

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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Siegel-Gallagher Management Company

The Villager

2008 Annual Budget Detail

Total	\$/RSF
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Income

Rental Income

6100-0000	Base Rent	\$916,867	6.47
Total Rental Income		\$916,867	6.47

Recovery Income

6200-0000	Escalations-Operating Exp	\$417,426	2.95
6205-0000	Escalations- RE Taxes	\$4,523	0.03
Total Recovery Income		\$421,949	2.98

Other Income

6300-0000	Utility Recovery	\$4,516	0.03
6400-0000	Storage Income	\$2,400	0.02
Total Other Income		\$6,916	0.05

Total Income

\$1,345,732 9.50

Operating Expenses - Recoverable

Janitorial

8110-0000	Cleaning-Svc Contract	\$22,384	0.16
8111-0000	Cleaning - Miscellaneous	\$6,600	0.05
8112-0000	Cleaning Supplies	\$1,320	0.01
8113-0000	Trash Removal	\$4,596	0.03
8117-0000	Mat Service	\$5,646	0.04
Total Janitorial		\$40,546	0.29

HVAC

8142-0000	HVAC Repairs	\$2,900	0.02
8143-0000	HVAC Supplies	\$7,300	0.05
Total HVAC		\$10,200	0.07

Repairs & Maintenance

8182-0000	Electrical Repairs & Supplies	\$500	0.00
8191-0000	Glass Repairs	\$1,500	0.01
8195-0000	Keys/Lock Repair	\$360	0.00
8198-0000	Light Bulbs-Fixt-Supplies	\$1,800	0.01
8200-0000	Maintenance Labor	\$60,588	0.43
8204-0000	Miscellaneous Supplies & Tools	\$1,425	0.01
8208-0000	Painting & Supplies	\$700	0.00
8212-0000	Parking Lot Repairs/Paving & Striping	\$2,350	0.02
8214-0000	Roof Repairs	\$1,000	0.01
8215-0000	Plumbing Repairs/Supplies	\$500	0.00
8224-0000	Signage	\$1,000	0.01
8225-0000	General Building	\$1,000	0.01
8226-0000	Riser/Telephone Repair	\$300	0.00

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		Total	\$/RSF
Total Repairs & Maintenance		\$73,023	0.52
Utilities			
8231-0000	Electricity	\$105,500	0.74
8233-0000	Water/Sewer	\$6,500	0.05
8234-0000	Gas	\$8,150	0.06
Total Utilities		\$120,150	0.85
Contract Services			
8243-0000	Elevator Contract Service	\$1,480	0.01
8245-0000	Landscaping-Exterior	\$6,166	0.04
8246-0000	Landscaping-Interior	\$660	0.00
8250-0000	Pest Control	\$1,452	0.01
8260-0000	Security Contract	\$63,666	0.45
8261-0000	Fire & Life Safety Contract	\$4,740	0.03
8265-0000	Snow Removal	\$34,500	0.24
8267-0000	Water Treatment	\$300	0.00
Total Contract Services		\$112,964	0.80
Management & Administration			
8325-0000	Fees/Licenses/Permits	\$200	0.00
8330-0000	Management Fees	\$47,101	0.33
8335-0000	Office Expenses	\$2,100	0.01
8350-0000	Seasonal Decorations	\$2,000	0.01
8355-0000	Tenant Relations	\$2,000	0.01
Total Management & Administration		\$53,401	0.38
Insurance			
8410-0000	Insurance	\$9,772	0.07
Total Insurance		\$9,772	0.07
Harambee Sublease Expenses			
8425-0001	Harambee - Cleaning	\$160,465	1.13
8425-0004	Harambee - Utilities	\$77,640	0.55
8425-0005	Harambee - Contract Services	\$8,120	0.06
Total Harambee Sublease Expenses		\$246,225	1.74
Taxes			
8531-0000	Real Estate Taxes	\$70,000	0.49
Total Taxes		\$70,000	0.49
Total Operating Expenses - Recoverable		\$736,281	5.20
Operating Expenses - Unrecoverable			
Non-Escalatable Expense			
8782-0000	Space Planning	\$25,000	0.18
8783-0000	Misc. Non-Escalatable Expenses	\$600	0.00

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2008 Annual Budget Detail

	Total	\$/RSF
8783-0001 Utilities - Vacant Units	\$0	0.00
Total Non-Escalatable Expense	\$25,600	0.18
Total Operating Expenses - Unrecoverable	\$25,600	0.18
Net Operating Income	\$583,851	4.12
Debt Service		
Debt Service		
8780-0000 Mortgage Interest Expense	\$474,264	3.35
Total Debt Service	\$474,264	3.35
Total Debt Service	\$474,264	3.35
Cash Flow after Debt Service	\$109,587	0.77

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**The Villager
 2008 Monthly Budget Detail**

Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		

Income

Rental Income		Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
6100-0000	Base Rent	75,579	75,579	75,655	75,824	76,743	76,743	76,743	76,743	76,743	76,782	76,867	76,867	916,867	6.47
Total Rental Income		75,579	75,579	75,655	75,824	76,743	76,743	76,743	76,743	76,743	76,782	76,867	76,867	916,867	6.47
Recovery Income		Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
6200-0000	Escalations-Operating Exp	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	417,426	2.95
6205-0000	Escalations- RE Taxes	377	377	377	377	377	377	377	377	377	377	377	377	4,523	0.03
Total Recovery Income		35,162	35,162	35,162	35,162	35,162	35,162	35,162	35,162	35,162	35,162	35,162	35,162	421,949	2.98
Other Income		Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
6300-0000	Utility Recovery	376	376	376	376	376	376	376	376	376	376	376	376	4,516	0.03
6400-0000	Storage Income	0	0	0	0	0	0	0	2,400	0	0	0	0	2,400	0.02
Total Other Income		376	376	376	376	376	376	376	2,776	376	376	376	376	6,916	0.05
Total Income		111,118	111,118	111,193	111,363	112,281	112,281	112,281	114,681	112,281	112,321	112,406	112,406	1,345,732	9.50

