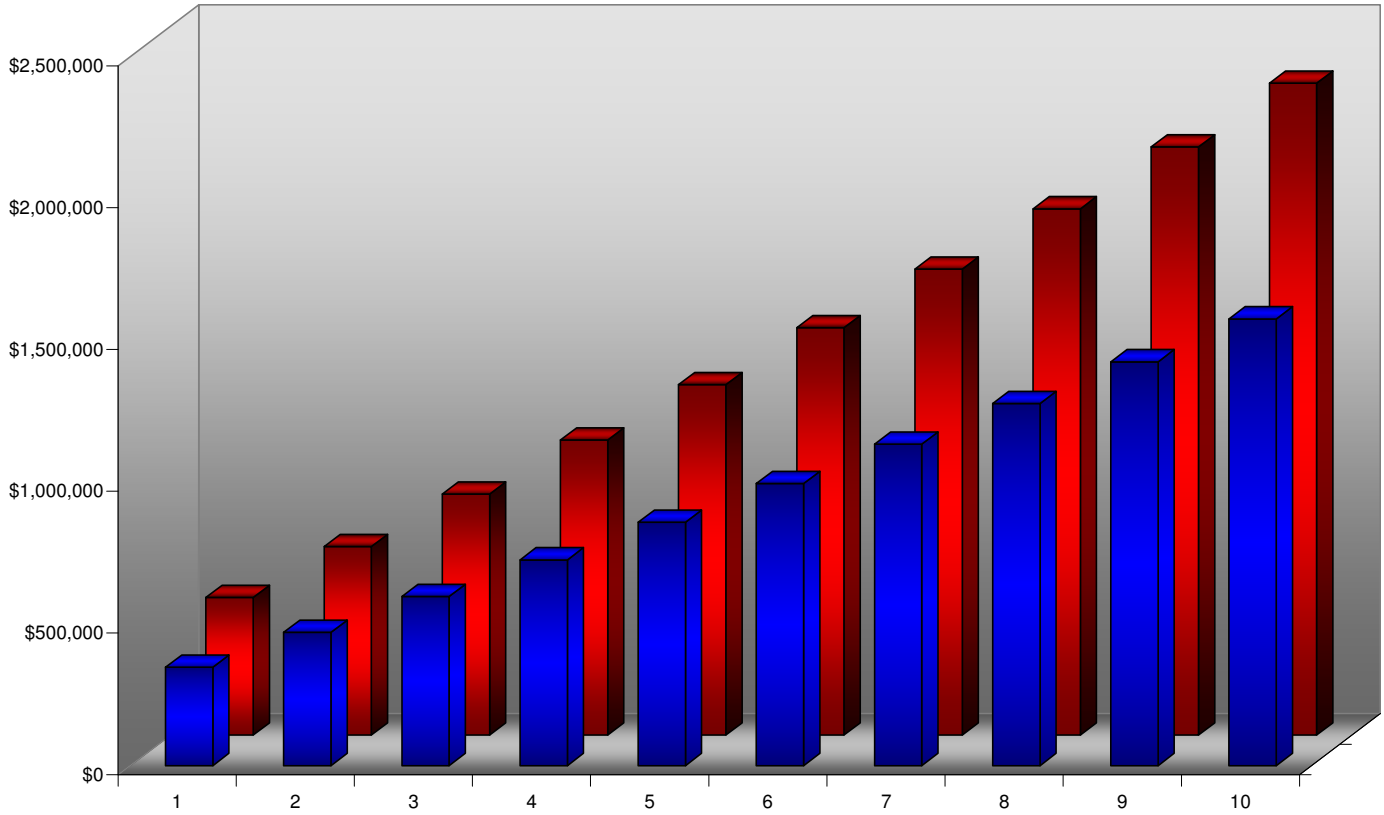
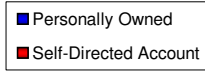


Adrian Apartments II

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Cash Generated Comparison Self-Directed vs Personal Ownership



