

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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**Siegel-Gallagher Mgmt. Co.**  
**The Villager**  
**2010 Annual Budget Summary**

	Total	\$/RSF
<b>Income</b>		
Rental Income	\$1,041,011	8.43
Recovery Income	\$393,421	3.18
Other Income	\$7,259	0.06
<b>Total Income</b>	<b>\$1,441,691</b>	<b>11.67</b>
<b>Operating Expenses - Recoverable</b>		
Janitorial	\$46,780	0.38
HVAC	\$13,800	0.11
Repairs & Maintenance	\$109,220	0.88
Utilities	\$147,546	1.19
Contract Services	\$118,232	0.96
Management & Administration	\$59,400	0.48
Insurance	\$7,759	0.06
Harambee Sublease Expenses	\$284,965	2.31
Taxes	\$70,000	0.57
<b>Total Operating Expenses - Recoverable</b>	<b>\$857,702</b>	<b>6.94</b>
<b>Net Operating Income</b>	<b>\$583,989</b>	<b>4.73</b>
<b>Capital Expenditures</b>		
Capital Expenditures	\$648,486	5.25
<b>Total Capital Expenditures</b>	<b>\$648,486</b>	<b>5.25</b>
<b>Cash Flow after Capital Expenditures</b>	<b>(\$64,497)</b>	<b>-0.52</b>
<b>Asset Level Expenses</b>		
Non-Escalatable Expense	\$544,268	4.41
<b>Total Asset Level Expenses</b>	<b>\$544,268</b>	<b>4.41</b>
<b>Cash Flow after Asset Level Expenses</b>	<b>(\$608,765)</b>	<b>-4.93</b>

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**The Villager  
 2010 Monthly Budget Detail**

	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
<b>Income</b>														
<b>Rental Income</b>														
6100-0000 Base Rent	82,193	82,631	82,631	84,851	85,474	88,012	90,741	88,439	87,786	88,066	89,986	90,190	1,041,011	8.43
Total Rental Income	82,193	82,631	82,631	84,851	85,474	88,012	90,741	88,439	87,786	88,066	89,986	90,190	1,041,011	8.43
<b>Recovery/ Income</b>														
6200-0000 Escalations-Operating Exp	31,632	31,632	31,632	33,097	33,097	33,870	35,168	31,098	32,052	32,862	33,641	33,641	393,421	3.18
Total Recovery Income	31,632	31,632	31,632	33,097	33,097	33,870	35,168	31,098	32,052	32,862	33,641	33,641	393,421	3.18
<b>Other Income</b>														
6400-0000 Storage Income	400	400	400	400	408	408	408	2,808	408	408	408	408	7,259	0.06
Total Other Income	400	400	400	400	408	408	408	2,808	408	408	408	408	7,259	0.06
Total Income	114,225	114,663	114,663	118,348	118,979	122,290	126,316	122,344	120,246	121,335	124,044	124,238	1,441,691	11.67
<b>Operating Expenses - Recoverable</b>														
<b>Janitorial</b>														
8110-0000 Cleaning-Svc Contract	2,000	2,000	2,000	2,800	2,000	2,000	2,000	2,000	2,000	2,800	2,000	2,000	25,600	0.21
8111-0000 Cleaning - Miscellaneous	250	250	250	1,450	2,350	250	250	250	250	1,450	250	250	7,500	0.06
8112-0000 Cleaning Supplies	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.04
8113-0000 Trash Removal	465	465	465	465	465	465	465	465	465	465	465	465	5,580	0.05
8117-0000 Mat Service	275	275	275	275	275	275	275	275	275	275	275	275	3,300	0.03
Total Janitorial	3,390	3,390	3,390	5,390	5,490	3,390	3,390	3,390	3,390	5,390	3,390	3,390	46,780	0.38
<b>HVAC</b>														
8142-0000 HVAC Repairs	500	500	500	500	500	500	500	500	500	1,000	500	500	6,500	0.05
8143-0000 HVAC Supplies	1,200	0	0	1,200	0	2,500	1,200	0	0	1,200	0	0	7,300	0.06
Total HVAC	1,700	500	500	1,700	500	3,000	1,700	500	500	2,200	500	500	13,800	0.11
<b>Repairs &amp; Maintenance</b>														
8182-0000 Electrical Repairs & Suppl	40	40	40	40	40	40	40	40	40	40	40	40	480	0.00
8191-0000 Glass Repairs	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01
8195-0000 Keys/Lock Repair	160	160	160	160	160	160	160	160	160	160	160	160	1,920	0.02
8198-0000 Light Bulbs-Fixe-Supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.01

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	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
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8200-0000	5,250	5,250	5,250	5,250	5,250	5,250	5,410	5,410	5,410	5,410	5,410	5,410	5,410	63,960	0.52
8204-0000	3,700	100	100	2,200	100	100	100	100	100	100	100	100	100	6,900	0.06
8208-0000	40	40	40	40	40	10,000	40	40	40	40	40	40	40	10,440	0.08
8212-0000	0	0	0	0	0	5,000	0	500	0	0	0	0	0	5,500	0.04
8214-0000	0	0	1,250	0	0	250	10,000	0	1,250	0	0	250	250	13,000	0.11
8215-0000	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.02
8224-0000	125	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.01
<b>Total Repairs &amp; Maintenance</b>	<b>9,775</b>	<b>6,175</b>	<b>7,425</b>	<b>8,275</b>	<b>6,175</b>	<b>21,385</b>	<b>16,335</b>	<b>6,835</b>	<b>7,585</b>	<b>6,335</b>	<b>6,335</b>	<b>6,585</b>	<b>109,220</b>	<b>0.88</b>	

