonts, colors, and other page definitions for easy one-click style changes. Requires planEASe/Windows.

Use of Gross Income at Acquisition (\$/yr)

Redondo Professional Building

Comments

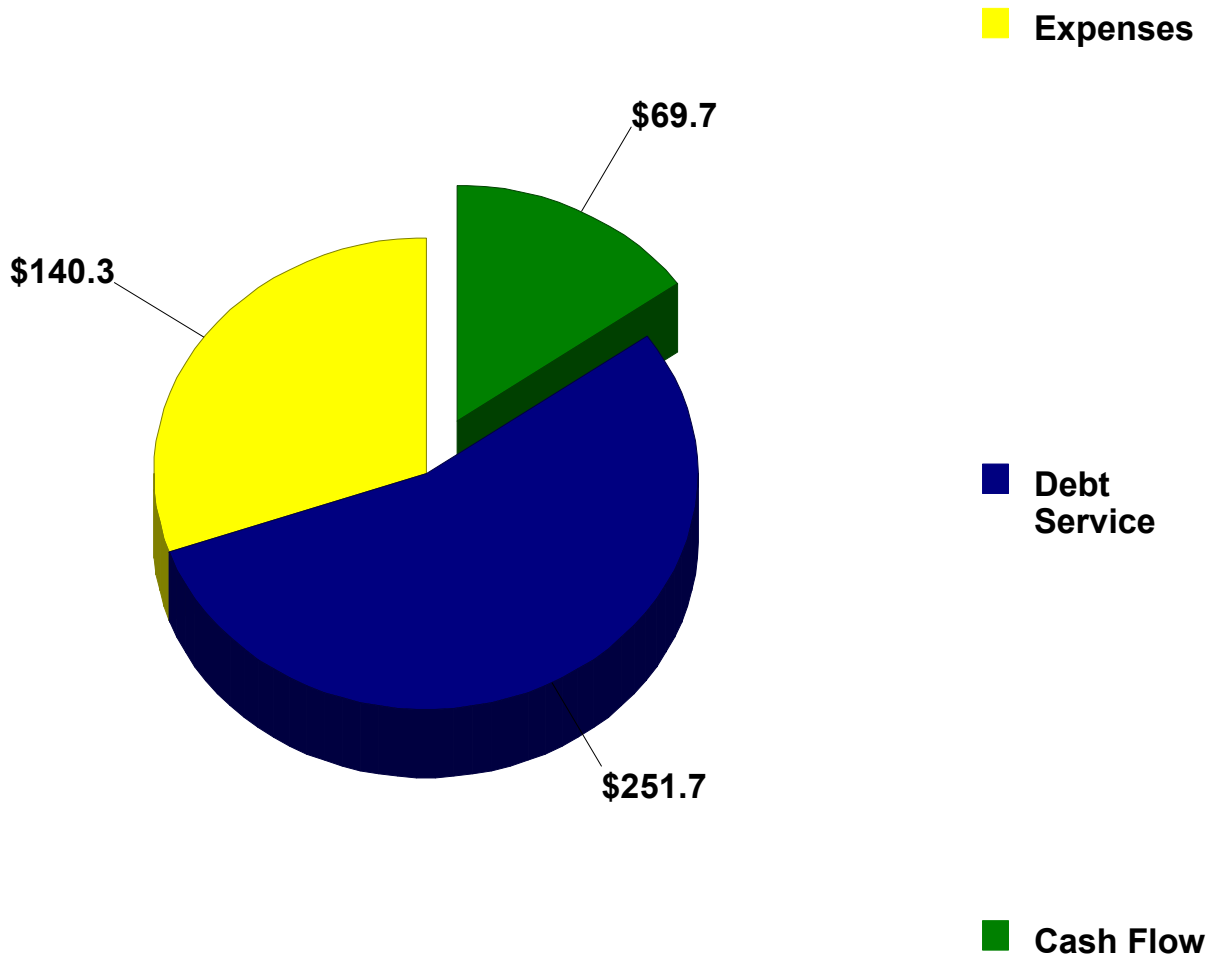


Dollars in Thousands
Total \$ Shown - \$498.7

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Use of Effective Income at Acquisition (\$/yr)