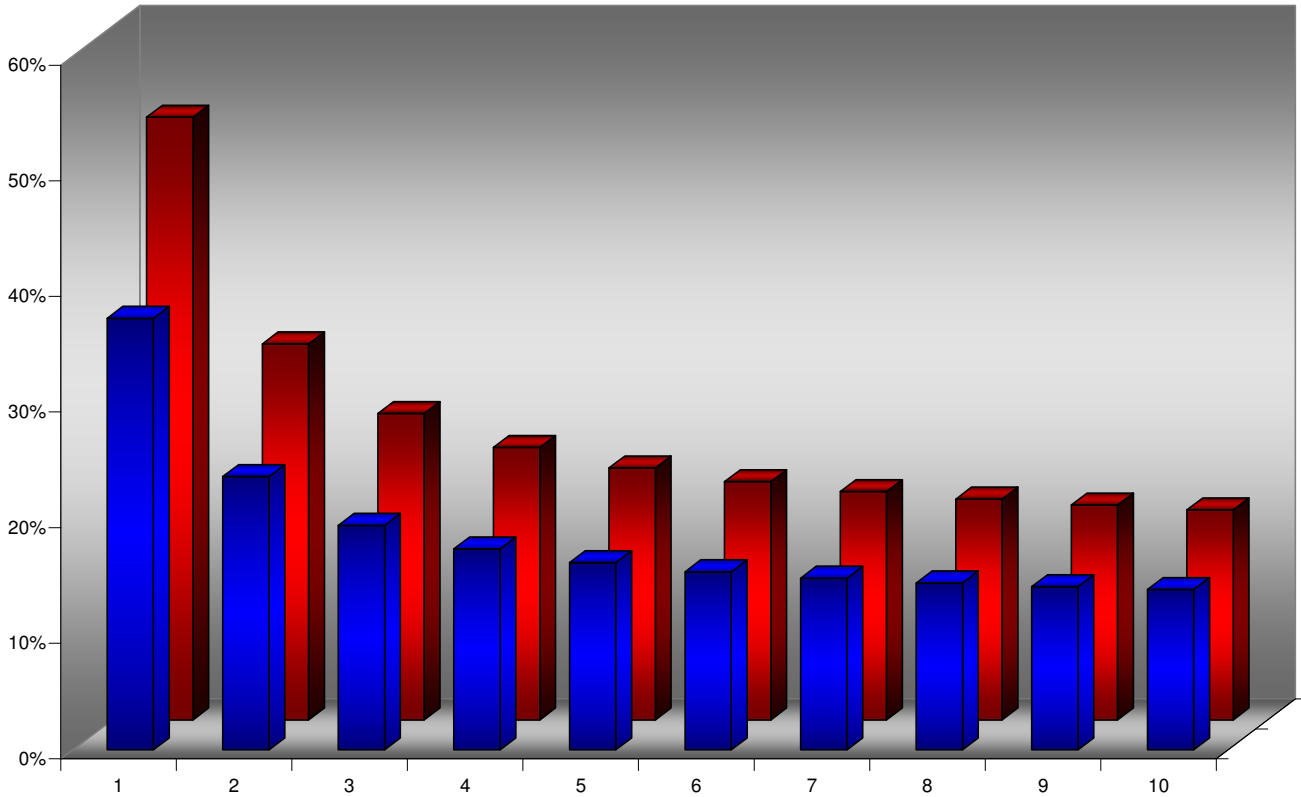
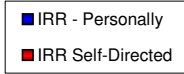
Period	Net Cumulative Cash Generated		
	Personally	Self-Directed	Difference
Year 1	\$ 347,212	\$ 484,907	\$ 137,695
Year 2	470,182	665,031	194,849
Year 3	596,278	850,120	253,841
Year 4	725,597	1,040,326	314,729
Year 5	858,238	1,235,811	377,573
Year 6	994,308	1,436,745	442,437
Year 7	1,133,920	1,643,309	509,389
Year 8	1,277,192	1,855,691	578,499
Year 9	1,424,250	2,074,096	649,846
Year 10	1,575,229	2,298,736	723,508

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Return Comparison Self-Directed vs Personal Ownership



Year	Internal-Rate-of-Return (IRR)			
	Personally	Self-Directed	Return Difference	Cash Difference
Year 1	37.33%	52.14%	14.81%	137,695
Year 2	23.64%	32.53%	8.89%	194,849
Year 3	19.42%	26.51%	7.09%	253,841
Year 4	17.38%	23.56%	6.18%	314,729
Year 5	16.19%	21.80%	5.61%	377,573
Year 6	15.40%	20.61%	5.21%	442,437
Year 7	14.85%	19.75%	4.91%	509,389
Year 8	14.43%	19.10%	4.67%	578,499
Year 9	14.11%	18.59%	4.47%	649,846
Year 10	13.86%	18.17%	4.31%	723,508