<b>Utilities</b>															
8231-0000	10,731	10,731	10,731	10,500	9,807	9,765	9,765	9,765	9,765	10,731	10,731	10,731	10,731	123,753	1.00
8233-0000	0	0	0	0	0	8,650	0	0	0	0	0	0	0	8,650	0.07
8234-0000	4,085	4,085	2,090	1,281	810	185	185	185	185	185	552	1,315	1,315	15,143	0.12
<b>Total Utilities</b>	<b>14,816</b>	<b>14,816</b>	<b>12,821</b>	<b>11,781</b>	<b>10,617</b>	<b>18,600</b>	<b>9,950</b>	<b>9,950</b>	<b>9,950</b>	<b>10,916</b>	<b>11,283</b>	<b>12,046</b>	<b>147,546</b>	<b>1.19</b>	

<b>Contract Services</b>															
8243-0000	0	0	0	0	0	0	0	0	225	225	225	225	225	900	0.01
8245-0000	0	0	0	1,000	1,800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,800	0.06
8246-0000	55	55	55	55	55	55	55	55	55	55	55	55	55	660	0.01
8250-0000	127	140	140	140	140	140	140	140	140	140	140	140	140	1,667	0.01
8260-0000	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200	0.64
8261-0000	120	120	270	120	120	485	120	120	270	120	120	270	270	2,255	0.02
8265-0000	6,375	6,375	0	0	0	0	0	0	0	0	6,500	6,500	6,500	25,750	0.21
<b>Total Contract Services</b>	<b>13,277</b>	<b>13,290</b>	<b>7,065</b>	<b>7,915</b>	<b>8,715</b>	<b>8,280</b>	<b>7,915</b>	<b>7,915</b>	<b>8,290</b>	<b>8,140</b>	<b>13,640</b>	<b>13,790</b>	<b>118,232</b>	<b>0.96</b>	

<b>Management &amp; Administration</b>															
8325-0000	0	0	1,700	0	100	0	0	0	100	0	0	0	0	1,900	0.02
8330-0000	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	52,800	0.43
8335-0000	250	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.02
8355-0000	1,000	0	175	0	0	175	0	0	175	0	0	175	1,700	0.01	
<b>Total Management &amp; Administration</b>	<b>5,650</b>	<b>4,650</b>	<b>6,525</b>	<b>4,650</b>	<b>4,750</b>	<b>4,825</b>	<b>4,650</b>	<b>4,650</b>	<b>4,925</b>	<b>4,650</b>	<b>4,650</b>	<b>4,825</b>	<b>59,400</b>	<b>0.48</b>	

<b>Insurance</b>															
8410-0000	0	0	7,759	0	0	0	0	0	0	0	0	0	0	7,759	0.06

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Total Insurance	0	0	7,759	0	0	0	0	0	0	0	0	0	7,759	0.06

**Harambee Sublease Expenses**

8425-0001	Harambee - Cleaning	0	0	0	0	199,500	0	0	0	0	0	0	199,500	1.61
8425-0004	Harambee - Utilities	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	81,600	0.66
8425-0005	Harambee - Contract Servi	270	270	380	270	380	270	270	565	270	270	380	3,865	0.03
Total Harambee Sublease Expenses	7,070	7,070	7,180	7,070	7,070	206,680	7,070	7,070	7,365	7,070	7,070	7,180	284,965	2.31

**Taxes**

8531-0000	Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	70,000	70,000	0.57
Total Taxes		0	0	0	0	0	0	0	0	0	0	70,000	70,000	0.57

**Total Operating Expenses - Recoverable**

Total Operating Expenses - Recoverable	55,678	49,891	52,665	46,781	43,317	266,160	51,010	40,310	42,005	44,701	46,868	118,316	857,702	6.94
<b>Net Operating Income</b>	<b>58,547</b>	<b>64,772</b>	<b>61,998</b>	<b>71,567</b>	<b>75,662</b>	<b>-143,870</b>	<b>75,306</b>	<b>82,034</b>	<b>78,241</b>	<b>76,634</b>	<b>77,176</b>	<b>5,922</b>	<b>583,989</b>	<b>4.73</b>

**Capital Expenditures**

<b>Capital Expenditures</b>															
1267-0000	Tenant Improvements	0	0	0	47,500	0	80,000	134,400	14,400	88,800	83,800	80,680	0	539,580	4.37
1275-0000	Leasing Commissions	31,238	4,950	9,079	11,939	0	10,000	10,556	1,260	12,350	10,475	7,060	0	108,906	0.88
Total Capital Expenditures	31,238	4,950	9,079	59,439	0	90,000	144,956	15,660	111,150	94,275	87,740	0	648,486	5.25	

**Total Capital Expenditures**

Total Capital Expenditures	31,238	4,950	9,079	59,439	0	90,000	144,956	15,660	111,150	94,275	87,740	0	648,486	5.25
<b>Cash Flow after Capital Expenditures</b>	<b>27,339</b>	<b>59,822</b>	<b>52,919</b>	<b>12,128</b>	<b>75,662</b>	<b>-233,870</b>	<b>-69,650</b>	<b>66,374</b>	<b>-32,909</b>	<b>-17,941</b>	<b>-10,563</b>	<b>5,922</b>	<b>-64,497</b>	<b>-0.52</b>