Redondo Professional Building

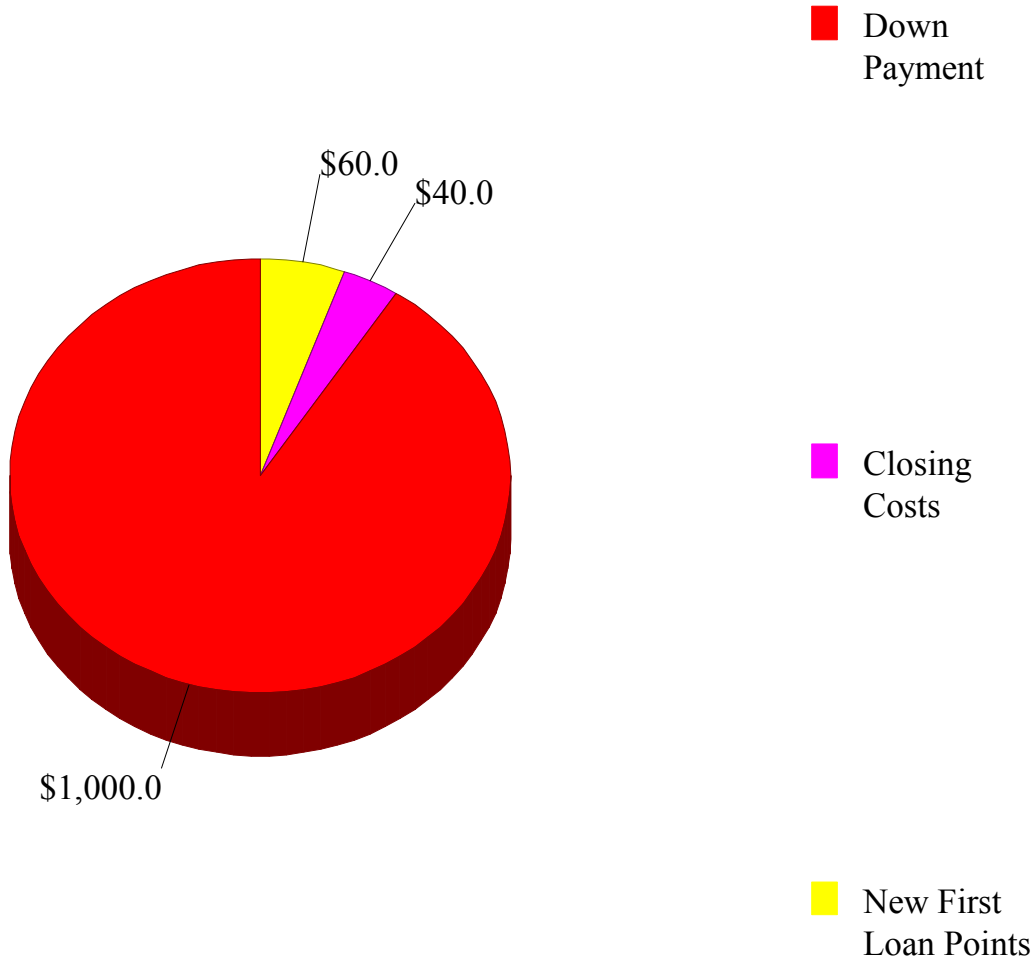


Dollars in Thousands
Total \$ Shown - \$461.8

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Use of Cash at Acquisition

Redondo Professional Building

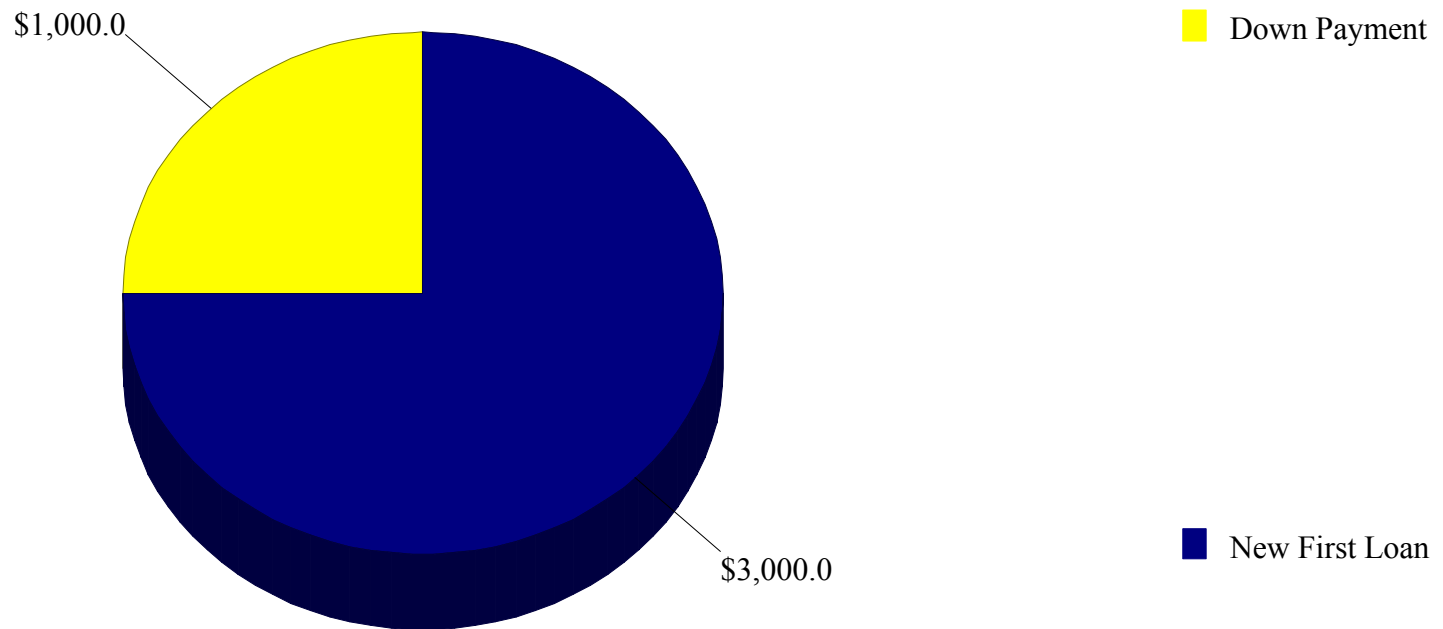


Dollars in Thousands
Total \$ Shown - \$1,100.0

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Acquisition Profile

Redondo Professional Building

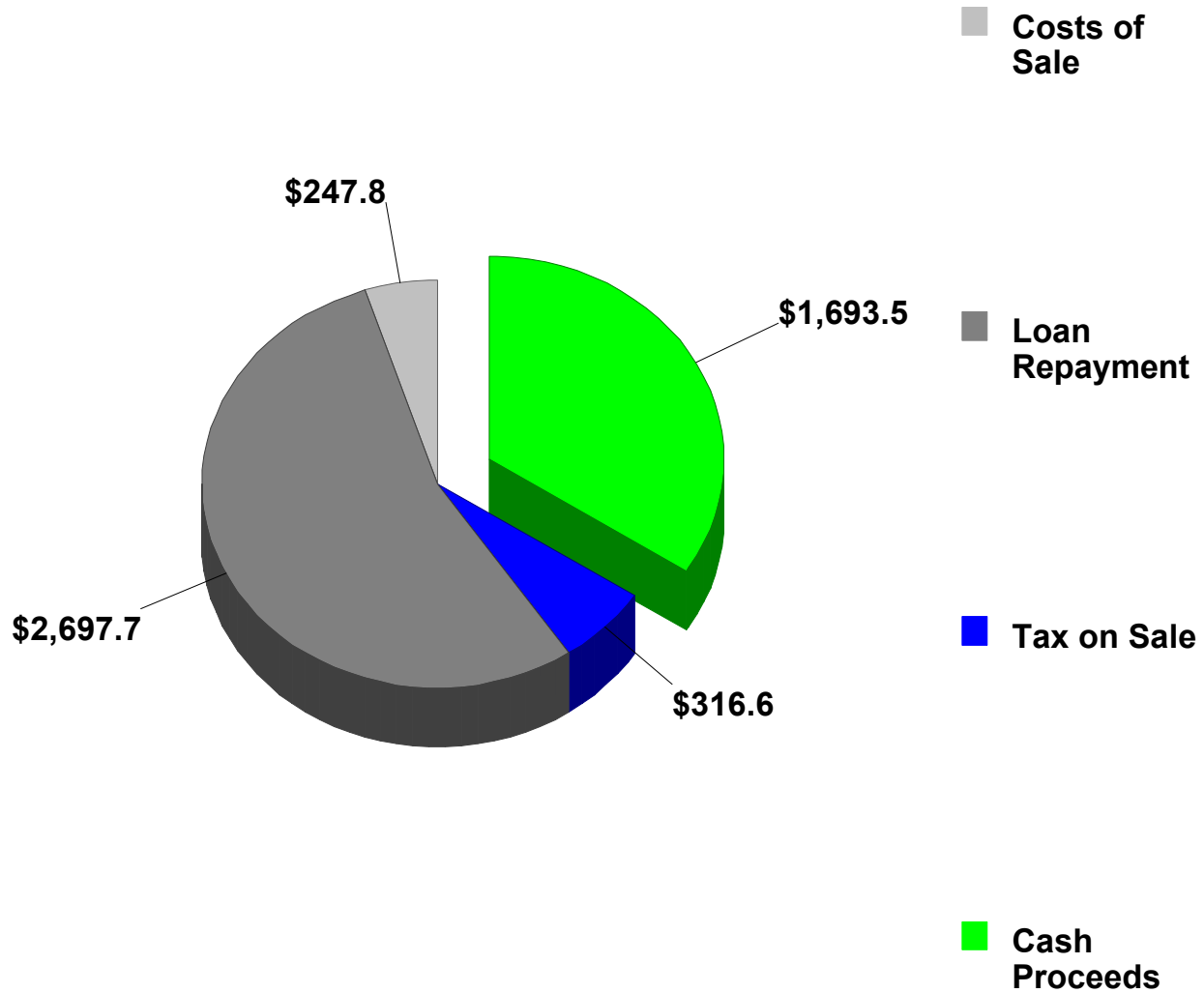


Dollars in Thousands
Total \$ Shown - \$4,000.0

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Sale Proceeds After Tax

Redondo Professional Building

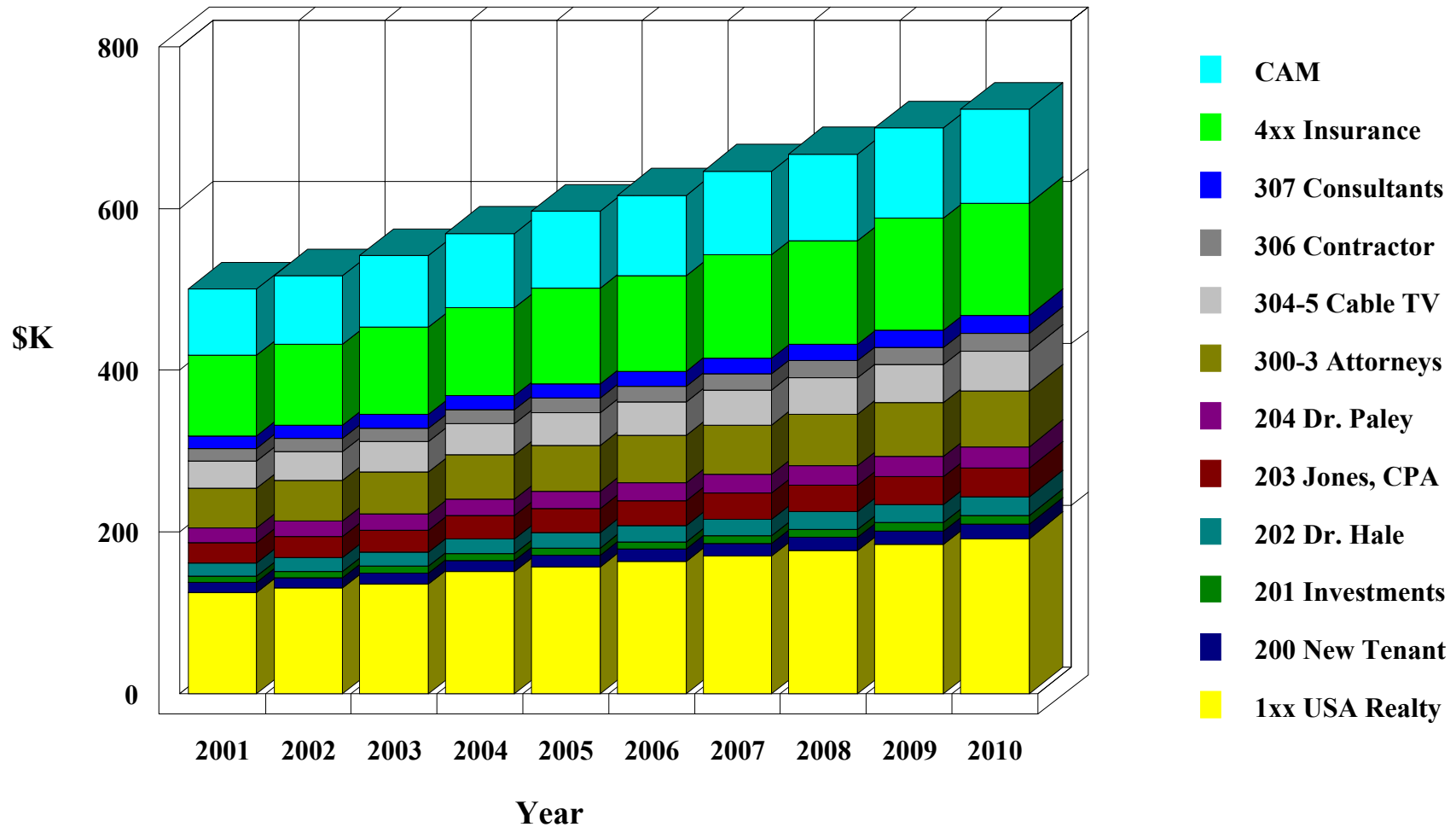


Dollars in Thousands
Total \$ Shown - \$4,955.6

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Gross Income Detail

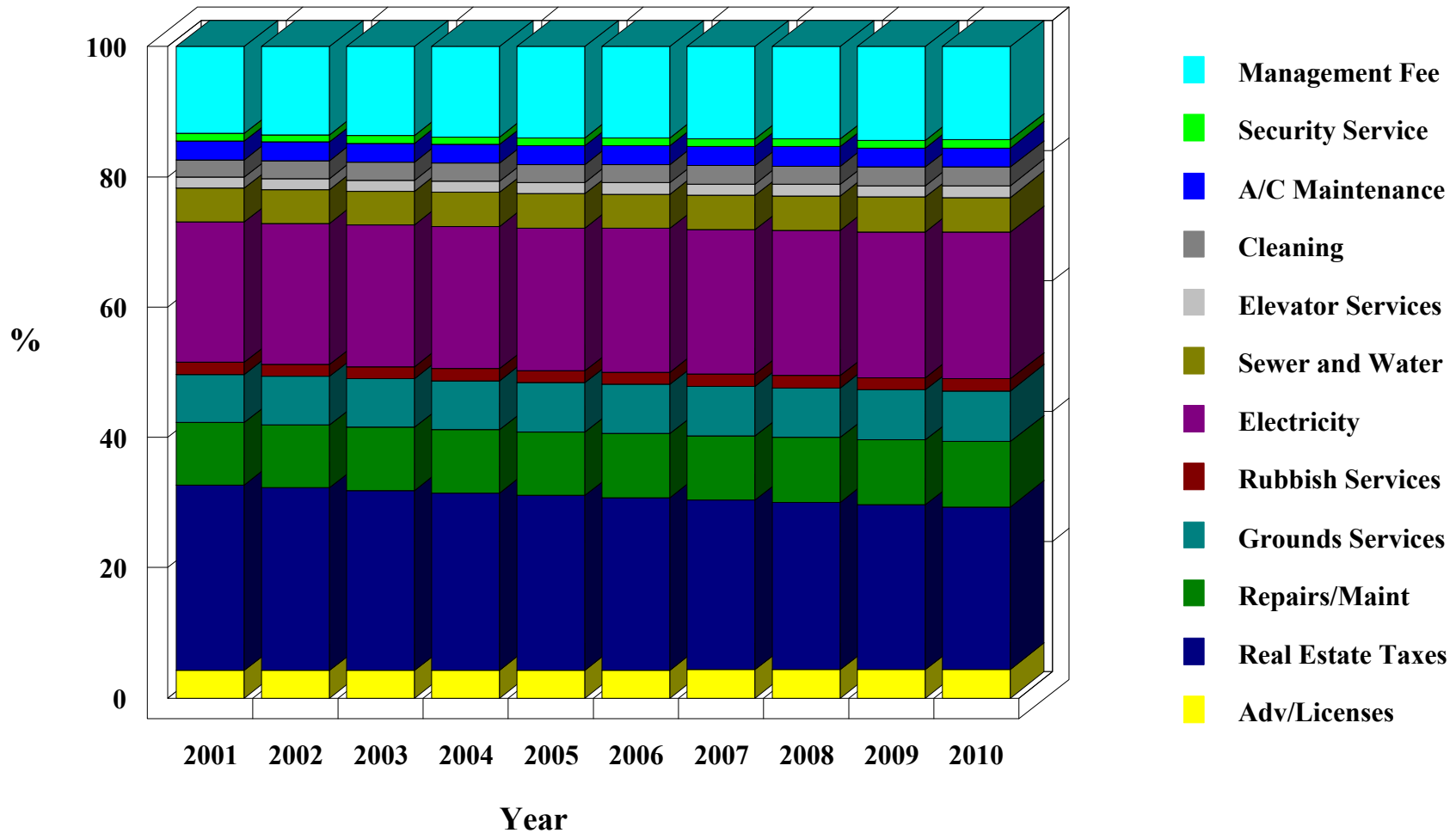
Redondo Professional Building



The data and calculations presented herein, while not guaranteed,
 have been obtained from sources we believe to be reliable.
 Produced by planEASe from Analytic Associates (800) 959-3273