Operating Expenses - Recoverable

Janitorial		Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
8110-0000	Cleaning-Svc Contract	1,732	1,732	1,732	2,532	1,732	1,732	1,732	1,732	1,732	2,532	1,732	1,732	22,384	0.16
8111-0000	Cleaning - Miscellaneous	175	175	175	1,375	2,275	175	175	175	175	1,375	175	175	6,600	0.05
8112-0000	Cleaning Supplies	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01
8113-0000	Trash Removal	383	383	383	383	383	383	383	383	383	383	383	383	4,596	0.03
8117-0000	Mat Service	581	581	581	581	360	360	360	360	360	360	581	581	5,646	0.04
Total Janitorial		2,981	2,981	2,981	4,981	4,860	2,760	2,760	2,760	2,760	4,760	2,981	2,981	40,546	0.29
HVAC		Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
8142-0000	HVAC Repairs	0	0	250	250	900	0	250	0	500	500	0	250	2,900	0.02
8143-0000	HVAC Supplies	1,200	0	0	1,200	0	0	3,700	0	0	1,200	0	0	7,300	0.05
Total HVAC		1,200	0	250	1,450	900	0	3,950	0	500	1,700	0	250	10,200	0.07
Repairs & Maintenance		Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
8182-0000	Electrical Repairs & Suppli	0	0	125	0	0	125	0	0	125	0	0	125	500	0.00
8191-0000	Glass Repairs	0	0	500	0	0	0	0	500	0	0	0	500	1,500	0.01

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	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
8195-0000 Keys/Lock Repair	60	0	60	0	60	0	60	0	60	0	60	0	360	0.00
8198-0000 Light Bulbs-Fixt-Supplies	100	100	250	100	100	250	100	100	250	100	100	250	1,800	0.01
8200-0000 Maintenance Labor	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	60,588	0.43
8204-0000 Miscellaneous Supplies &	0	0	0	1,425	0	0	0	0	0	0	0	0	1,425	0.01
8208-0000 Painting & Supplies	0	0	150	0	150	0	150	0	150	0	100	0	700	0.00
8212-0000 Parking Lot Repairs/Paving	0	0	0	0	1,500	0	0	850	0	0	0	0	2,350	0.02
8214-0000 Roof Repairs	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.01
8215-0000 Plumbing Repairs/Supplies	0	125	0	0	125	0	0	125	0	0	125	0	500	0.00
8224-0000 Signage	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0.01
8225-0000 General Building	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0.01
8226-0000 Riser/Telephone Repair	0	0	0	0	0	0	300	0	0	0	0	0	300	0.00
Total Repairs & Maintenance	5,209	5,274	6,384	7,574	7,984	5,674	5,659	6,624	5,884	5,149	5,434	6,174	73,023	0.52
Utilities														
8231-0000 Electricity	9,800	9,800	9,800	8,800	7,700	7,700	7,700	7,700	7,700	9,200	9,800	9,800	105,500	0.74
8233-0000 Water/Sewer	0	0	0	0	0	6,500	0	0	0	0	0	0	6,500	0.05
8234-0000 Gas	1,500	1,500	1,500	1,000	500	175	175	175	175	175	175	1,100	8,150	0.06
Total Utilities	11,300	11,300	11,300	9,800	8,200	14,375	7,875	7,875	7,875	9,375	9,975	10,900	120,150	0.85
Contract Services														
8243-0000 Elevator Contract Service	0	370	0	0	370	0	0	370	0	0	370	0	1,480	0.01
8245-0000 Landscaping-Exterior	0	0	0	688	2,038	688	688	688	688	688	0	0	6,166	0.04
8246-0000 Landscaping-Interior	55	55	55	55	55	55	55	55	55	55	55	55	660	0.00
8250-0000 Pest Control	121	121	121	121	121	121	121	121	121	121	121	121	1,452	0.01
8260-0000 Security Contract	5,176	5,176	5,176	5,176	5,176	5,176	5,435	5,435	5,435	5,435	5,435	5,435	63,666	0.45
8261-0000 Fire & Life Safety Contract	120	120	120	120	1,120	1,895	645	120	120	120	120	120	4,740	0.03
8265-0000 Snow Removal	5,000	8,500	8,500	6,000	3,000	0	0	0	0	0	0	3,500	34,500	0.24
8267-0000 Water Treatment	100	0	0	0	0	100	0	0	0	100	0	0	300	0.00
Total Contract Services	10,572	14,342	13,972	12,160	11,880	8,035	6,944	6,789	6,419	6,519	6,101	9,231	112,964	0.80
Management & Administration														
8325-0000 Fees/Licenses/Permits	0	0	0	0	100	0	0	0	100	0	0	0	200	0.00
8330-0000 Management Fees	3,889	3,889	3,892	3,898	3,930	3,930	3,930	4,014	3,930	3,931	3,934	3,934	47,101	0.33
8335-0000 Office Expenses	175	175	175	175	175	175	175	175	175	175	175	175	2,100	0.01

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**The Villager
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	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
8350-0000 Seasonal Decorations	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000	0.01
8355-0000 Tenant Relations	1,700	0	75	0	0	75	0	0	75	0	0	75	2,000	0.01
Total Management & Administration	5,764	4,064	4,142	4,073	4,205	4,180	4,105	4,189	4,280	4,106	4,109	6,184	53,401	0.38
Insurance														
8410-0000 Insurance	0	0	9,772	0	0	0	0	0	0	0	0	0	9,772	0.07
Total Insurance	0	0	9,772	0	0	0	0	0	0	0	0	0	9,772	0.07
Harambee Sublease Expenses														
8425-0001 Harambee - Cleaning	0	0	0	0	0	160,465	0	0	0	0	0	0	160,465	1.13
8425-0004 Harambee - Utilities	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	77,640	0.55
8425-0005 Harambee - Contract Servi	325	325	455	1,425	325	3,055	325	325	455	325	325	455	8,120	0.06
Total Harambee Sublease Expenses	6,795	6,795	6,925	7,895	6,795	169,990	6,795	6,795	6,925	6,795	6,795	6,925	246,225	1.74
Taxes														
8531-0000 Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	70,000	70,000	0.49
Total Taxes	0	0	0	0	0	0	0	0	0	0	0	70,000	70,000	0.49
Total Operating Expenses - Recoverable	43,821	44,756	55,726	47,933	44,824	205,014	38,088	35,032	34,643	38,404	35,395	112,645	736,281	5.20

Operating Expenses - Unrecoverable

Non-Escalatable Expense														
8782-0000 Space Planning	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000	0.18
8783-0000 Misc. Non-Escalatable Exp	0	0	0	0	0	600	0	0	0	0	0	0	600	0.00
8783-0001 Utilities - Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Non-Escalatable Expense	0	0	0	0	25,000	600	0	0	0	0	0	0	25,600	0.18
Total Operating Expenses - Unrecoverable	0	0	0	0	25,000	600	0	0	0	0	0	0	25,600	0.18

Net Operating Income	67,296	66,361	55,468	63,430	42,458	-93,332	74,194	79,650	77,639	73,917	77,011	-239	583,851	4.12
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Debt Service

Debt Service														
8780-0000 Mortgage Interest Expense	44,716	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	474,264	3.35

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	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
Total Debt Service	44,716	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	474,264	3.35
Total Debt Service	44,716	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	474,264	3.35
Cash Flow after Debt Service	22,580	29,961	19,068	17,314	6,058	-129,732	28,078	43,250	41,239	27,801	40,611	-36,639	109,587	0.77