**Asset Level Expenses**

**Non-Escalatable Expense**

8780-0000	Mortgage Interest Expense	47,633	37,917	37,917	47,633	37,917	37,917	37,917	37,917	47,633	37,917	37,917	37,917	493,868	4.00
8782-0000	Space Planning	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000	0.20
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	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	0.17
8784-0000	Legal- Non Escalatable	0	0	800	0	0	800	0	800	0	0	0	800	3,200	0.03

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Total Non-Escalatable Expense	49,483	39,717	40,517	49,433	64,717	41,117	49,433	39,717	40,517	49,433	39,717	40,517	544,268	4.41
Total Asset Level Expenses	49,483	39,717	40,517	49,433	64,717	41,117	49,433	39,717	40,517	49,433	39,717	40,517	544,268	4.41
Cash Flow after Asset Level Expenses	-22,124	20,105	12,402	-37,305	10,945	-274,987	-119,083	26,657	-73,426	-67,074	-50,280	-34,595	-608,765	-4.93

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**1267-0000 Tenant Improvements**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
230	Linked to Tenant Improvement	0	0	0	47,500	0	80,000	134,400	14,400	98,800	83,800	80,680	0	539,580	4.37
<b>Totals:</b>		0	0	0	47,500	0	80,000	134,400	14,400	98,800	83,800	80,680	0	539,580	4.37

**1275-0000 Leasing Commissions**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
230	Linked to Leasing Commission - Broker 1	0	0	0	11,939	0	10,000	10,556	1,260	12,350	10,475	7,060	0	63,639	0.52
1	230 Leasing Commission - Dane County - 2nd half	31,238	0	0	0	0	0	0	0	0	0	0	0	31,238	0.25
2	230 Leasing Commission - MUM	0	4,950	0	0	0	0	0	0	0	0	0	0	4,950	0.04
3	230 Leasing Commission - Uncle Joels	0	0	6,633	0	0	0	0	0	0	0	0	0	6,633	0.05
4	230 Leasing Commission - UW Campus Community Partnership - 2nd half	0	0	2,446	0	0	0	0	0	0	0	0	0	2,446	0.02
<b>Totals:</b>		31,238	4,950	9,079	11,939	0	10,000	10,556	1,260	12,350	10,475	7,060	0	108,906	0.88

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**The Villager**

**6100-0000 Base Rent**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Linked to Office Base Rent	82,193	82,631	82,631	84,851	85,474	88,012	90,741	88,439	87,786	88,066	89,996	90,190	1,041,011	8.43
<b>Totals:</b>		82,193	82,631	82,631	84,851	85,474	88,012	90,741	88,439	87,786	88,066	89,996	90,190	1,041,011	8.43

**6200-0000 Escalations-Operating Exp**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Linked to Recoveries - CAM	31,632	31,632	31,632	33,097	33,097	33,870	35,168	31,098	32,052	32,862	33,641	33,641	393,421	3.18
<b>Totals:</b>		31,632	31,632	31,632	33,097	33,097	33,870	35,168	31,098	32,052	32,862	33,641	33,641	393,421	3.18

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**6400-0000 Storage Income**

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Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
230	Linked to Storage Rent	400	400	400	400	408	408	408	408	408	408	408	408	4,859	0.04

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
2	Storage #2-Basement Storage Area-Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00

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
4	Storage #4-Basement Storage Area-Vacant	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
<b>Totals:</b>		400	400	400	400	408	408	408	2,808	408	408	408	408	7,259	0.06

**8110-0000 Cleaning-Svc Contract**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Felix Allen-Touch of Class Janitorial Service	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000	0.19
2	230 Carpet Cleaners	0	0	0	800	0	0	0	0	0	800	0	0	1,600	0.01
<b>Totals:</b>		2,000	2,000	2,000	2,800	2,000	2,000	2,000	2,000	2,000	2,800	2,000	2,000	25,600	0.21



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**8111-0000 Cleaning - Miscellaneous**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
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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	0.02
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230	Pressure wash sidewalk	0	0	0	1,200	0	0	0	0	0	1,200	0	0	2,400	0.02
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230	Lot portering-Kleen Sweep	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.02
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<b>Totals:</b>		250	250	250	1,450	2,350	250	250	250	250	1,450	250	250	7,500	0.06
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**8112-0000 Cleaning Supplies**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
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230	Soaps, paper products, cleaners	400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.04
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<b>Totals:</b>		400	400	400	400	400	400	400	400	400	400	400	400	4,800	0.04
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Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

Software: Kardin Budget System  
 Version: 28.05  
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**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**8113-0000 Trash Removal**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	8/yd trash pick (Tues & Fri) - Waste Mgmt. Increase in tax & fuel surcharge.	465	465	465	465	465	465	465	465	465	465	465	465	5,580	0.05
<b>Totals:</b>		465	465	465	465	465	465	465	465	465	465	465	465	5,580	0.05

**8117-0000 Mat Service**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Packerland Monthly Service	275	275	275	275	275	275	275	275	275	275	275	275	3,300	0.03
<b>Totals:</b>		275	275	275	275	275	275	275	275	275	275	275	275	3,300	0.03

**8142-0000 HVAC Repairs**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Allowance for steam boiler repair	0	0	0	0	0	0	0	0	0	0	0	0	500	0.00
230	Allowance for HVAC repair	500	500	500	500	500	500	500	500	500	500	500	500	6,000	0.05
<b>Totals:</b>		500	500	500	500	500	500	500	500	500	500	500	500	6,500	0.05

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**8143-0000 HVAC Supplies**

Software: Kardin Budget System  
 Version: 28.05  
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Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
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	0.04
<b>Totals:</b>		1,200	0	0	1,200	0	2,500	1,200	0	0	1,200	0	0	7,300	0.06