Operating Expenses Detail

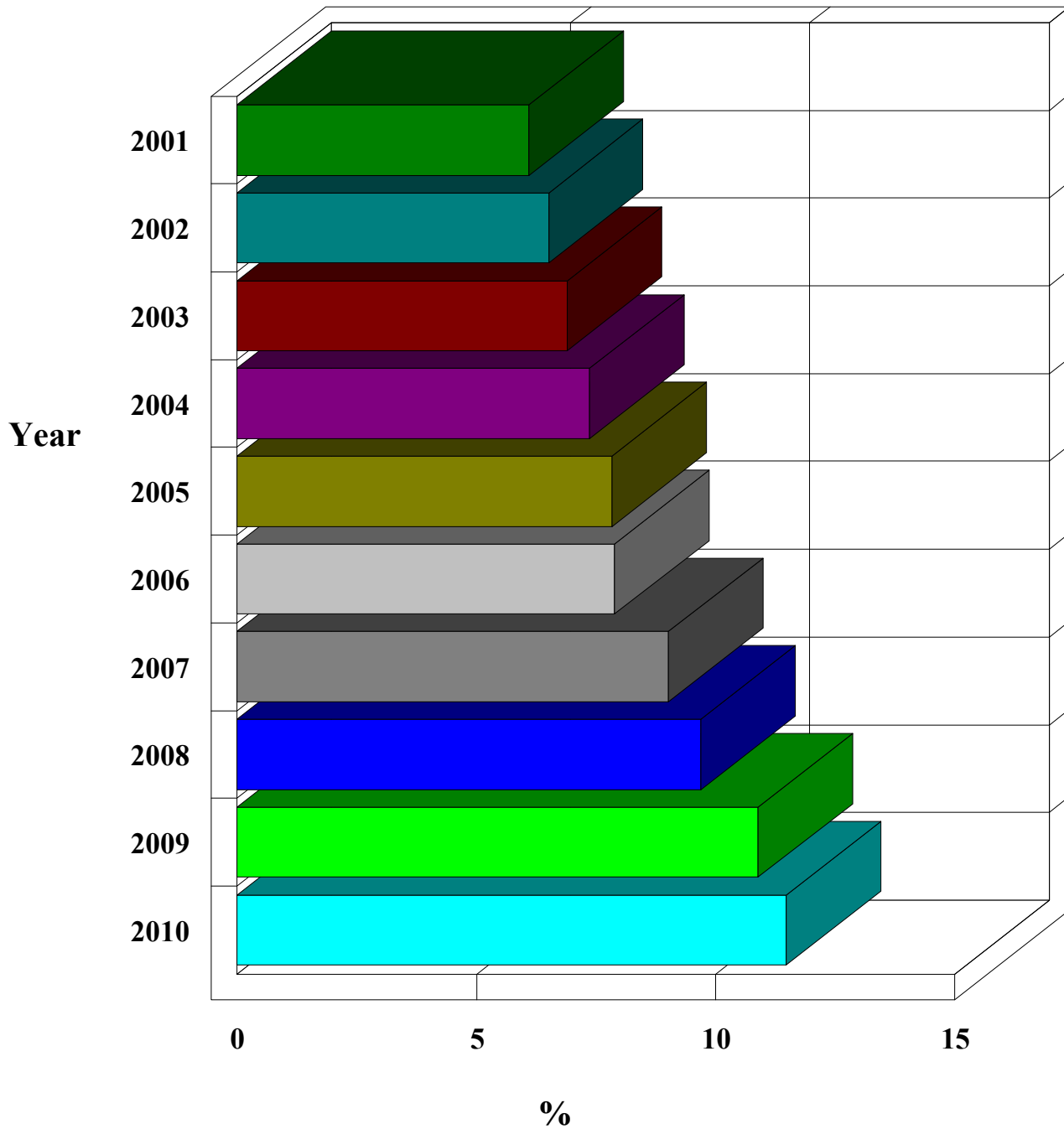
Redondo Professional Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
 Produced by planEASe from Analytic Associates (800) 959-3273

Cash on Cash After Tax

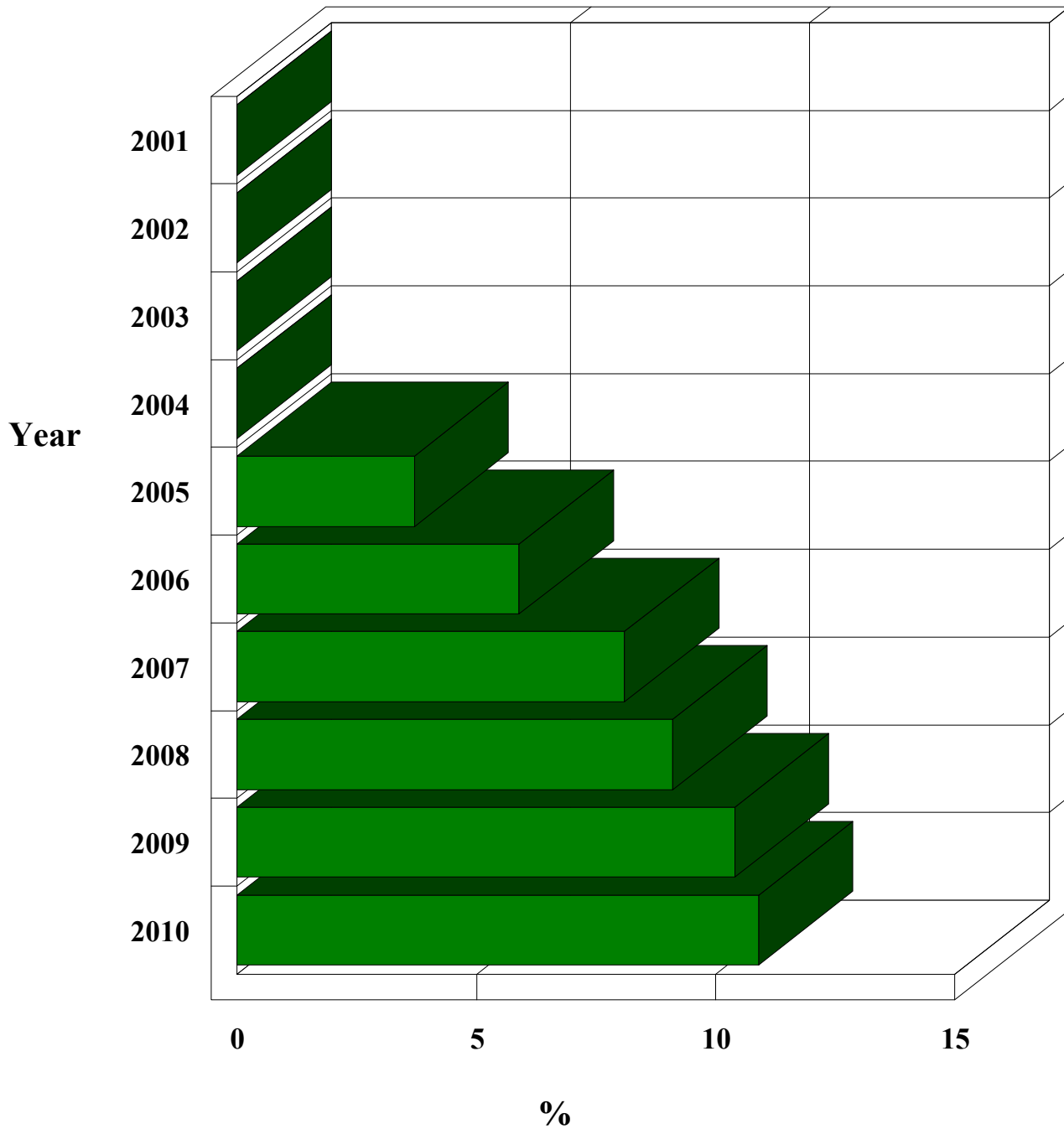
Redondo Professional Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

IRR After Tax

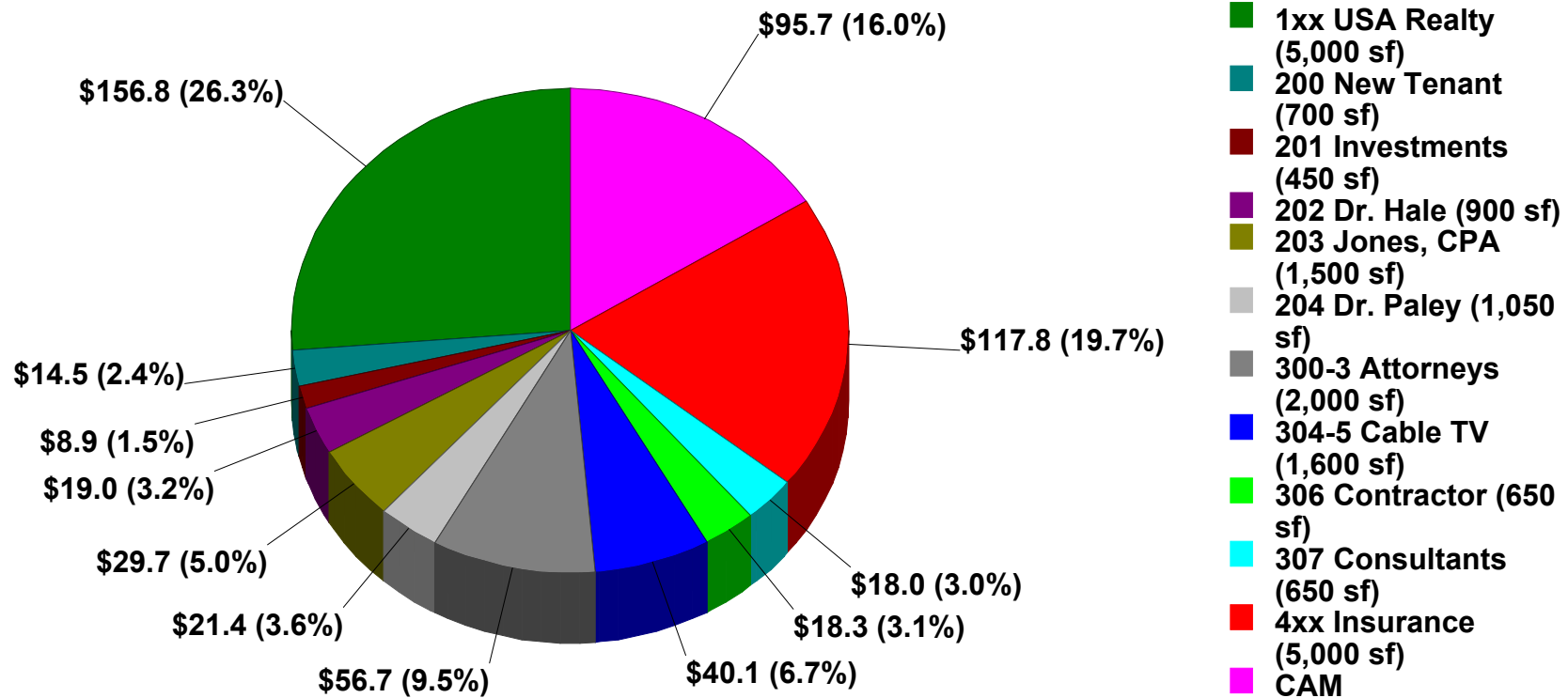
Redondo Professional Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