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6100-0000 Base Rent

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230	Linked to Office Base Rent	75,579	75,579	75,655	75,824	76,743	76,743	76,743	76,743	76,743	76,782	76,867	76,867	916,867	6.47
Totals:		75,579	75,579	75,655	75,824	76,743	76,743	76,743	76,743	76,743	76,782	76,867	76,867	916,867	6.47

6200-0000 Escalations-Operating Exp

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230	Linked to Recoveries - CAM	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	417,426	2.95
Totals:		34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	34,785	417,426	2.95

6205-0000 Escalations- RE Taxes

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230	Linked to Recoveries - Tax	377	377	377	377	377	377	377	377	377	377	377	377	4,523	0.03
Totals:		377	377	377	377	377	377	377	377	377	377	377	377	4,523	0.03

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6300-0000 Utility Recovery

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230 Linked to Recoveries - Utility	376	376	376	376	376	376	376	376	376	376	376	376	4,516	0.03
Totals:		376	376	376	376	376	376	376	376	376	376	376	376	4,516	0.03

6400-0000 Storage Income

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Storage #1 - Basement Storage Area - Planned Parenthood & SMHFC	0	0	0	0	0	0	0	1,200	0	0	0	0	1,200	0.01
	230														
2	Storage #2 - Basement Storage Area - Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	230														
3	Storage #3 - Basement Storage Area - Madison Community Health Center	0	0	0	0	0	0	0	1,200	0	0	0	0	1,200	0.01
	230														
4	Storage #4 - Basement Storage Area - Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Totals:		0	0	0	0	0	0	0	2,400	0	0	0	0	2,400	0.02

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8110-0000 Cleaning-Svc Contract

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Allen Cleaning - Clean 6 days per week	1,732	1,732	1,732	1,732	1,732	1,732	1,732	1,732	1,732	1,732	1,732	1,732	20,784	0.15
2	230 Carpet Cleanings	0	0	0	800	0	0	0	0	0	800	0	0	1,600	0.01
Totals:		1,732	1,732	1,732	2,532	1,732	1,732	1,732	1,732	1,732	2,532	1,732	1,732	22,384	0.16

8111-0000 Cleaning - Miscellaneous

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Property Spring Cleaning: Temp labor to clean west side of property and trash after snow melt	0	0	0	0	2,100	0	0	0	0	0	0	0	2,100	0.01
2	230 Pressure wash sidewalk	0	0	0	1,200	0	0	0	0	0	1,200	0	0	2,400	0.02
3	230 Lot portering - Kleen Sweep	175	175	175	175	175	175	175	175	175	175	175	175	2,100	0.01
Totals:		175	175	175	1,375	2,275	175	175	175	175	1,375	175	175	6,600	0.05

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8112-0000 Cleaning Supplies

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Soaps, paper products, cleaners	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01
Totals:		110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01

8113-0000 Trash Removal

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 8 yd trash pick up (Tues & Fri) - Waste Mgmt	383	383	383	383	383	383	383	383	383	383	383	383	4,596	0.03
Totals:		383	383	383	383	383	383	383	383	383	383	383	383	4,596	0.03

8117-0000 Mat Service

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Packerland Monthly Service	581	581	581	581	360	360	360	360	360	360	581	581	5,646	0.04
Totals:		581	581	581	581	360	360	360	360	360	360	581	581	5,646	0.04

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8142-0000 HVAC Repairs

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Allowance for steam boiler repair	0	0	0	0	0	0	0	0	0	500	0	0	500	0.00
2	230 Unit inspection/filter changes/minor repairs	0	0	0	0	900	0	0	0	0	0	0	0	900	0.01
3	230 Allowance for HVAC repairs	0	0	250	250	0	0	250	0	500	0	0	250	1,500	0.01
Totals:		0	0	250	250	900	0	250	0	500	500	0	250	2,900	0.02

8143-0000 HVAC Supplies

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 60 rooftop units - 4 times per year	1,200	0	0	1,200	0	0	1,200	0	0	1,200	0	0	4,800	0.03
2	230 Clean coils - pressure wash	0	0	0	0	0	0	2,500	0	0	0	0	0	2,500	0.02
Totals:		1,200	0	0	1,200	0	0	3,700	0	0	1,200	0	0	7,300	0.05

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8182-0000 Electrical Repairs & Supplies

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230															
1	Allowance for minor repairs	0	0	125	0	0	125	0	0	125	0	0	125	500	0.00
Totals:		0	0	125	0	0	125	0	0	125	0	0	125	500	0.00

8191-0000 Glass Repairs

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230															
1	Contingency	0	0	500	0	0	0	0	500	0	0	0	500	1,500	0.01
Totals:		0	0	500	0	0	0	0	500	0	0	0	500	1,500	0.01

8195-0000 Keys/Lock Repair

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230															
1	Allowance for repinning and repairs	60	0	60	0	60	0	60	0	60	0	60	0	360	0.00
Totals:		60	0	60	0	60	0	60	0	60	0	60	0	360	0.00

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8198-0000 Light Bulbs-Fixt-Supplies

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Allowance for bulbs, fixture components, lot lights, ballasts	100	100	250	100	100	250	100	100	250	100	100	250	1,800	0.01
Totals:		100	100	250	100	100	250	100	100	250	100	100	250	1,800	0.01

8200-0000 Maintenance Labor

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 On-Site Maintenance Tech	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	60,588	0.43
Totals:		5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	5,049	60,588	0.43

8204-0000 Miscellaneous Supplies & Tools

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Trash Cans - 2 @ \$425 each	0	0	0	850	0	0	0	0	0	0	0	0	850	0.01
2	230 2 Bicycle Racks @ \$262 + Shipping	0	0	0	575	0	0	0	0	0	0	0	0	575	0.00
Totals:		0	0	0	1,425	0	0	0	0	0	0	0	0	1,425	0.01

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Company
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8208-0000 Painting & Supplies

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Service doors, dryvit repair, blue window frames, yellow curbs, canops & trim, common area touch up	0	0	150	0	150	0	150	0	150	0	100	0	700	0.00
Totals:		0	0	150	0	150	0	150	0	150	0	100	0	700	0.00

8212-0000 Parking Lot Repairs/Paving & Striping

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Pot hole repair	0	0	0	0	1,500	0	0	0	0	0	0	0	1,500	0.01
	230														
2	Striping	0	0	0	0	0	0	0	850	0	0	0	0	850	0.01
Totals:		0	0	0	0	1,500	0	0	850	0	0	0	0	2,350	0.02

8214-0000 Roof Repairs

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Allowance for minor repairs/leaks	0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.01
Totals:		0	0	250	0	0	250	0	0	250	0	0	250	1,000	0.01