**8182-0000 Electrical Repairs & Supplies**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Allowance for minor repairs	40	40	40	40	40	40	40	40	40	40	40	40	480	0.00
<b>Totals:</b>		40	40	40	40	40	40	40	40	40	40	40	40	480	0.00

**8191-0000 Glass Repairs**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Allowance	110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01
<b>Totals:</b>		110	110	110	110	110	110	110	110	110	110	110	110	1,320	0.01

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
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**The Villager**

**8195-0000 Keys/Lock Repair**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Allowance for repinning and repairs	160	160	160	160	160	160	160	160	160	160	160	160	1,920	0.02
<b>Totals:</b>		160	160	160	160	160	160	160	160	160	160	160	160	1,920	0.02

**8198-0000 Light Bulbs-Fixt-Supplies**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Allowance for bulbs, fixture components, lot lights, ballasts	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.01
<b>Totals:</b>		100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.01

**8200-0000 Maintenance Labor**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	On-site Maintenance Tech-4% increase over 2008	5,250	5,250	5,250	5,250	5,250	5,250	5,410	5,410	5,410	5,410	5,410	5,410	63,960	0.52
<b>Totals:</b>		5,250	5,250	5,250	5,250	5,250	5,250	5,410	5,410	5,410	5,410	5,410	5,410	63,960	0.52

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

Software: Kardin Budget System  
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**8204-0000 Miscellaneous Supplies & Tools**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Trash cans - 6 @ 600 each	3,600	0	0	0	0	0	0	0	0	0	0	0	3,600	0.03
2	230 6 Bicycle Racks@ 350 + shipping	0	0	0	2,100	0	0	0	0	0	0	0	0	2,100	0.02
3	230 Allowance	100	100	100	100	100	100	100	100	100	100	100	100	1,200	0.01
<b>Totals:</b>		3,700	100	100	2,200	100	100	100	100	100	100	100	100	6,900	0.06

**8208-0000 Painting & Supplies**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 June- North End Paint Project. Service doors, dryvit repair, blue window frames, canopy & trim, common area	40	40	40	40	40	10,000	40	40	40	40	40	40	10,440	0.08
<b>Totals:</b>		40	40	40	40	40	10,000	40	40	40	40	40	40	10,440	0.08

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

Software: Kardin Budget System  
 Version: 28.05  
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**8212-0000 Parking Lot Repairs/Paving & Striping**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Cut / Patch Alley -Pot hole repair	0	0	0	0	0	5,000	0	0	0	0	0	0	5,000	0.04
2	230 Striping - North / South lots	0	0	0	0	0	0	0	500	0	0	0	0	500	0.00
<b>Totals:</b>		0	0	0	0	0	5,000	0	500	0	0	0	0	5,500	0.04

**8214-0000 Roof Repairs**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Allowance for minor repairs/leaks	0	0	1,250	0	0	0	250	0	1,250	0	0	250	3,000	0.02
2	230 Maintenance on areas 1-8 noted in roof report	0	0	0	0	0	0	10,000	0	0	0	0	0	10,000	0.08
<b>Totals:</b>		0	0	1,250	0	0	0	250	10,000	1,250	0	0	250	13,000	0.11

**8215-0000 Plumbing Repairs/Supplies**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Allowance	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.02
<b>Totals:</b>		250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.02

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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**8224-0000 Signage**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Allowance to fix suite signs, handicapped, 15 min Parking, etc. Replacement from Weathering.	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.01
<b>Totals:</b>		125	125	125	125	125	125	125	125	125	125	125	125	1,500	0.01

**8231-0000 Electricity**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	Energy costs are expected to increase approximately 6% over 2008 actual	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
230	86,000 SF Area	8,610	8,610	8,610	8,610	7,980	7,980	7,980	7,980	7,980	8,610	8,610	8,610	100,170	0.81
230	12,000 SF Area	1,260	1,260	1,260	1,050	1,050	1,050	1,050	1,050	1,050	1,260	1,260	1,260	13,860	0.11
230	Exterior Parking Lot Lights	861	861	861	840	777	735	735	735	735	861	861	861	9,723	0.08
<b>Totals:</b>		10,731	10,731	10,731	10,500	9,807	9,765	9,765	9,765	9,765	10,731	10,731	10,731	123,753	1.00

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**  
**The Villager**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
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**8233-0000 Water/Sewer**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 12,000 SF Area	0	0	0	0	0	1,050	0	0	0	0	0	0	1,050	0.01
2	230 86,000 SF Area	0	0	0	0	0	7,600	0	0	0	0	0	0	7,600	0.06
	NOTE 5% increase over 2009 actual	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
	<b>Totals:</b>	0	0	0	0	0	8,650	0	0	0	0	0	0	8,650	0.07

**8234-0000 Gas**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 12,000 SF Area	200	200	200	126	75	27	27	27	27	27	27	160	1,123	0.01
2	230 86,000 SF Area	3,885	3,885	1,890	1,155	735	158	158	158	158	158	158	525	14,020	0.11
	<b>Totals:</b>	4,085	4,085	2,090	1,281	810	185	185	185	185	185	552	1,315	15,143	0.12



Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**8243-0000 Elevator Contract Service**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Kone- 1year warranty until Sept. 2010.	0	0	0	0	0	0	0	0	225	225	225	225	900	0.01
<b>Totals:</b>		0	0	0	0	0	0	0	0	225	225	225	225	900	0.01