2005 Source of Gross Income

Redondo Professional Building

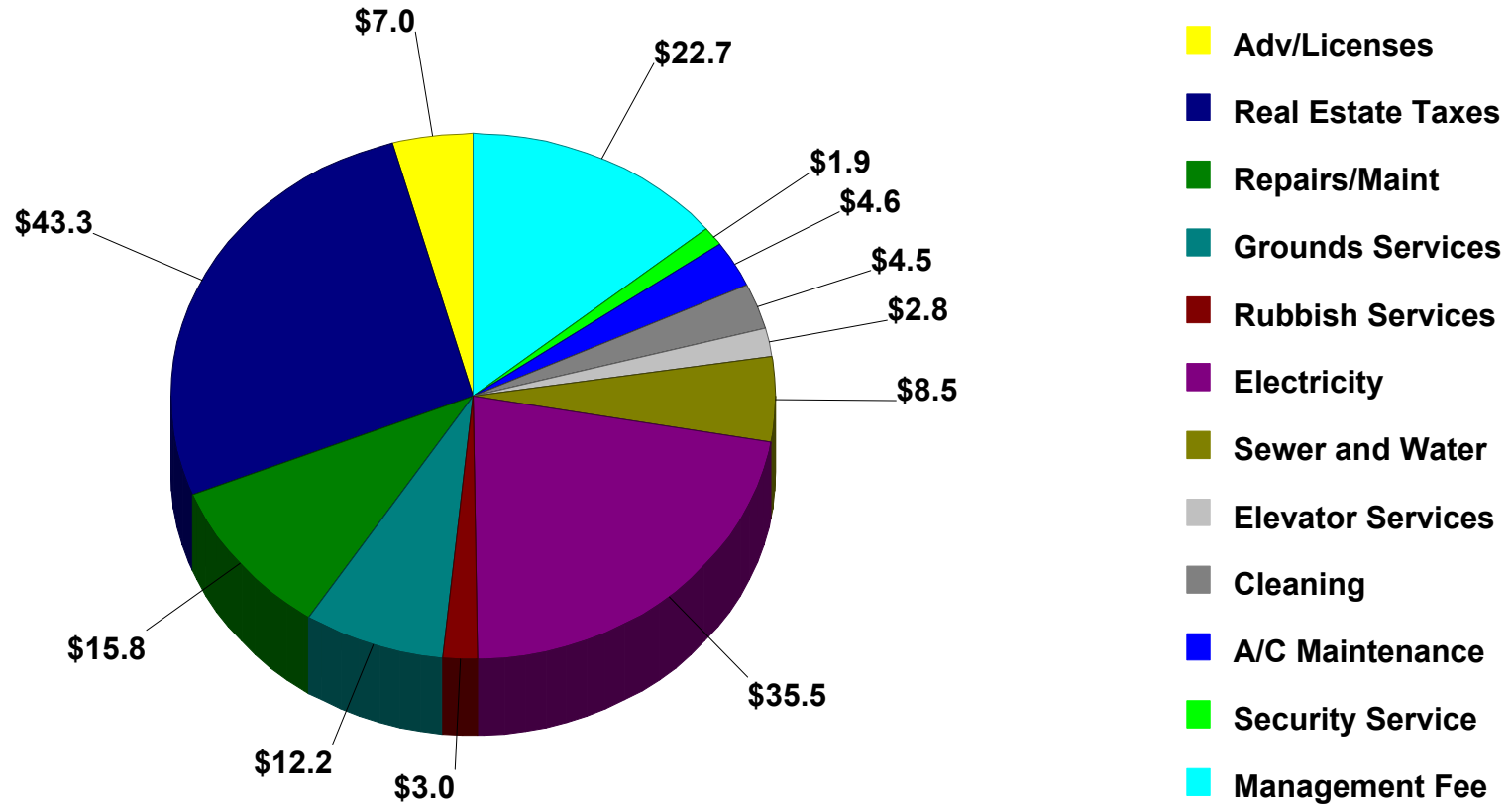


Dollars in Thousands
Total \$ Shown - \$596.8

The data and calculations presented herein, while not guaranteed,
 have been obtained from sources we believe to be reliable.
 Produced by planEASe from Analytic Associates (800) 959-3273

2005 Operating Expenses

Redondo Professional Building

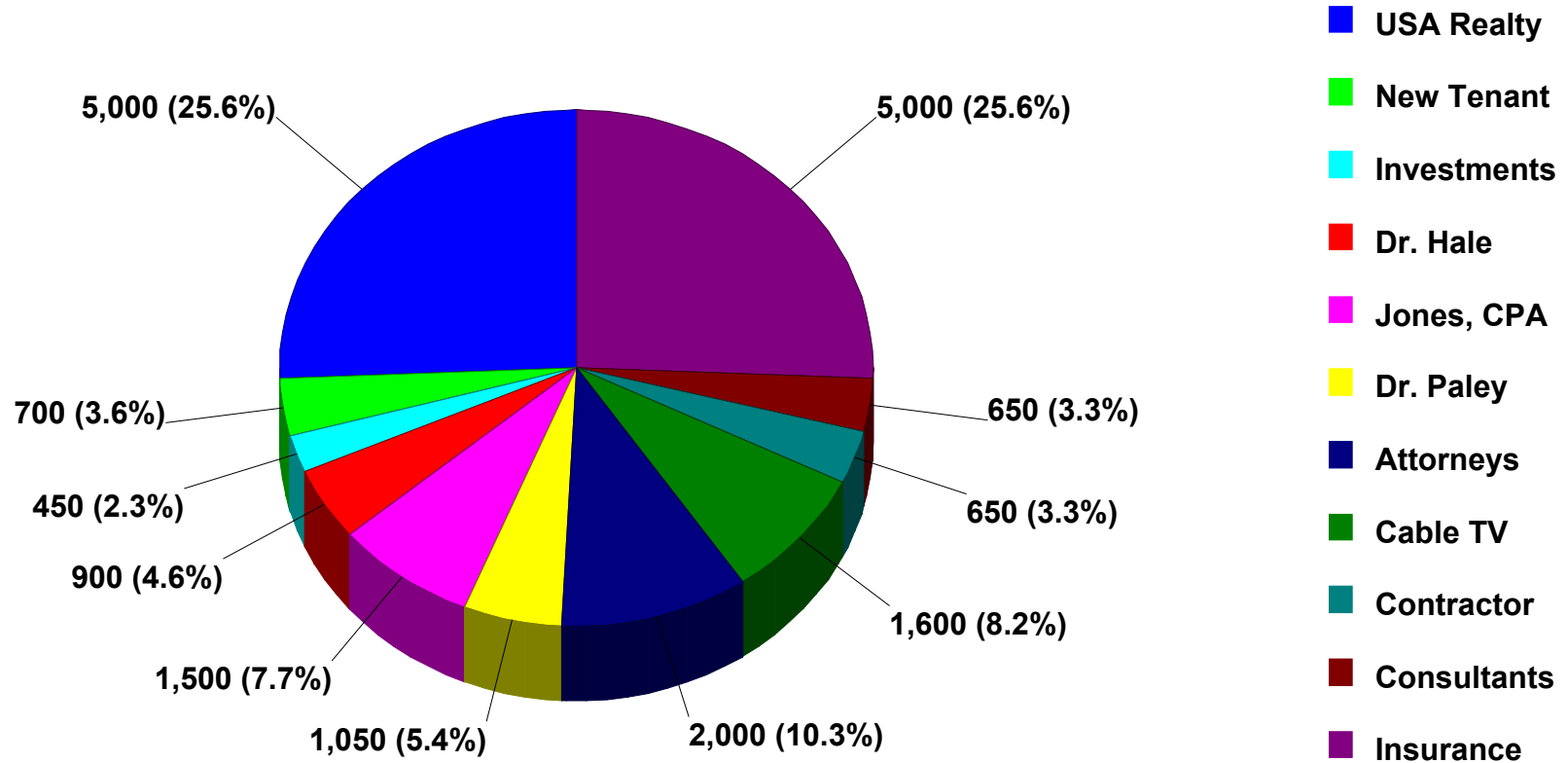


Dollars in Thousands
Total \$ Shown - \$161.7

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Rentable Square Feet Distribution

