

Adrian Apartments II

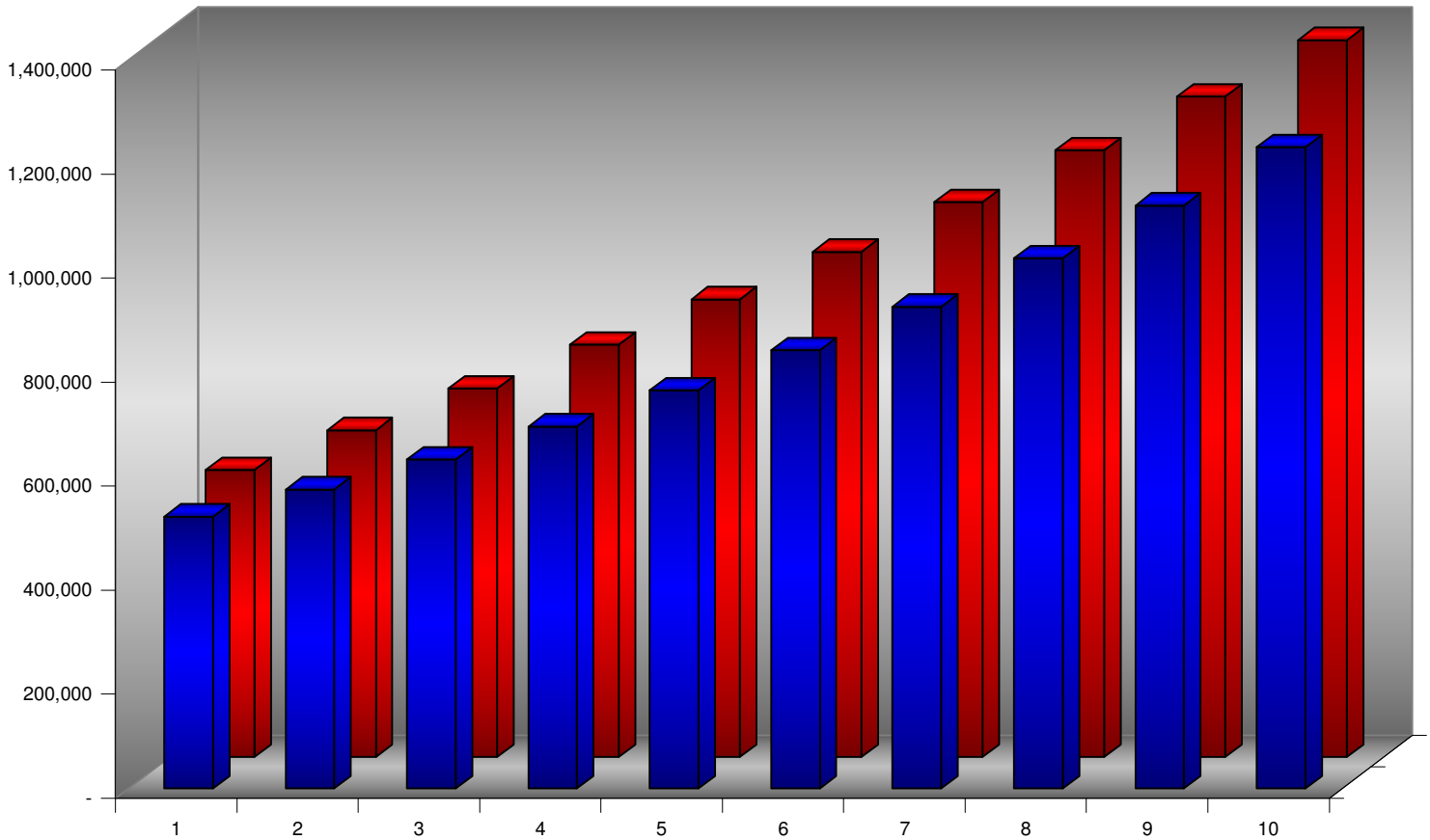
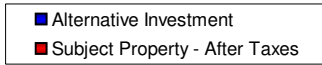
1212 Main St.
Atlanta GA 30304

Alternative Investment Comparison



Jeffrey Sandford

404-555-1212



Alt Investment Return (after taxes)	Time Period	Alternative Investment Value	Property After-Taxes Net Value	Difference	Better Investment	Property Before-Taxes Net Value	Difference	Better Investment
10.00%	Initial Investment	\$ 475,625	\$ 475,625			\$ 475,625		
	Year 1	523,188	552,376	\$ 29,189	Property	584,736	\$ 61,549	Property
	Year 2	575,506	629,001	53,495	Property	691,121	115,615	Property
	Year 3	633,057	709,167	76,110	Property	802,710	169,653	Property
	Year 4	696,363	792,981	96,618	Property	919,661	223,298	Property
	Year 5	765,999	880,554	114,555	Property	1,042,139	276,140	Property
	Year 6	842,599	972,002	129,404	Property	1,170,317	327,718	Property
	Year 7	926,859	1,067,448	140,590	Property	1,304,376	377,517	Property
	Year 8	1,019,544	1,167,018	147,473	Property	1,444,503	424,959	Property
	Year 9	1,121,499	1,270,844	149,345	Property	1,590,897	469,398	Property
	Year 10	1,233,649	1,379,065	145,416	Property	1,743,761	510,113	Property