**8245-0000 Landscaping-Exterior**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Grass cutting, pruning & trimming	0	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000	0.06
2	230 Replace dead bushes	0	0	0	0	800	0	0	0	0	0	0	0	800	0.01
<b>Totals:</b>		0	0	0	1,000	1,800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,800	0.06

**8246-0000 Landscaping-Interior**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Atrium lobby planters	55	55	55	55	55	55	55	55	55	55	55	55	660	0.01
<b>Totals:</b>		55	55	55	55	55	55	55	55	55	55	55	55	660	0.01

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**8250-0000 Pest Control**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
230	Plunkett's - entire building. Contract expires 2/1/09.	127	140	140	140	140	140	140	140	140	140	140	140	1,667	0.01
<b>Totals:</b>		127	140	140	140	140	140	140	140	140	140	140	140	1,667	0.01

**8260-0000 Security Contract**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
230	JMB Security - Average 382 hours/month at \$17.00 Monday-Saturday 9am- 10:30pm, Sudey 12-5	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200	0.64
<b>Totals:</b>		6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	79,200	0.64

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**8261-0000 Fire & Life Safety Contract**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
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 Annual Sprinkler Inspection - H.J. Pertzborn	0	0	0	0	0	195	0	0	0	0	0	0	195	0.00
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3	230 Quarterly Sprinkler Inspection - H.J. Pertzborn	0	0	150	0	0	0	0	0	150	0	0	150	450	0.00
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4	230 Hydrant Inspection - H.J. Pertzborn	0	0	0	0	0	75	0	0	0	0	0	0	75	0.00
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5	230 Backflow Inspection - H. J. Pertzborn	0	0	0	0	0	95	0	0	0	0	0	0	95	0.00
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**Totals:** 120 120 270 120 120 485 120 120 120 270 120 120 270 120 2,255 0.02

**8265-0000 Snow Removal**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Snow plowing/salting. Hellenbrand & Sons - fixed amount (Jan & Feb). Assume increase in fixed amount for Nov & Dec).	6,375	6,375	0	0	0	0	0	0	0	0	6,500	6,500	25,750	0.21

**Totals:** 6,375 6,375 0 0 0 0 0 0 0 0 0 6,500 6,500 25,750 0.21

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
 Page: 15 of 20

**The Villager**

**8325-0000 Fees/Licenses/Permits**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	Electronic Handbook Fee - Edit with new info	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230				1,700	0	0	0	0	0	0	0	0	0	1,700	0.01
<b>Totals:</b>				1,700	0	100	0	0	0	100	0	0	0	1,900	0.02

**8330-0000 Management Fees**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	Permit contingency	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
230				4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	52,800	0.43
<b>Totals:</b>				4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	4,400	52,800	0.43

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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**8335-0000 Office Expenses**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Phone-J Griffin	110	110	110	110	110	110	110	110	110	110	110	110	1,320	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	115	115	115	115	115	115	115	115	115	115	115	115	1,380	0.01
<b>Totals:</b>		250	250	250	250	250	250	250	250	250	250	250	250	3,000	0.02

**8355-0000 Tenant Relations**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Tenant Meeting	0	0	175	0	0	175	0	0	175	0	0	175	700	0.01
2	230 Holiday Gift Baskets to tenants	1,000	0	0	0	0	0	0	0	0	0	0	0	1,000	0.01
<b>Totals:</b>		1,000	0	175	0	0	175	0	0	175	0	0	175	1,700	0.01

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
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**The Villager**

**8410-0000 Insurance**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Per Eric Veurn's e-mail - use '09 Numbers	0	0	7,759	0	0	0	0	0	0	0	0	0	7,759	0.06
<b>Totals:</b>		0	0	7,759	0	0	0	0	0	0	0	0	0	7,759	0.06

**8425-0001 Harambee - Cleaning**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Harambee Space-Cleaning (Per Kathy Cryan at City of Madison)	0	0	0	0	0	199,500	0	0	0	0	0	0	199,500	1.61
<b>Totals:</b>		0	0	0	0	0	199,500	0	0	0	0	0	0	199,500	1.61

**8425-0004 Harambee - Utilities**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
230	Harambee Space - Utilities	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	81,600	0.66
<b>Totals:</b>		6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	81,600	0.66

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**8425-0005 Harambee - Contract Services**

Software: Kardin Budget System  
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Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Harambee Space-Trash Removal	270	270	270	270	270	270	270	270	270	270	270	270	3,240	0.03

2	230 Annual Inspection - H.J. Pertzborn	0	0	0	0	0	0	0	0	200	0	0	0	200	0.00
3	230 Backflow Inspection - H.J. Pertzborn	0	0	0	0	0	0	0	0	95	0	0	0	95	0.00

4	230 Quarterly Inspection - H.J. Pertzborn	0	0	110	0	0	0	110	0	0	0	0	110	330	0.00
<b>Totals:</b>		270	270	380	270	270	380	270	270	565	270	270	380	3,865	0.03

**8531-0000 Real Estate Taxes**

Sort Order	Allocation / Description	Jan-10 Budget	Feb-10 Budget	Mar-10 Budget	Apr-10 Budget	May-10 Budget	Jun-10 Budget	Jul-10 Budget	Aug-10 Budget	Sep-10 Budget	Oct-10 Budget	Nov-10 Budget	Dec-10 Budget	Total	\$/RSF
1	230 Annual PILOT due by 12/2010	0	0	0	0	0	0	0	0	0	0	0	0	70,000	0.57
<b>Totals:</b>		0	0	0	0	0	0	0	0	0	0	0	0	70,000	0.57