Redondo Professional Building

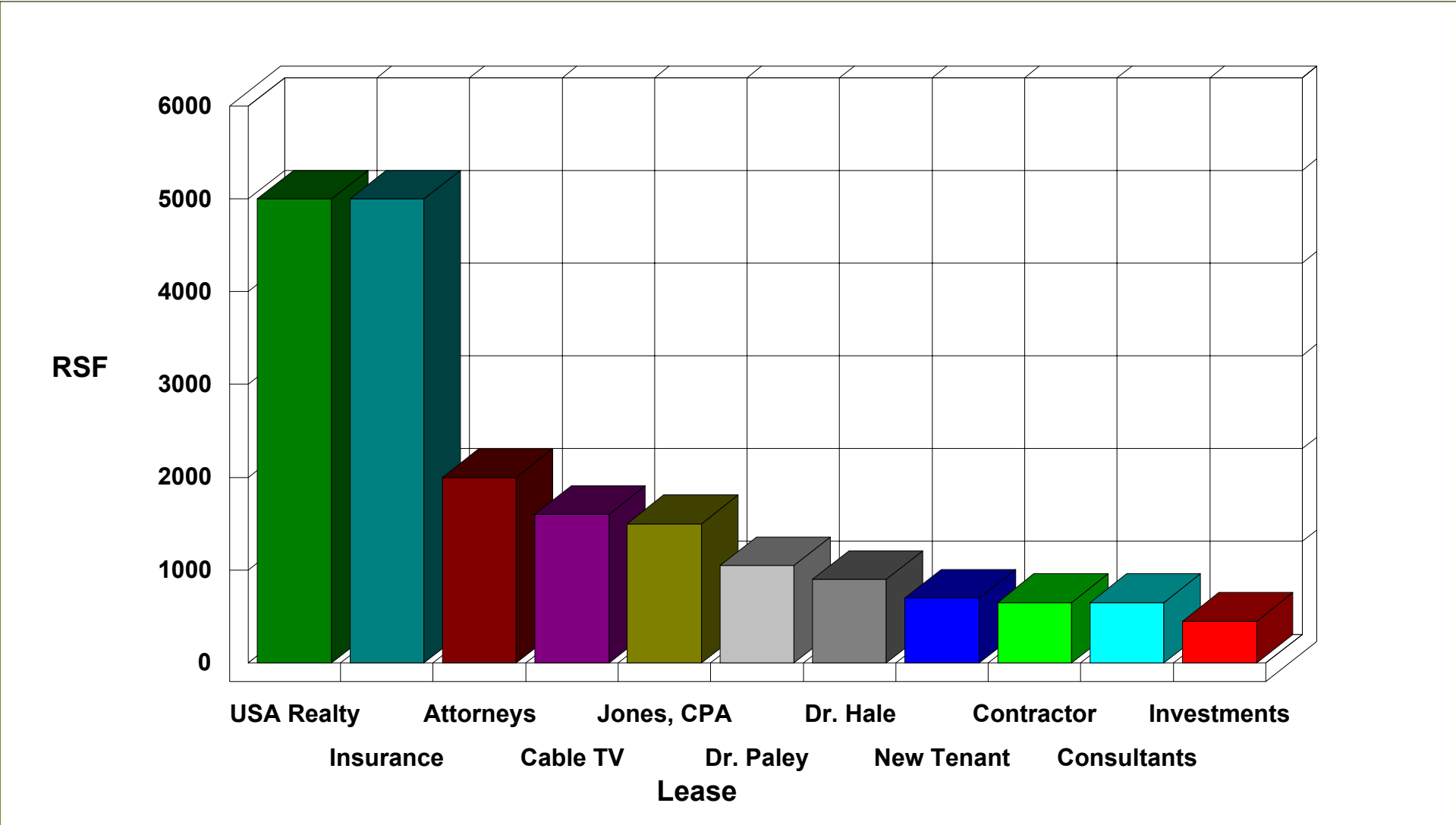


Square Feet
Total Square Feet - 19,500

The data and calculations presented herein, while not guaranteed,
 have been obtained from sources we believe to be reliable.
 Produced by planEASe from Analytic Associates (800) 959-3273

Rentable Square Feet Comparison

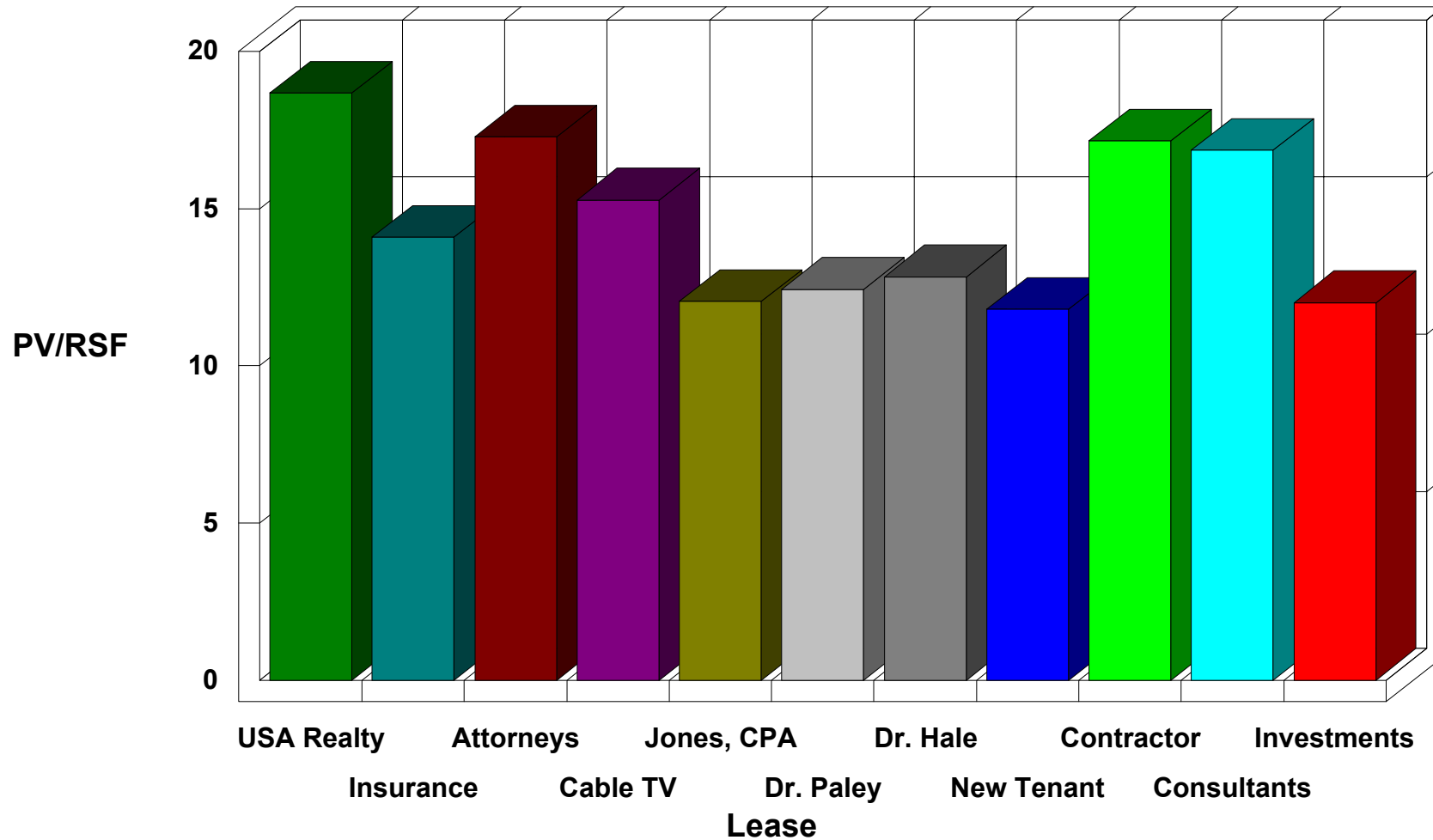
Redondo Professional Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable. Produced by planEASe from Analytic Associates (800) 959-3273

PV/Year/RSF Comparison

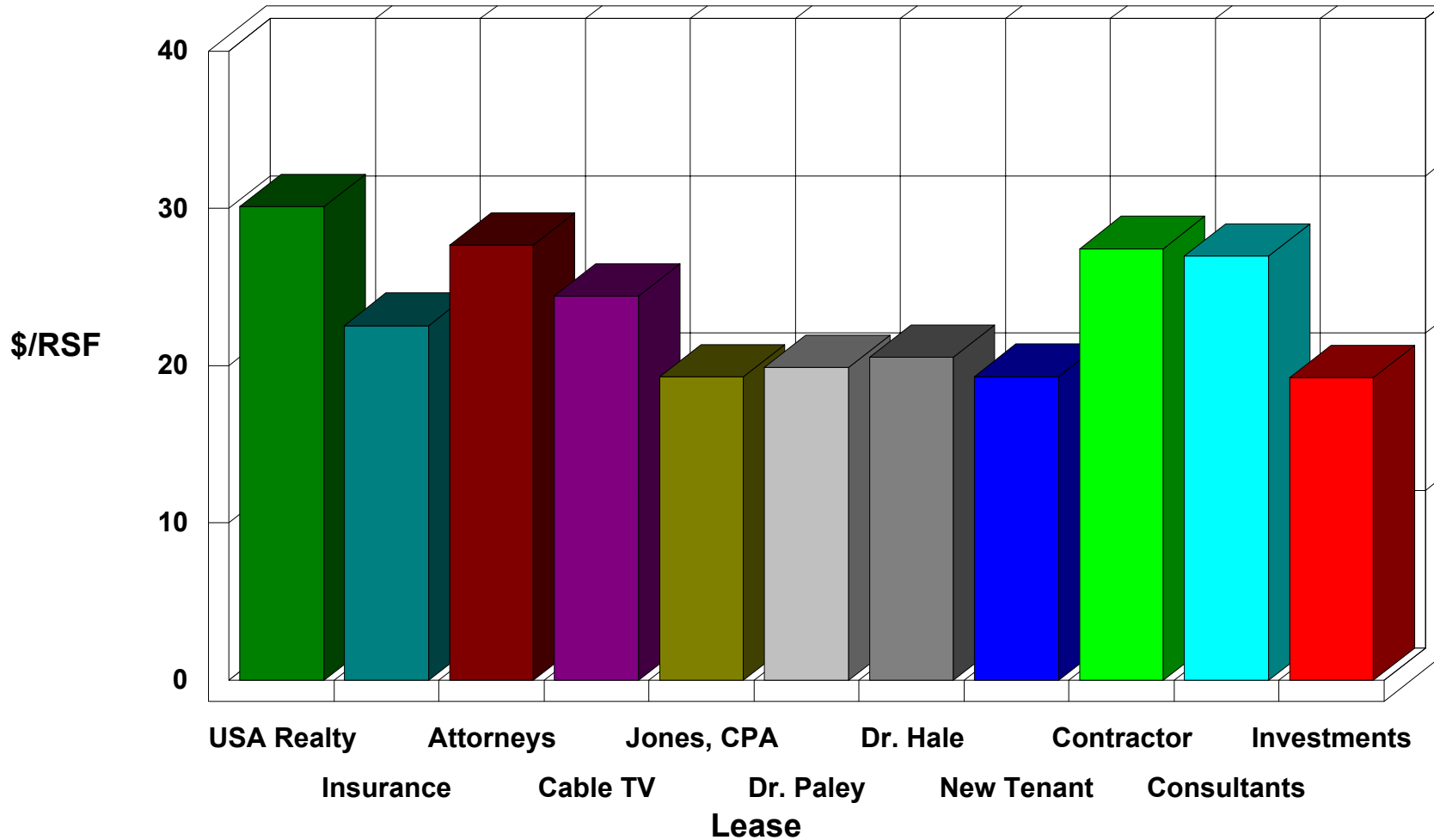
Redondo Professional Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