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8215-0000 Plumbing Repairs/Supplies

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Allowance	0	125	0	0	125	0	0	125	0	0	125	0	500	0.00
Totals:		0	125	0	0	125	0	0	125	0	0	125	0	500	0.00

8224-0000 Signage

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Construction Directional Signs	0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0.01
Totals:		0	0	0	1,000	0	0	0	0	0	0	0	0	1,000	0.01

8225-0000 General Building

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Window applications for south end of exterior to improve appearance	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0.01
Totals:		0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0.01

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8226-0000 Riser/Telephone Repair

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Contingency	0	0	0	0	0	0	300	0	0	0	0	0	300	0.00
Totals:		0	0	0	0	0	0	300	0	0	0	0	0	300	0.00

8231-0000 Electricity

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Energy costs are expected to increase approximateley 7%	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
2	230 86,000 SF Area	7,985	7,985	7,985	7,110	6,140	6,140	6,140	6,140	6,140	7,460	7,985	7,985	85,195	0.60
3	230 12,000 SF Area	1,115	1,115	1,115	990	860	860	860	860	860	1,040	1,115	1,115	11,905	0.08
4	230 Exterior Parking Lot Lights	700	700	700	700	700	700	700	700	700	700	700	700	8,400	0.06
Totals:		9,800	9,800	9,800	8,800	7,700	7,700	7,700	7,700	7,700	9,200	9,800	9,800	105,500	0.74

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8233-0000 Water/Sewer

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	12,000 SF Area	0	0	0	0	0	800	0	0	0	0	0	0	800	0.01
	230														
2	86,000 SF Area	0	0	0	0	0	5,700	0	0	0	0	0	0	5,700	0.04
Totals:		0	0	0	0	0	6,500	0	0	0	0	0	0	6,500	0.05

8234-0000 Gas

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	12,000 SF Area	185	185	185	122	70	25	25	25	25	25	25	155	1,052	0.01
	230														
2	86,000 SF Area	1,315	1,315	1,315	878	430	150	150	150	150	150	150	945	7,098	0.05
Totals:		1,500	1,500	1,500	1,000	500	175	175	175	175	175	175	1,100	8,150	0.06

8243-0000 Elevator Contract Service

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Otis Elevator - quarterly maintenance	0	370	0	0	370	0	0	370	0	0	370	0	1,480	0.01
Totals:		0	370	0	0	370	0	0	370	0	0	370	0	1,480	0.01

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Company
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8245-0000 Landscaping-Exterior

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Grass cutting, pruning & trimming	0	0	0	688	688	688	688	688	688	688	0	0	4,816	0.03
	230														
2	Replace dead bushes	0	0	0	0	600	0	0	0	0	0	0	0	600	0.00
	230														
3	Add granite stone to landscape beds - where needed	0	0	0	0	750	0	0	0	0	0	0	0	750	0.01
Totals:		0	0	0	688	2,038	688	688	688	688	688	0	0	6,166	0.04

8246-0000 Landscaping-Interior

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Atrium lobby planters	55	55	55	55	55	55	55	55	55	55	55	55	660	0.00
Totals:		55	55	55	55	55	55	55	55	55	55	55	55	660	0.00

8250-0000 Pest Control

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Plunkett's - entire building	121	121	121	121	121	121	121	121	121	121	121	121	1,452	0.01
Totals:		121	121	121	121	121	121	121	121	121	121	121	121	1,452	0.01

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
 Version: 27.06
 File: 230_08.CMM
 Date: 10/4/2007
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The Villager

8260-0000 Security Contract

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 JBM Security -Average 357 hours/month at \$14.50, Monday - Saturday 9am-10:30 pm, Sunday 12-5	5,176	5,176	5,176	5,176	5,176	5,176	5,435	5,435	5,435	5,435	5,435	5,435	63,666	0.45
Totals:		5,176	5,176	5,176	5,176	5,176	5,176	5,435	5,435	5,435	5,435	5,435	5,435	63,666	0.45

8261-0000 Fire & Life Safety Contract

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Phone line to Panel/Security	120	120	120	120	120	120	120	120	120	120	120	120	1,440	0.01
2	230 Semi-Annual Fire Extinguisher testing/inspection	0	0	0	0	0	400	125	0	0	0	0	0	525	0.00
3	230 Annual sprinkler riser testing/inspection	0	0	0	0	0	0	400	0	0	0	0	0	400	0.00
4	230 Fire Alarm System Monitoring Service 6/1/07 - 5/31/08	0	0	0	0	0	1,375	0	0	0	0	0	0	1,375	0.01
5	230 Electronic Handbook Fee	0	0	0	0	1,000	0	0	0	0	0	0	0	1,000	0.01
Totals:		120	120	120	120	1,120	1,895	645	120	120	120	120	120	4,740	0.03

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
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8265-0000 Snow Removal

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Snow plowing/salting	5,000	8,500	8,500	6,000	3,000	0	0	0	0	0	0	3,500	34,500	0.24
Totals:		5,000	8,500	8,500	6,000	3,000	0	0	0	0	0	0	3,500	34,500	0.24

8267-0000 Water Treatment

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Salt - water softeners	100	0	0	0	0	100	0	0	0	100	0	0	300	0.00
Totals:		100	0	0	0	0	100	0	0	0	100	0	0	300	0.00

8325-0000 Fees/Licenses/Permits

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Permit contingency	0	0	0	0	100	0	0	0	100	0	0	0	200	0.00
Totals:		0	0	0	0	100	0	0	0	100	0	0	0	200	0.00

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

Software: Kardin Budget System
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8330-0000 Management Fees

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230	Linked to Management Fees	3,889	3,889	3,892	3,898	3,930	3,930	3,930	4,014	3,930	3,931	3,934	3,934	47,101	0.33
Totals:		3,889	3,889	3,892	3,898	3,930	3,930	3,930	4,014	3,930	3,931	3,934	3,934	47,101	0.33

8335-0000 Office Expenses

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Phone - J. Griffith	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.01
2	230 Paper Supplies	25	25	25	25	25	25	25	25	25	25	25	25	300	0.00
3	230 Copy/Fax machine line	50	50	50	50	50	50	50	50	50	50	50	50	600	0.00
Totals:		175	175	175	175	175	175	175	175	175	175	175	175	2,100	0.01

8350-0000 Seasonal Decorations

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Holiday Decor - Atrium	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000	0.01
Totals:		0	0	0	0	0	0	0	0	0	0	0	2,000	2,000	0.01

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

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8355-0000 Tenant Relations

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Tenant Meeting	0	0	75	0	0	75	0	0	75	0	0	75	300	0.00
	230														
2	Holiday Gift Baskets to tenants @ \$75 each	1,700	0	0	0	0	0	0	0	0	0	0	0	1,700	0.01
Totals:		1,700	0	75	0	0	75	0	0	75	0	0	75	2,000	0.01