\$/Year/RSF Comparison

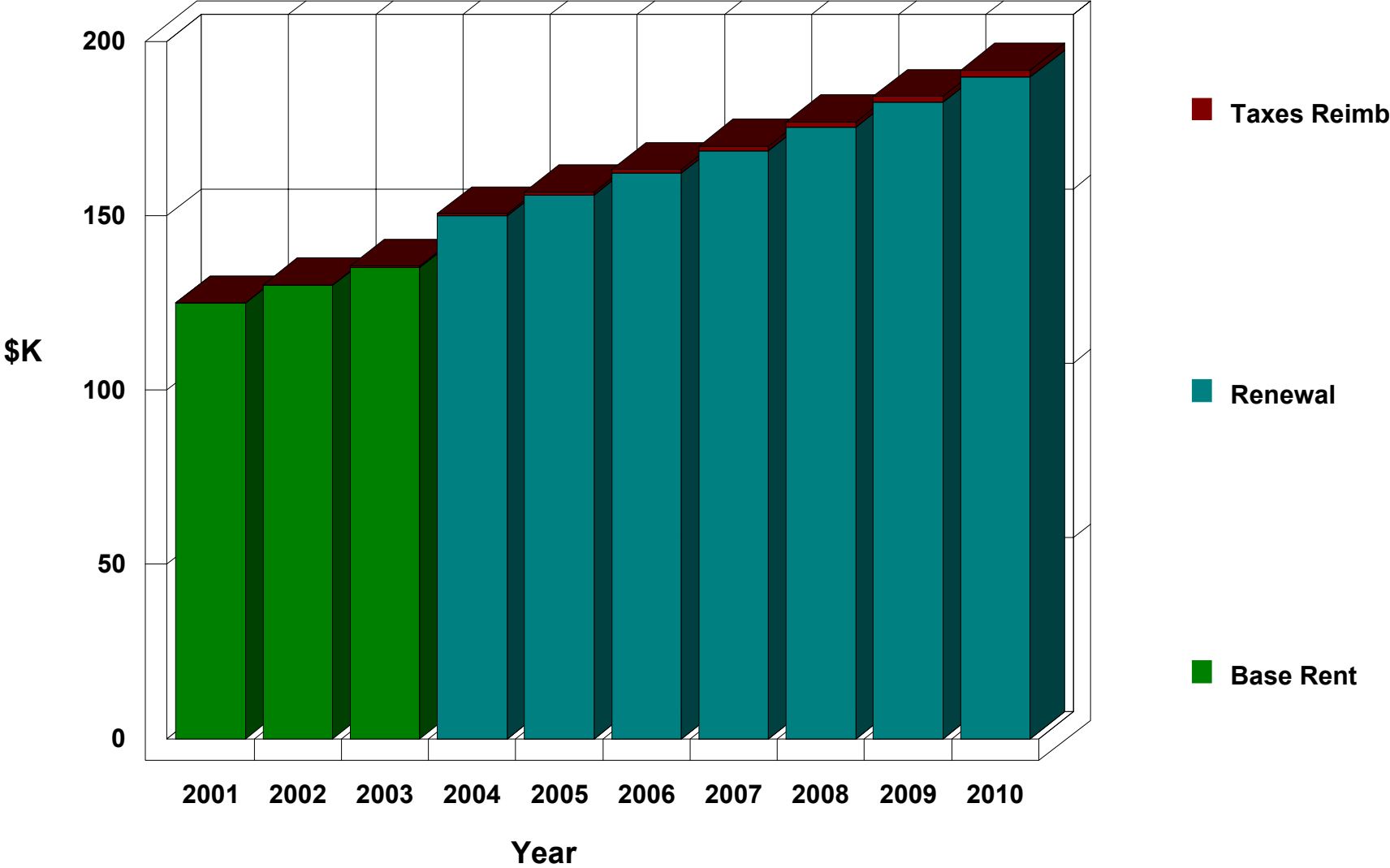
Redondo Professional Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Lease Detail

USA Realty

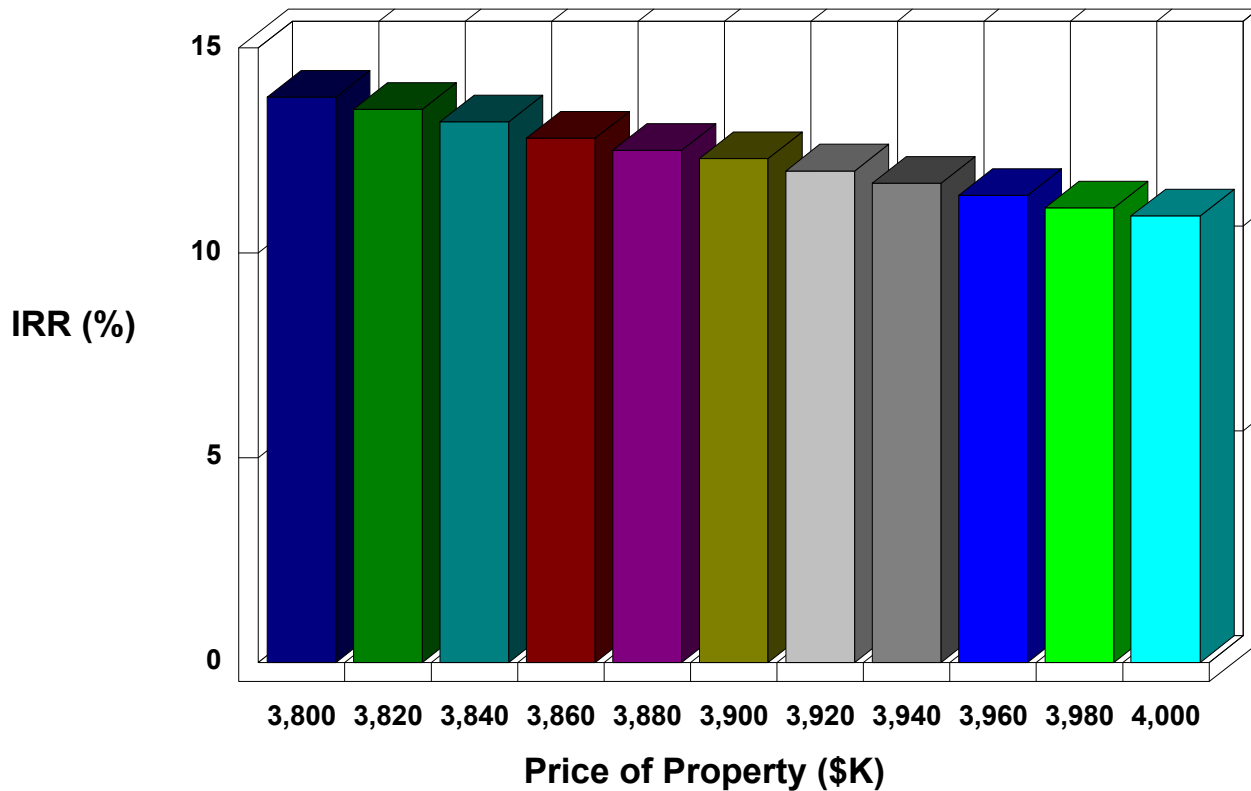


Sensitivity Analysis

Redondo Professional Building

**Price of Property
versus
Rate of Return After Tax**

Assumption	IRR
\$3,800,000.00	13.8%
\$3,820,000.00	13.5%
\$3,840,000.00	13.2%
\$3,860,000.00	12.8%
\$3,880,000.00	12.5%
\$3,900,000.00	12.3%
\$3,920,000.00	12.0%
\$3,940,000.00	11.7%
\$3,960,000.00	11.4%
\$3,980,000.00	11.1%
\$4,000,000.00	10.9%



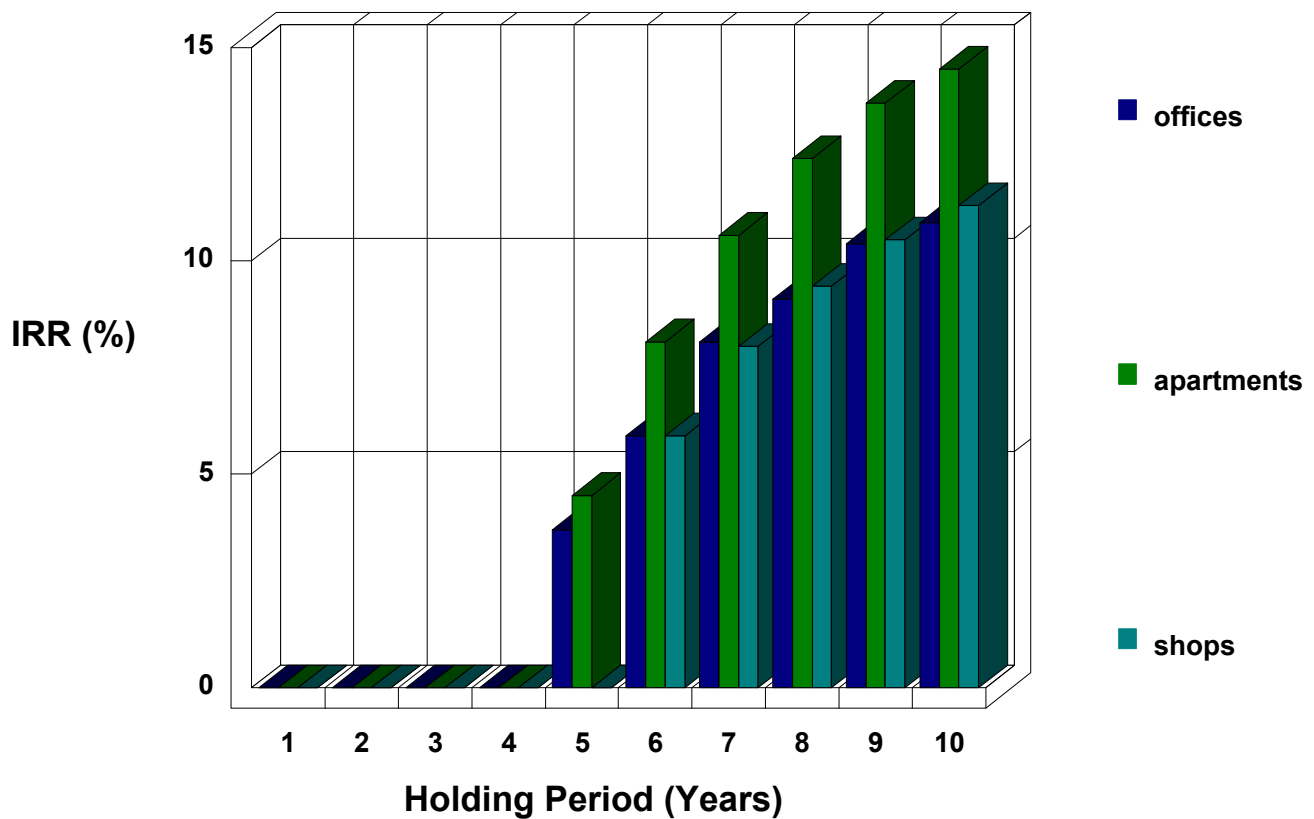
The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Sensitivity Analysis Comparison

planEASe

**Holding Period
versus
Rate of Return After Tax**

Assumption Value	offices IRR (%)	apartments IRR (%)	shops IRR (%)
1 Year	0.0%	0.0%	0.0%
2 Years	0.0%	0.0%	0.0%
3 Years	0.0%	0.0%	0.0%
4 Years	0.0%	0.0%	0.0%
5 Years	3.7%	4.5%	0.0%
6 Years	5.9%	8.1%	5.9%
7 Years	8.1%	10.6%	8.0%
8 Years	9.1%	12.4%	9.4%
9 Years	10.4%	13.7%	10.5%
10 Years	10.9%	14.5%	11.3%

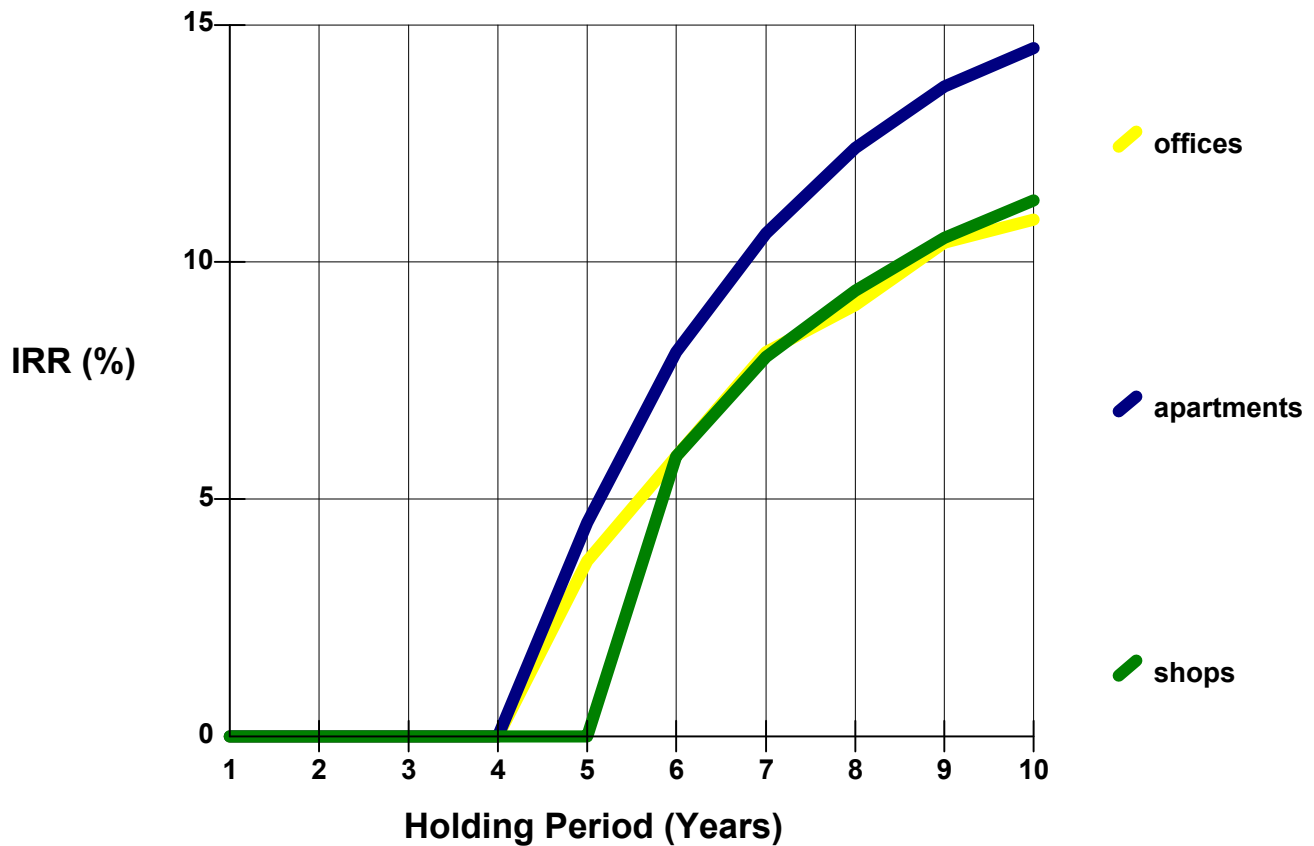


The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Sensitivity Analysis Comparison

Holding Period versus Rate of Return After Tax

Assumption Value	offices IRR (%)	apartments IRR (%)	shops IRR (%)
1 Year	0.0%	0.0%	0.0%
2 Years	0.0%	0.0%	0.0%
3 Years	0.0%	0.0%	0.0%
4 Years	0.0%	0.0%	0.0%
5 Years	3.7%	4.5%	0.0%
6 Years	5.9%	8.1%	5.9%
7 Years	8.1%	10.6%	8.0%
8 Years	9.1%	12.4%	9.4%
9 Years	10.4%	13.7%	10.5%
10 Years	10.9%	14.5%	11.3%



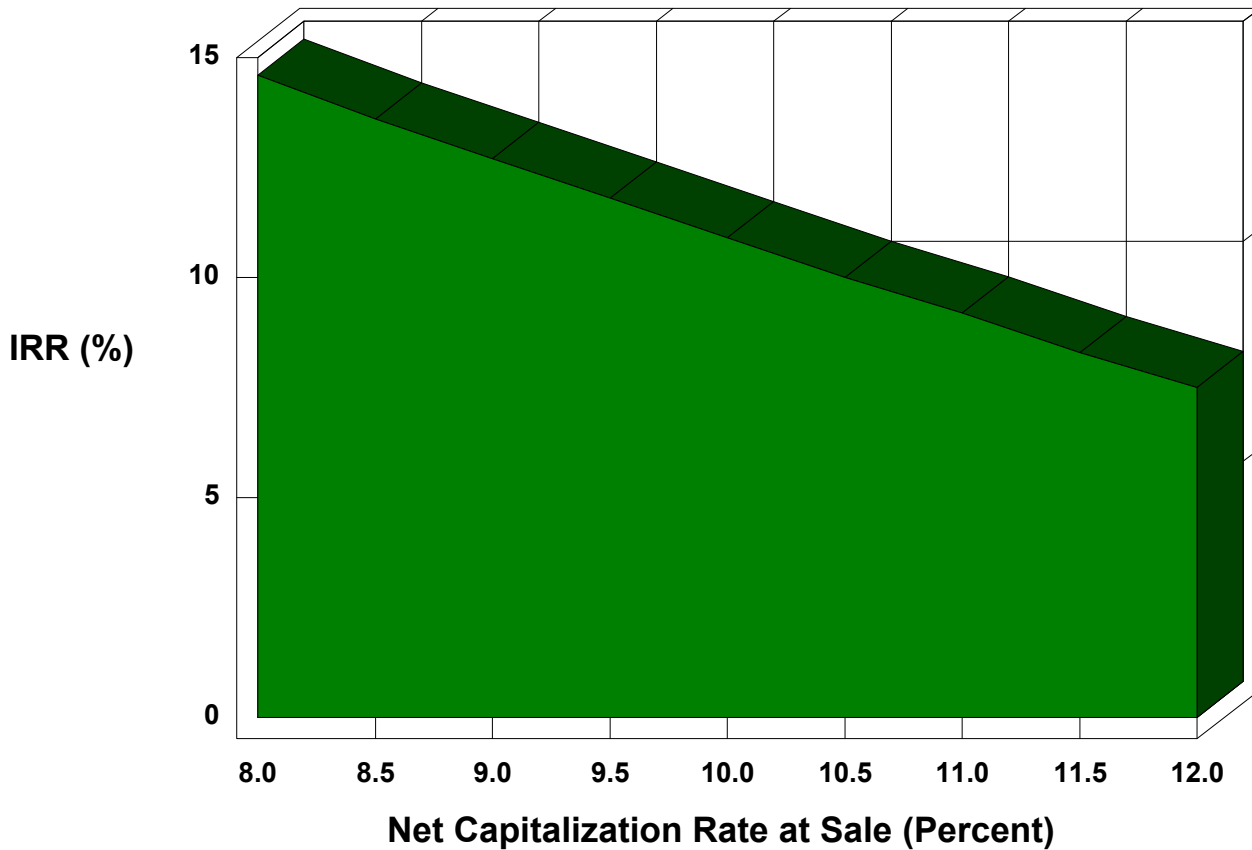
The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Sensitivity Analysis

Redondo Professional Building

Net Capitalization Rate at Sale versus Rate of Return After Tax

Assumption	IRR
8% Net Cap Rate	14.6%
8.5% Net Cap Rate	13.6%
9% Net Cap Rate	12.7%
9.5% Net Cap Rate	11.8%
10% Net Cap Rate	10.9%
10.5% Net Cap Rate	10.0%
11% Net Cap Rate	9.2%
11.5% Net Cap Rate	8.3%
12% Net Cap Rate	7.5%