8410-0000 Insurance

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Property Insurance - Paid to CDA, 15% over 2007 actual	0	0	9,772	0	0	0	0	0	0	0	0	0	9,772	0.07
Totals:		0	0	9,772	0	0	0	0	0	0	0	0	0	9,772	0.07

8425-0001 Harambee - Cleaning

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
	230														
1	Harambee Space - Cleaning	0	0	0	0	0	160,465	0	0	0	0	0	0	160,465	1.13
Totals:		0	0	0	0	0	160,465	0	0	0	0	0	0	160,465	1.13

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

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8425-0004 Harambee - Utilities

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Harambee Space - Utilities	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	77,640	0.55
Totals:		6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	6,470	77,640	0.55

8425-0005 Harambee - Contract Services

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Harambee Space - Trash Removal	120	120	120	120	120	120	120	120	120	120	120	120	1,440	0.01
2	230 Harambee Space - Alarm Testing	0	0	0	1,100	0	2,600	0	0	0	0	0	0	3,700	0.03
3	230 Harambee Space - Pest Control	95	95	95	95	95	95	95	95	95	95	95	95	1,140	0.01
4	230 Harambee Space - Fire Life Safety	0	0	130	0	0	130	0	0	130	0	0	130	520	0.00
5	230 Harambee Space - Mat Service	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01
Totals:		325	325	455	1,425	325	3,055	325	325	455	325	325	455	8,120	0.06

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Company
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

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The Villager

8531-0000 Real Estate Taxes

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Annual PILOT due by 12/08	0	0	0	0	0	0	0	0	0	0	0	70,000	70,000	0.49
Totals:		0	0	0	0	0	0	0	0	0	0	0	70,000	70,000	0.49

8780-0000 Mortgage Interest Expense

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 1st Mortgage - WCDLF Promissory Note	35,000	36,400	36,400	36,400	36,400	36,400	36,400	36,400	36,400	36,400	36,400	36,400	435,400	3.07
2	230 2nd Mortgage	9,716	0	0	9,716	0	0	9,716	0	0	9,716	0	0	38,864	0.27
Totals:		44,716	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	46,116	36,400	36,400	474,264	3.35

8782-0000 Space Planning

Sort Order	Allocation / Description	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total	\$/RSF
		Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
1	230 Architectural Fees related to building redevelopment	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000	0.18
Totals:		0	0	0	0	25,000	0	0	0	0	0	0	0	25,000	0.18

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
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Siegel-Gallagher Management Company

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**The Villager
 2008 Base Rent - Office**

Suite	Tenant	RSF	From	To	\$/RSF	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Total
2202Sub-	Vacant Space	0																
2202Sub-	Access Communit	8,543	1/1/08	12/31/08	6.12	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	4,360	52,324
2202Sub-	Planned Parentho	1,962	1/1/08	12/31/08	5.80	948	948	948	948	948	948	948	948	948	948	948	948	11,372
2202Sub-	Madison Public Lib	6,150	1/1/08	12/31/10	5.49	2,811	2,811	2,811	2,811	2,811	2,811	2,811	2,811	2,811	2,811	2,811	2,811	33,738
2202Sub-	County of Dane (P	737	1/1/08	12/31/08	12.96	796	796	796	796	796	796	796	796	796	796	796	796	9,555
2202Sub-	Madison Public He	6,169	1/1/08	12/31/10	10.20	5,242	5,242	5,242	5,242	5,242	5,242	5,242	5,242	5,242	5,242	5,242	5,242	62,903
LL Vacant	Vacant Space	19,229																
UL Vacant	Vacant Space	14,942																
177,171 Total Office Base Rent:						75,579	75,579	75,655	75,824	76,743	76,743	76,743	76,743	76,743	76,782	76,867	76,867	916,867
																	Average Rent PSF:	5.18

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
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Siegel-Gallagher Management Company

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**The Villager
 2008 Rent Roll**

Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free	Base Rent			Free	Monthly			Misc. Rent			% Sales Rent
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From	To	Monthly	
Contract	000000A DV	Adams Outdoor Advertising LP	3/1/03	2/28/13	0	3/1/03	2/28/06	○	0.00	4,000	333	○	0.00%	0	0				
						3/1/06	2/28/09	○	0.00	4,500	375	○	0.00%	0	0				
						3/1/09	2/28/13	○	0.00	5,000	417	○	0.00%	0	0				
Unknown	000000P KG	Vacant Space			0														
Contract	0000022 02	City of Madison (Harambee)	10/16/95	12/31/10	35,919	10/16/95	10/31/96	○	4.52	162,425	13,535	○	0.00%	0	0				
						11/1/96	10/31/97	○	4.65	167,170	13,931	○	0.00%	0	0				
						11/1/97	10/31/98	○	4.80	172,280	14,357	○	0.00%	0	0				
						11/1/98	10/31/99	○	4.94	177,390	14,783	○	0.00%	0	0				
						11/1/99	12/31/04	○	5.08	182,500	15,208	○	0.00%	0	0				
						1/1/05	12/31/05	○	5.89	211,700	17,642	○	0.00%	0	0				
						1/1/06	12/31/06	○	5.97	214,436	17,870	○	0.00%	0	0				
						1/1/07	12/31/07	○	0.27	9,586	799	○	0.00%	0	0				
						1/1/08	12/31/08	○	0.27	9,873	823	○	0.00%	0	0				
						1/1/09	12/31/09	○	0.28	10,170	847	○	0.00%	0	0				
						1/1/10	12/31/10	○	0.29	10,475	873	○	0.00%	0	0				
Contract	0000023 04	County of Dane (SMOE2)	10/1/00	4/30/11	8,400	10/1/00	3/31/05	○	0.00	0	0	○	0.00%	0	0				
						4/1/05	8/31/05	○	8.39	70,466	5,872	○	0.00%	0	0				
						9/1/05	9/30/05	○	9.17	76,995	6,416	○	0.00%	0	0				
						10/1/05	4/30/06	○	9.57	80,399	6,700	○	0.00%	0	0				
						5/1/06	4/30/07	○	9.99	83,904	6,992	○	0.00%	0	0				
						5/1/07	4/30/08	○	10.42	87,515	7,293	○	0.00%	0	0				
						5/1/08	4/30/09	○	10.86	91,234	7,603	○	0.00%	0	0				
						5/1/09	4/30/10	○	11.32	95,065	7,922	○	0.00%	0	0				
						5/1/10	4/30/11	○	11.79	99,011	8,251	○	0.00%	0	0				

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Siegel-Gallagher Management Company

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**The Villager
 2008 Rent Roll**

Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free	Base Rent			Free	Monthly			Misc. Rent			% Sales Rent
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From	To	Monthly	
Contract	0000023 12	Myra Torres	2/10/00	2/9/10	2,000	2/10/00	3/31/05	○	0.00	0	0	○	0.00%	0	0				
						4/1/05	2/28/06	○	14.27	28,541	2,378	○	0.00%	0	0				
						3/1/06	2/28/07	○	14.70	29,398	2,450	○	0.00%	0	0				
						3/1/07	2/29/08	○	15.14	30,279	2,523	○	0.00%	0	0				
						3/1/08	2/28/09	○	15.59	31,188	2,599	○	0.00%	0	0				
						3/1/09	2/9/10	○	16.06	32,124	2,677	○	0.00%	0	0				
Contract	0000023 22	County of Dane (SMOE1)	5/1/01	4/30/11	15,000	5/1/01	3/31/05	○	0.00	0	0	○	0.00%	0	0				
						4/1/05	4/30/06	○	10.81	162,186	13,516	○	0.00%	0	0				
						5/1/06	4/30/07	○	11.26	168,917	14,076	○	0.00%	0	0				
						5/1/07	4/30/08	○	11.73	175,927	14,661	○	0.00%	0	0				
						5/1/08	4/30/09	○	12.22	183,228	15,269	○	0.00%	0	0				
						5/1/09	4/30/10	○	12.72	190,832	15,903	○	0.00%	0	0				
Contract	0000023 26	Cooperative Educational Services Agency 2	6/1/97	12/31/08	3,100	6/1/97	3/31/05	○	0.00	0	0	○	0.00%	0	0				
						4/1/05	12/31/06	○	9.63	29,851	2,488	○	0.00%	0	0				
						1/1/07	12/31/08	○	8.31	25,750	2,146	○	0.00%	0	0				
Lease expired 5/31/05, currently negotiating.																			
Contract	0000023 28	Yue Wah Oriental Foods	9/15/84	9/14/10	6,000	9/15/84	3/31/05	○	0.00	0	0	○	0.00%	0	0				
						4/1/05	9/14/10	○	10.18	61,050	5,088	○	0.00%	0	0				
Unknown	0002234- Vacant Space C				4,636														

Prepared For: CDA -City of Madison
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Siegel-Gallagher Management Company

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**The Villager
 2008 Rent Roll**

Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free	Base Rent		Free	Monthly			Misc. Rent			% Sales Rent	
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From	To		Monthly
Contract	0002234- D	Villager Sports Town (Young Sports)	4/1/96	3/31/09	4,050	4/1/96	3/31/97	○	8.89	36,000	3,000	○	0.00%	0	0				
						4/1/97	3/31/01	○	10.67	43,200	3,600	○	0.00%	0	0				
						4/1/01	3/31/02	○	11.09	44,929	3,744	○	0.00%	0	0				
						4/1/02	3/31/03	○	11.53	46,716	3,893	○	0.00%	0	0				
						4/1/03	3/31/04	○	12.00	48,594	4,050	○	0.00%	0	0				
						4/1/04	3/31/05	○	12.48	50,538	4,211	○	0.00%	0	0				
						4/1/05	3/31/06	○	12.98	52,559	4,380	○	0.00%	0	0				
						4/1/06	3/31/07	○	16.28	65,935	5,495	○	0.00%	0	0				
						4/1/07	3/31/08	○	16.77	67,913	5,659	○	0.00%	0	0				
					4/1/08	3/31/09	○	17.27	69,950	5,829	○	0.00%	0	0					
NO CAM																			
Contract	0002300- 1	State of WI Dept of Admin-UW	10/1/01	9/30/09	4,216	10/1/01	9/30/04	○	0.00	0	0	○	0.00%	0	0				
						10/1/04	9/30/05	○	9.91	41,790	3,482	○	0.00%	0	0				
						10/1/05	9/30/06	○	10.01	42,222	3,519	○	0.00%	0	0				
						10/1/06	9/30/07	○	9.83	41,422	3,452	○	0.00%	0	0				
						10/1/07	9/30/08	○	9.93	41,881	3,490	○	0.00%	0	0				
						10/1/08	9/30/09	○	10.05	42,354	3,530	○	0.00%	0	0				
Fixed CAM Steps																			
Contract	0002300- 2	Madison Area Technical College	10/1/02	12/31/08	3,000	10/1/02	6/30/04	○	7.65	22,950	1,913	○	0.00%	0	0				
						7/1/04	6/30/05	○	11.04	33,131	2,761	○	0.00%	0	0				
						7/1/05	6/30/06	○	11.37	34,124	2,844	○	0.00%	0	0				
						7/1/06	12/31/08	○	11.72	35,157	2,930	○	0.00%	0	0				
NO CAM. Lease expires on 6/30/07. For budget purposes, assume tenant will occupy through 12/31/08.																			
Contract	0002300- 5	Madison Area Urban Ministry	7/1/01	12/31/08	1,200	7/1/01	6/30/03	○	12.50	15,000	1,250	○	0.00%	0	0				
						7/1/03	6/30/04	○	12.88	15,450	1,288	○	0.00%	0	0				
						7/1/04	11/30/04	○	13.26	15,914	1,326	○	0.00%	0	0				
						12/1/04	11/30/05	○	16.20	19,440	1,620	○	0.00%	0	0				
						12/1/05	12/31/08	○	16.69	20,023	1,669	○	0.00%	0	0				
NO CAM. Lease expired 11/30/06, for budget purposes, assume tenant occupies at current rate through 12/31/08 per John Matheson.																			

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
 Property ID: 230
 Property RSF: 141,672
 Cost Center(s) RSF: 141,672

Siegel-Gallagher Management Company

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**The Villager
 2008 Rent Roll**

Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free	Base Rent			Free	Monthly			Misc. Rent			% Sales Rent
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From	To	Monthly	
Contract	0002300-6	Interfaith Coalition for Worker Justice	11/1/02	12/31/08	535	11/1/02	10/31/03	<input type="radio"/>	13.46	7,200	600	<input type="radio"/>	0.00%	0	0				
						11/1/03	10/31/04	<input type="radio"/>	13.86	7,416	618	<input type="radio"/>	0.00%	0	0				
						11/1/04	12/31/08	<input type="radio"/>	14.28	7,638	637	<input type="radio"/>	0.00%	0	0				

NO CAM. Lease expired 10/31/05, for budget purposes, assume tenant will occupy through 12/31/08 at current rate per John Matheson.