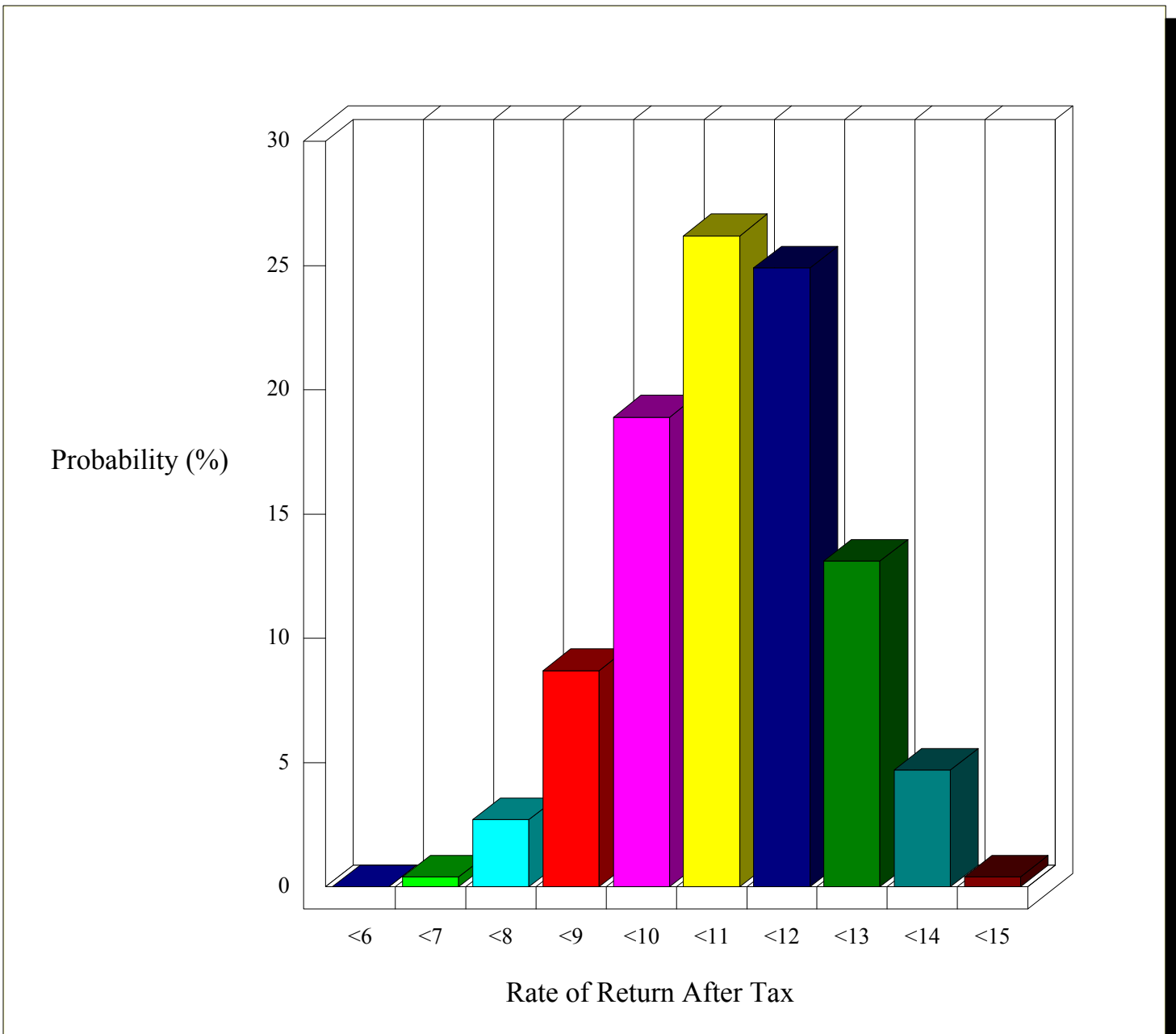


The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Risk Analysis

Redondo Professional Building

Risk Analysis Assumption	Lowest	Likely	Highest
Holding Period	8 Years	9 Years	10 Years
Inflation Rate	3% per Year	4% per Year	5% per Year
Net Capitalization Rate at Sale	9% Net Cap Rate	10% Net Cap Rate	11% Net Cap Rate

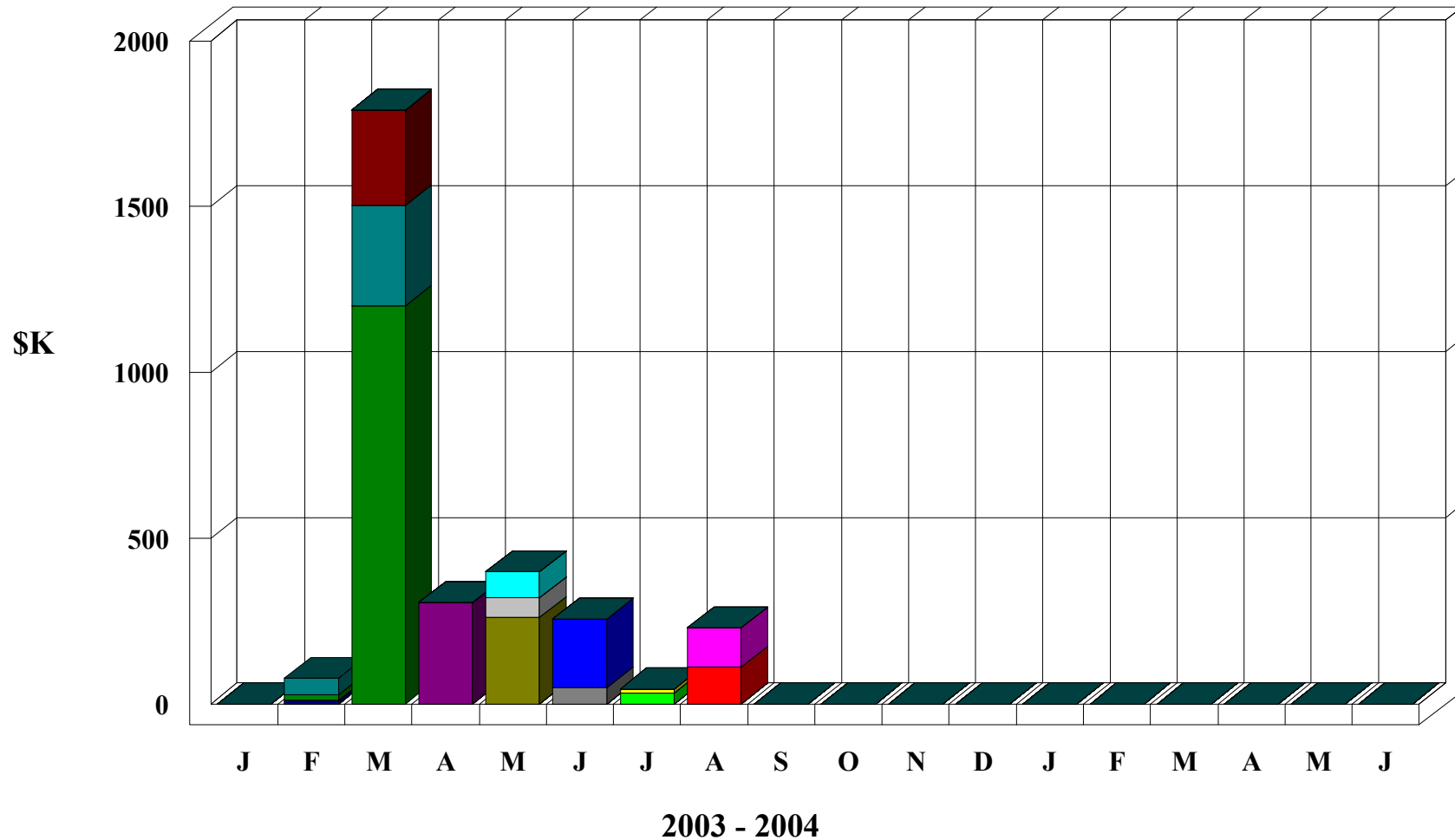


Average IRR	10.7%	Lowest IRR	6.3%
Standard Deviation	1.4%	Highest IRR	14.5%

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Capital Spending Detail

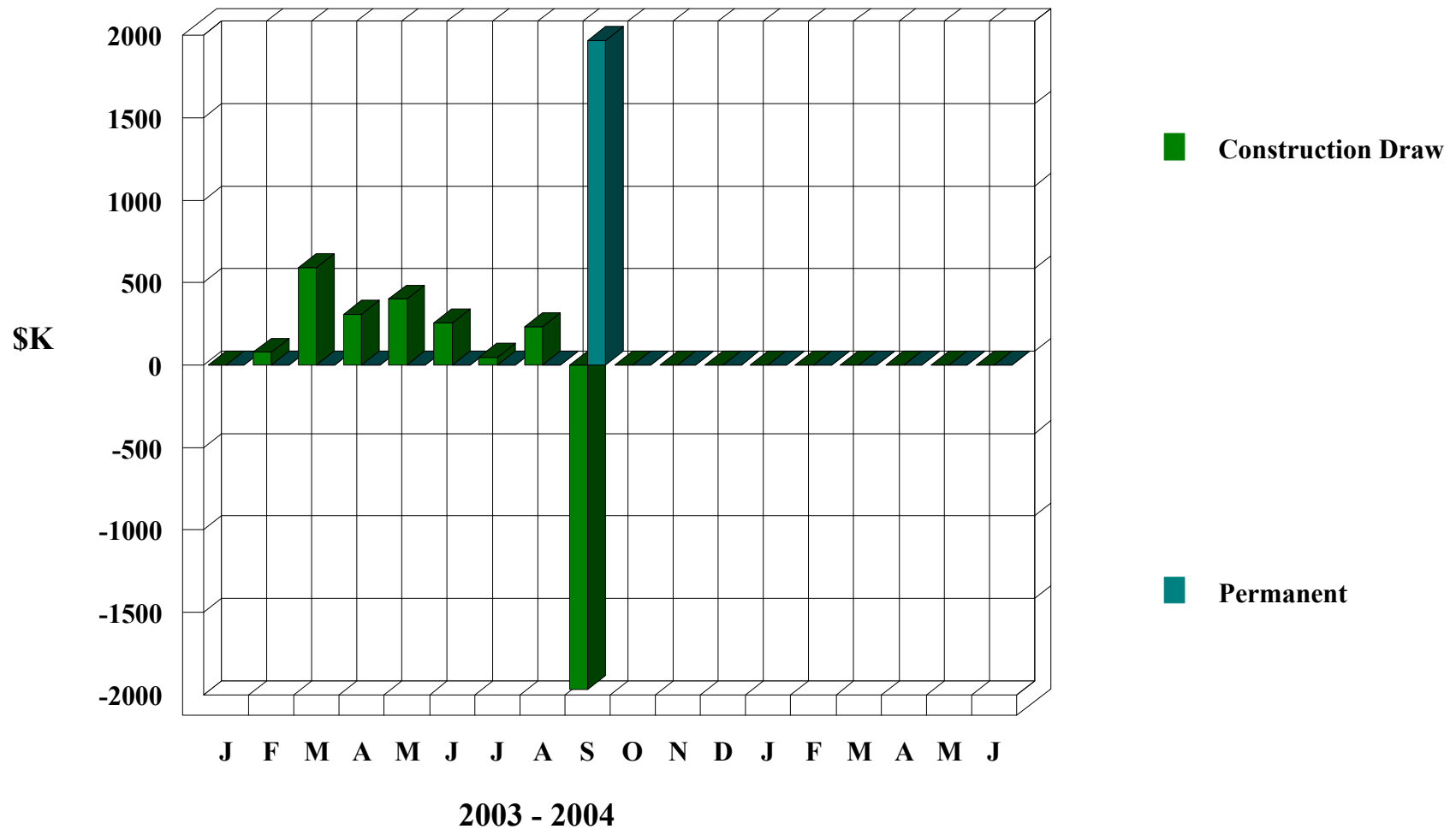
Build to Suit Industrial Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
Produced by planEASe from Analytic Associates (800) 959-3273

Debt Draw & Repay Detail

Build to Suit Industrial Building



The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable.
 Produced by planEASe from Analytic Associates (800) 959-3273