Unknown 0002300-7 Vacant Space 2,000

Contract	0002308-A	VIP Nails	11/1/01	10/31/11	2,000	11/1/01	10/31/02	<input type="radio"/>	6.60	13,200	1,100	<input type="radio"/>	0.00%	0	0				
						11/1/02	10/31/03	<input type="radio"/>	6.80	13,596	1,133	<input type="radio"/>	0.00%	0	0				
						11/1/03	10/31/04	<input type="radio"/>	7.00	14,004	1,167	<input type="radio"/>	0.00%	0	0				
						11/1/04	10/31/05	<input type="radio"/>	7.21	14,424	1,202	<input type="radio"/>	0.00%	0	0				
						11/1/05	10/31/06	<input type="radio"/>	7.43	14,857	1,238	<input type="radio"/>	0.00%	0	0				
						11/1/06	10/31/07	<input type="radio"/>	7.65	15,302	1,275	<input type="radio"/>	0.00%	0	0				
						11/1/07	10/31/08	<input type="radio"/>	7.88	15,762	1,313	<input type="radio"/>	0.00%	0	0				
						11/1/08	10/31/09	<input type="radio"/>	8.12	16,234	1,353	<input type="radio"/>	0.00%	0	0				
						11/1/09	10/31/10	<input type="radio"/>	8.36	16,721	1,393	<input type="radio"/>	0.00%	0	0				
						11/1/10	10/31/11	<input type="radio"/>	8.61	17,223	1,435	<input type="radio"/>	0.00%	0	0				

NO CAM

Unknown 0002308-B Vacant Space 1,125

Contract	002300-21	WI Womens Business Initiative	4/1/01	10/31/09	2,400	4/1/01	5/31/01	<input type="radio"/>	2.00	4,800	400	<input type="radio"/>	0.00%	0	0			
						6/1/01	10/31/04	<input type="radio"/>	3.75	9,000	750	<input type="radio"/>	0.00%	0	0			
						11/1/04	10/31/09	<input type="radio"/>	10.00	24,000	2,000	<input type="radio"/>	0.00%	0	0			

NO CAM

Contract	002300-22	UW Extension-Dane County	11/1/04	10/31/09	2,400	11/1/04	10/31/05	<input type="radio"/>	7.00	16,800	1,400	<input type="radio"/>	0.00%	0	0			
						11/1/05	10/31/06	<input type="radio"/>	7.21	17,304	1,442	<input type="radio"/>	0.00%	0	0			
						11/1/06	10/31/07	<input type="radio"/>	7.43	17,823	1,485	<input type="radio"/>	0.00%	0	0			
						11/1/07	10/31/08	<input type="radio"/>	7.65	18,358	1,530	<input type="radio"/>	0.00%	0	0			
						11/1/08	10/31/09	<input type="radio"/>	7.88	18,909	1,576	<input type="radio"/>	0.00%	0	0			

Prepared For: CDA -City of Madison
 Prepared By: Siegel-Gallagher Management Compan
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Siegel-Gallagher Management Company
The Villager
2008 Total Tenant Revenue

Status	Suite	Tenant	RSF	Comm	Exp	Charges	Amount	Annualized
								PSF
Contract	000000ADV	Adams Outdoor Advertising LP	0	3/1/03	2/28/13	Office Rent	4,500	0.00
							4,500	0.00
Contract	000002202	City of Madison (Harambee)	35,919	10/16/95	12/31/10	Office Rent	9,873	0.27
						Recovery - CAM	12,693	0.35
							22,567	0.63
Contract	000002304	County of Dane (SMOE2)	8,400	10/1/00	4/30/11	Office Rent	89,995	10.71
						Recovery - CAM	13,891	1.65
						Recovery - Tax	4,523	0.54
							108,409	12.91
Contract	000002312	Myra Torres	2,000	2/10/00	2/9/10	Office Rent	31,036	15.52
						Recovery - CAM	7,398	3.70
						Recovery - Utility	2,293	1.15
							40,728	20.36
Contract	000002322	County of Dane (SMOE1)	15,000	5/1/01	4/30/11	Office Rent	180,794	12.05
						Recovery - CAM	43,649	2.91
							224,443	14.96
Contract	000002326	Cooperative Educational Services Agency 2	3,100	6/1/97	12/31/08	Office Rent	25,750	8.31
							25,750	8.31
Contract	000002328	Yue Wah Oriental Foods	6,000	9/15/84	9/14/10	Office Rent	61,050	10.18
							61,050	10.18
Contract	0002234-D	Villager Sports Town (Young Sports)	4,050	4/1/96	3/31/09	Office Rent	69,441	17.15
							69,441	17.15
Contract	0002300-1	State of WI Dept of Admin-UW	4,216	10/1/01	9/30/09	Office Rent	42,000	9.96
						Recovery - CAM	15,115	3.59
							57,115	13.55
Contract	0002300-2	Madison Area Technical College	3,000	10/1/02	12/31/08	Office Rent	35,157	11.72
							35,157	11.72

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Siegel-Gallagher Management Company
The Villager
2008 Total Tenant Revenue

Status	Suite	Tenant	RSF	Comm	Exp	Charges	Amount	Annualized
								PSF
Contract	0002300-5	Madison Area Urban Ministry	1,200	7/1/01	12/31/08	Office Rent	20,023	16.69
							20,023	16.69
Contract	0002300-6	Interfaith Coalition for Worker Justice	535	11/1/02	12/31/08	Office Rent	7,638	14.28
							7,638	14.28
Contract	0002308-A	VIP Nails	2,000	11/1/01	10/31/11	Office Rent	15,840	7.92
							15,840	7.92
Contract	002300-21	WI Womens Business Initiative	2,400	4/1/01	10/31/09	Office Rent	24,000	10.00
							24,000	10.00
Contract	002300-22	UW Extension-Dane County	2,400	11/1/04	10/31/09	Office Rent	18,450	7.69
						Recovery - CAM	6,843	2.85
						Recovery - Utility	2,223	0.93
							27,516	11.46
Contract	002300-LL	Space Place - UW Dept of Admin	9,100	7/1/05	6/30/10	Office Rent	63,700	7.00
						Recovery - CAM	38,054	4.18
							101,754	11.18
Contract	2202Sub-1	Dane County Parent Council (Head Start)	12,358	11/1/95	12/31/10	Office Rent	47,728	3.86
						Recovery - CAM	61,361	4.97
							109,090	8.83
Contract	2202Sub-3	Access Community Health	8,543	10/1/95	12/31/08	Office Rent	52,324	6.12
						Recovery - CAM	67,269	7.87
							119,593	14.00
Contract	2202Sub-4	Planned Parenthood of WI	1,962	11/1/95	12/31/08	Office Rent	11,372	5.80
						Recovery - CAM	14,624	7.45
							25,996	13.25
Contract	2202Sub-5	Madison Public Library	6,150	11/1/95	12/31/10	Office Rent	33,738	5.49
						Recovery - CAM	43,374	7.05
							77,112	12.54

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Siegel-Gallagher Management Company
The Villager
2008 Total Tenant Revenue

Status	Suite	Tenant	RSF	Comm	Exp	Charges	Amount	Annualized
								PSF
Contract	2202Sub-6	County of Dane (Public Health)	737	11/1/95	12/31/08	Office Rent	9,555	12.96
						Recovery - CAM	12,284	16.67
							<u>21,839</u>	<u>29.63</u>
Contract	2202Sub-7	Madison Public Health Dept.	6,169	10/16/95	12/31/10	Office Rent	62,903	10.20
						Recovery - CAM	80,869	13.11
							<u>143,772</u>	<u>23.31</u>

Office Rent	916,867
Recovery - CAM	417,425
Recovery - Tax	4,523
Recovery - Utility	4,516
Grand Total:	1,343,331

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Siegel-Gallagher Management Company

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The Villager

2008 Commercial Recoveries Estimate Calculation

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Current Exp. / Current Stop	Base Yr Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share	Monthly Amount	Mos. of Occup.	Total Reimb.	Free Reimb.	Net Reimb.	Annual PSF
000002202	City of Madison (Hara	10/16/1995	12/31/2010	35,919	CAM	NNN	N/A	292,475	0	292,475	4.3400%	12,693	1,058	12.0000	12,693	0	12,693	0.35
								2.06	0.00	2.06	N/A							
												12,693	1,058		12,693	0	12,693	0.35
000002304	County of Dane (SMO	10/1/2000	4/30/2011	8,400	CAM	NNN	N/A	143,039	0	143,039	9.7110%	13,891	1,158	12.0000	13,891	0	13,891	1.65
								1.01	0.00	1.01	N/A							
					Tax	NNN	N/A	70,000	0	70,000	6.4620%	4,523	377	12.0000	4,523	0	4,523	0.54
								0.49	0.00	0.49	N/A							
												18,414	1,534		18,414	0	18,414	2.19
000002312	Myra Torres	2/10/2000	2/9/2010	2,000	CAM	NNN	N/A	369,905	0	369,905	2.0000%	7,398	617	12.0000	7,398	0	7,398	3.70
								2.61	0.00	2.61	N/A							
					Utility	NNN	N/A	13,757	0	13,757	16.6700%	2,293	191	12.0000	2,293	0	2,293	1.15
								0.10	0.00	0.10	N/A							
												9,691	808		9,691	0	9,691	4.85
000002322	County of Dane (SMO	5/1/2001	4/30/2011	15,000	CAM	NNN	N/A	378,305	0	378,305	11.5380%	43,649	3,637	12.0000	43,649	0	43,649	2.91
								2.67	0.00	2.67	N/A							
												43,649	3,637		43,649	0	43,649	2.91
0002300-1	State of WI Dept of Ad	10/1/2001	9/30/2009	4,216	CAM	Fixed Amn	N/A	0	0	0	N/A	15,115	1,260	12.0000	15,115	0	15,115	3.59
								0.00	0.00	0.00	N/A							
												15,115	1,260		15,115	0	15,115	3.59
002300-22	UW Extension-Dane	11/1/2004	10/31/2009	2,400	CAM	NNN	N/A	369,905	0	369,905	1.8500%	6,843	570	12.0000	6,843	0	6,843	2.85
								2.61	0.00	2.61	N/A							
					Utility	NNN	N/A	120,150	0	120,150	1.8500%	2,223	185	12.0000	2,223	0	2,223	0.93
								0.85	0.00	0.85	N/A							
												9,066	756		9,066	0	9,066	3.78

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The Villager

2008 Commercial Recoveries Estimate Calculation

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Current Exp. / Current Stop	Base Yr Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share	Monthly Amount	Mos. of Occup.	Total Reimb.	Free Reimb.	Net Reimb.	Annual PSF
002300-LL	Space Place - UW De	7/1/2005	6/30/2010	9,100	CAM	Fixed Amn	N/A	0	0	0	N/A	38,054	3,171	12.0000	38,054	0	38,054	4.18
								0.00	0.00	0.00	N/A							
												38,054	3,171		38,054	0	38,054	4.18
2202Sub-1	Dane County Parent	11/1/1995	12/31/2010	12,358	CAM	NNN	N/A	292,475	0	292,475	20.9800%	61,361	5,113	12.0000	61,361	0	61,361	4.97
								2.06	0.00	2.06	N/A							
												61,361	5,113		61,361	0	61,361	4.97
2202Sub-3	Access Community H	10/1/1995	12/31/2008	8,543	CAM	NNN	N/A	292,475	0	292,475	23.0000%	67,269	5,606	12.0000	67,269	0	67,269	7.87
								2.06	0.00	2.06	N/A							
												67,269	5,606		67,269	0	67,269	7.87
2202Sub-4	Planned Parenthood o	11/1/1995	12/31/2008	1,962	CAM	NNN	N/A	292,475	0	292,475	5.0000%	14,624	1,219	12.0000	14,624	0	14,624	7.45
								2.06	0.00	2.06	N/A							
												14,624	1,219		14,624	0	14,624	7.45
2202Sub-5	Madison Public Librar	11/1/1995	12/31/2010	6,150	CAM	NNN	N/A	292,475	0	292,475	14.8300%	43,374	3,615	12.0000	43,374	0	43,374	7.05
								2.06	0.00	2.06	N/A							
												43,374	3,615		43,374	0	43,374	7.05
2202Sub-6	County of Dane (Publi	11/1/1995	12/31/2008	737	CAM	NNN	N/A	292,475	0	292,475	4.2000%	12,284	1,024	12.0000	12,284	0	12,284	16.67
								2.06	0.00	2.06	N/A							
												12,284	1,024		12,284	0	12,284	16.67
2202Sub-7	Madison Public Health	10/16/1995	12/31/2010	6,169	CAM	NNN	N/A	292,475	0	292,475	27.6500%	80,869	6,739	12.0000	80,869	0	80,869	13.11
								2.06	0.00	2.06	N/A							
												80,869	6,739		80,869	0	80,869	13.11

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2008 Commercial Recoveries Estimate Calculation

Suite	Tenant	Comm	Exp	Lease RSF	Reim. Type	Reim. Method	Base Year	Current Exp. / Current Stop	Base Yr Exp. / Base Stop	Difference	% Share / RSF	Tenant's Share	Monthly Amount	Mos. of Occup.	Total Reimb.	Free Reimb.	Net Reimb.	Annual PSF
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Reimb. Type	Total Reimb.	Free Reimb.	Net Reimb.
CAM	417,425	0	417,425
Tax	4,523	0	4,523
Utility	4,516	0	4,516
	426,465	0	426,465

Approved By: _____