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
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**The Villager**

**8780-0000 Mortgage Interest Expense**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 1st Mortgage - WCDFL Promissory Note - 7,000,000 balance	37,917	37,917	37,917	37,917	37,917	37,917	37,917	37,917	37,917	37,917	37,917	37,917	455,004	3.68
2	230 2nd Mortgage - 2,540,000 balance	9,716	0	0	9,716	0	0	9,716	0	0	9,716	0	0	38,864	0.31
<b>Totals:</b>		47,633	37,917	37,917	47,633	37,917	37,917	47,633	37,917	37,917	47,633	37,917	37,917	493,868	4.00

**8782-0000 Space Planning**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Architectural Fees related to building redevelopment	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000	0.20
<b>Totals:</b>		0	0	0	0	25,000	0	0	0	0	0	0	0	25,000	0.20

**8783-0000 Misc. Non-Escalatable Expenses**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230 Vacant Space Cleaning	0	0	0	0	0	600	0	0	0	0	0	0	600	0.00
<b>Totals:</b>		0	0	0	0	0	600	0	0	0	0	0	0	600	0.00



Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardin Budget System  
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**The Villager**

**8783-0001 Utilities - Vacant Units**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	Vacant / Non-escalatable utilities	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	0.17
<b>Totals:</b>		1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	0.17

**8784-0000 Legal - Non Escalatable**

Sort Order	Allocation / Description	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total	\$/RSF
1	230	0	0	800	0	0	800	0	0	800	0	0	800	3,200	0.03
<b>Totals:</b>		0	0	800	0	0	800	0	0	800	0	0	800	3,200	0.03



Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager  
 2010 Base Rent - Office**

Software: KardIn Budget System  
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Suite	Tenant	RSF	From	To	\$/RSF	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total
2300-2014	PROSPECT	2,500	7/1/10	6/30/15	10.00	0	0	0	0	0	0	2,083	2,083	2,083	2,083	1,681	1,681	12,500
2300-2015	PROSPECT	2,017	11/1/10	10/31/15	10.00	0	0	0	0	0	0	0	0	0	0	1,681	1,681	3,362
2300-2022	Madison Urban Ml	1,800	1/1/10	10/31/10	14.20	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,205	2,205	25,709
			11/1/10	10/31/11	14.70													
2300-LL	Space Place - UW	9,100	7/1/05	6/30/13	7.00	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	5,308	63,700
2302	PROSPECT	2,000	6/1/10	5/31/15	15.00	0	0	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500	2,500	17,500
2304	PROSPECT	2,095	10/1/10	9/30/15	15.00	0	0	0	0	0	0	0	0	0	2,619	2,619	2,619	7,866
2306	Dane County	23,085	5/1/09	4/30/10	10.79	20,760	20,760	20,760	20,760	21,383	21,383	21,383	21,383	21,383	21,383	21,383	21,383	254,105
			5/1/10	4/30/11	11.12													
2308-A	VIP Nails	2,000	11/1/09	10/31/10	8.36	1,393	1,393	1,393	1,393	1,393	1,393	1,393	1,393	1,393	1,393	1,435	1,435	16,805
			11/1/10	10/31/11	8.61													
2312	Cricket Communic	3,015	12/1/09	11/30/10	12.88	3,235	3,235	3,235	3,235	3,235	3,235	3,235	3,235	3,235	3,235	3,235	3,332	38,915
			12/1/10	11/30/11	13.26													
2328	Yue Wah Oriental	7,699	4/1/05	9/14/10	7.93	5,088	5,088	5,088	5,088	5,088	5,088	5,088	5,088	2,374	0	0	0	43,074
400	City of Madison - C	2,015	10/1/09	9/30/10	6.90	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,193	1,193	1,193	13,999
			10/1/10	9/30/11	7.10													
ADV	Adams Outdoor Ad	0	3/1/09	2/28/13	0.00	417	417	417	417	417	417	417	417	417	417	417	417	5,000

123,532 Total Office Base Rent: 82,193 82,631 82,631 84,851 85,474 88,012 90,741 88,439 87,786 88,066 89,996 90,190 1,041,011

Average Rent PSF: 8.43

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager  
 2010 Storage Rent**

Software: Kardin Budget System  
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Suite	Tenant	From	To	Monthly Amt	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total
2306	Dane County	5/1/09	4/30/10	400	400	400	400	400	408	408	408	408	408	408	408	408	4,859
		5/1/10	4/30/11	408													

Total Storage Rent: 400 400 400 400 408 408 408 408 408 408 408 408 4,859

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
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**Siegel-Gallagher Mgmt. Co.**

**The Villager  
 2010 Rent Roll**

Software: Kardin Budget System  
 Version: 28.05  
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 Page: 1 of 5

Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free Rent		Base Rent		Monthly		Misc. Rent		% Sales Rent	
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage		From
Contract	O 2202Sub-1	Dane County Parent Council (Head Start)	11/1/95	12/31/10	12,358	11/1/95	12/31/06	0.00	0	0	0.00%	0	0	0	0	0	0
						11/1/07	12/31/07	3.75	46,338	3,862	0.00%	0	0	0	0	0	0
						11/1/08	12/31/08	3.86	47,728	3,977	0.00%	0	0	0	0	0	0
						11/1/09	12/31/09	3.98	49,160	4,097	0.00%	0	0	0	0	0	0
						11/1/10	12/31/10	4.10	50,635	4,220	0.00%	0	0	0	0	0	0
Unknown	O 2202Sub-2	Vacant Space			0												
Contract	O 2202Sub-3	Access Community Health	10/1/95	12/31/10	8,543	10/1/95	12/31/06	0.00	0	0	0.00%	0	0	0	0	0	0
						11/1/07	12/31/07	5.95	50,800	4,233	0.00%	0	0	0	0	0	0
						11/1/08	12/31/08	6.12	52,324	4,360	0.00%	0	0	0	0	0	0
						11/1/09	12/31/09	6.31	53,894	4,491	0.00%	0	0	0	0	0	0
						11/1/10	12/31/10	6.50	55,510	4,626	0.00%	0	0	0	0	0	0
New	O 2202Sub-4	PROSPECT	1/1/10	12/31/10	1,962	1/1/10	12/31/10	6.15	12,065	1,005	0.00%	0	0	0	0	0	0
Contract	O 2202Sub-5	Madison Public Library	11/1/95	7/31/10	6,150	11/1/95	12/31/06	0.00	0	0	0.00%	0	0	0	0	0	0
						11/1/07	12/31/07	5.33	32,755	2,730	0.00%	0	0	0	0	0	0
						11/1/08	12/31/08	5.49	33,738	2,811	0.00%	0	0	0	0	0	0
						11/1/09	12/31/09	5.65	34,750	2,896	0.00%	0	0	0	0	0	0
						11/1/10	7/31/10	5.82	35,792	2,983	0.00%	0	0	0	0	0	0
Contract	O 2202Sub-6	County of Dane (Public Health)	11/1/95	12/31/10	737	11/1/95	12/31/06	0.00	0	0	0.00%	0	0	0	0	0	0
						11/1/07	12/31/07	12.59	9,277	773	0.00%	0	0	0	0	0	0
						11/1/08	12/31/08	12.96	9,585	796	0.00%	0	0	0	0	0	0
						11/1/09	12/31/09	13.35	9,841	820	0.00%	0	0	0	0	0	0
						11/1/10	12/31/10	13.75	10,137	845	0.00%	0	0	0	0	0	0
Contract	O 2202Sub-7	Madison Public Health Dept.	10/16/95	12/31/10	6,169	10/16/95	12/31/06	0.00	0	0	0.00%	0	0	0	0	0	0
						11/1/07	12/31/07	9.90	61,070	5,089	0.00%	0	0	0	0	0	0
						11/1/08	12/31/08	10.20	62,903	5,242	0.00%	0	0	0	0	0	0
						11/1/09	12/31/09	10.50	64,790	5,399	0.00%	0	0	0	0	0	0
						11/1/10	12/31/10	10.82	66,733	5,561	0.00%	0	0	0	0	0	0

Prepared For: CDA - City of Madison  
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 Property ID: 230  
 Property RSF: 123,532  
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**Siegel-Gallagher Mgmt. Co.**

**The Villager  
 2010 Rent Roll**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free Rent		Base Rent			Monthly		Misc. Rent		% Sales Rent	
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From		To
New	O 2234-D	Uncle Joes	1/1/10	12/31/10	4,178	1/1/10	1/31/10	0	16.74	69,950	5,829	0	0.00%	0	0	0	0	0
			2/1/10	12/31/10				0	18.00	75,204	6,267	0	0.00%	0	0	0	0	0
Contract	O 2238	Madison Area Technical College	8/1/09	7/31/13	8,614	8/1/09	7/31/10	0	12.75	109,829	9,152	0	0.00%	0	0	0	0	0
			8/1/10	7/31/11				0	13.26	114,222	9,518	0	0.00%	0	0	0	0	0
			8/1/11	7/31/12				0	13.79	118,787	9,899	0	0.00%	0	0	0	0	0
			8/1/12	7/31/13				0	14.34	123,525	10,294	0	0.00%	0	0	0	0	0
Contract	O 2300-001	Workers Rights Center, Inc.	8/5/09	8/4/11	380	8/5/09	8/4/10	0	18.00	6,840	570	0	0.00%	0	0	0	0	0
			8/5/10	8/4/11				0	18.54	7,045	587	0	0.00%	0	0	0	0	0
New	O 2300-003	PROSPECT (UW- CAMPUS TEMP)	1/1/10	3/31/10	2,841	1/1/10	3/31/10	0	14.78	42,000	3,500	0	0.00%	0	0	0	0	0
New	O 2300-003	PROSPECT	4/1/10	3/31/15	2,841	4/1/10	3/31/15	0	7.50	21,308	1,776	0	0.00%	0	0	0	0	0
Contract	O 2300-004	WI Womens Business Initiative (WWBIC)	5/4/09	10/31/12	2,197	5/4/09	10/31/09	0	10.92	24,000	2,000	0	0.00%	0	0	0	0	0
			11/1/09	10/31/10				0	12.75	28,012	2,334	0	0.00%	0	0	0	0	0
			11/1/10	10/31/11				0	13.32	29,272	2,439	0	0.00%	0	0	0	0	0
			11/1/11	10/31/12				0	13.92	30,590	2,549	0	0.00%	0	0	0	0	0
Contract	O 2300-005	Financial Education Center	5/4/09	10/31/12	655	5/4/09	10/31/09	0	11.76	7,703	642	0	0.00%	0	0	0	0	0
			11/1/09	10/31/10				0	14.65	9,596	800	0	0.00%	0	0	0	0	0
			11/1/10	10/31/11				0	15.16	9,932	828	0	0.00%	0	0	0	0	0
			11/1/11	10/31/12				0	15.69	10,279	857	0	0.00%	0	0	0	0	0
Contract	O 2300-006	City of Madison-IT Training	5/26/09	5/31/14	1,746	5/26/09	5/31/10	0	8.79	15,356	1,280	0	0.00%	0	0	0	0	0
			6/1/10	5/31/11				0	9.06	15,817	1,318	0	0.00%	0	0	0	0	0
			6/1/11	5/31/12				0	9.33	16,291	1,358	0	0.00%	0	0	0	0	0
			6/1/12	5/31/13				0	9.61	16,780	1,398	0	0.00%	0	0	0	0	0
			6/1/13	5/31/14				0	9.90	17,283	1,440	0	0.00%	0	0	0	0	0
New	O 2300- 1111	UW Campus Community Partnership	4/1/10	11/30/12	3,036	4/1/10	11/30/10	0	12.77	38,782	3,232	0	0.00%	0	0	0	0	0
			12/1/10	11/30/11				0	13.16	39,945	3,329	0	0.00%	0	0	0	0	0
			12/1/11	11/30/12				0	13.55	41,143	3,429	0	0.00%	0	0	0	0	0



Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager  
 2010 Rent Roll**

Software: Kardim Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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Status	Suite	Tenant	Comm	Exp	RSF	From	To	Base Rent		Free	CPI %	Monthly	Storage	Misc. Rent		% Sales Rent
								Rent	\$/RSF					Annual	Monthly	
New	O 2306	Dane County	5/1/09	4/30/19	23,085	5/1/09	4/30/10	10.79	249,122	20,760	0.00%	0	400			
						5/1/10	4/30/11	11.12	256,596	21,383	0.00%	0	408			
						5/1/11	4/30/12	11.45	264,294	22,024	0.00%	0	416			
						5/1/12	4/30/13	11.79	272,223	22,685	0.00%	0	424			
						5/1/13	4/30/14	12.15	280,389	23,366	0.00%	0	433			
						5/1/14	4/30/15	12.51	288,801	24,067	0.00%	0	441			
						5/1/15	4/30/16	12.89	297,465	24,789	0.00%	0	450			
						5/1/16	4/30/17	13.27	306,389	25,532	0.00%	0	459			
						5/1/17	4/30/18	13.67	315,581	26,298	0.00%	0	468			
						5/1/18	4/30/19	14.08	325,048	27,087	0.00%	0	478			
Contract	O 2308-A	VIP Nails	11/1/0-	10/31/11	2,000	11/1/01	10/31/02	6.60	13,200	1,100	0.00%	0	0			
						11/1/02	10/31/03	6.80	13,596	1,133	0.00%	0	0			
						11/1/03	10/31/04	7.00	14,004	1,167	0.00%	0	0			
						11/1/04	10/31/05	7.21	14,424	1,202	0.00%	0	0			
						11/1/05	10/31/06	7.43	14,857	1,238	0.00%	0	0			
						11/1/06	10/31/07	7.65	15,302	1,275	0.00%	0	0			
						11/1/07	10/31/08	7.88	15,762	1,313	0.00%	0	0			
						11/1/08	10/31/09	8.12	16,234	1,353	0.00%	0	0			
						11/1/09	10/31/10	8.36	16,721	1,393	0.00%	0	0			
						11/1/10	10/31/11	8.61	17,223	1,435	0.00%	0	0			
NO CAM																
Contract	O 2312	Cricket Communications	11/17/08	11/30/13	3,015	11/17/08	11/30/09	12.50	37,688	3,141	0.00%	0	0			
						12/1/09	11/30/10	12.88	38,818	3,235	0.00%	0	0			
						12/1/10	11/30/11	13.26	39,983	3,332	0.00%	0	0			
						12/1/11	11/30/12	13.66	41,182	3,432	0.00%	0	0			
						12/1/12	11/30/13	14.07	42,418	3,535	0.00%	0	0			
Contract	O 2328	Yue Wah Oriental Foods	9/15/84	9/14/10	7,699	9/15/84	3/31/05	0.00	0	0	0.00%	0	0			
						4/1/05	9/14/10	7.93	61,050	5,088	0.00%	0	0			



Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager  
 2010 Rent Roll**

Software: Kardin Budget System  
 Version: 28.05  
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Status	Suite	Tenant	Comm	Exp	RSF	From	To	Free Rent		Base Rent		Free		Monthly		Misc. Rent		% Sales Rent	
								Rent	\$/RSF	Annual	Monthly	Reimb.	CPI %	CPI	Storage	From	To		Monthly
Contract	O 400	City of Madison - Clerk	10/1/07	9/30/12	2,015	10/1/07	9/30/08	0	6.50	13,098	1,091	0	0.00%	0	0	0	0	0	
						10/1/08	9/30/09	0	6.69	13,490	1,124	0	0.00%	0	0	0	0	0	
						10/1/09	9/30/10	0	6.90	13,895	1,158	0	0.00%	0	0	0	0	0	
						10/1/10	9/30/11	0	7.10	14,312	1,193	0	0.00%	0	0	0	0	0	
						10/1/11	9/30/12	0	7.32	14,741	1,228	0	0.00%	0	0	0	0	0	
Contract	O ADV	Adams Outdoor Advertising LP	3/1/03	2/28/13	0	3/1/03	2/28/06	0	0.00	4,000	333	0	0.00%	0	0	0	0	0	
						3/1/06	2/28/09	0	0.00	4,500	375	0	0.00%	0	0	0	0	0	
						3/1/09	2/28/13	0	0.00	5,000	417	0	0.00%	0	0	0	0	0	

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Company  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**2010 Tenant Improvements**

Software: Kardn Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
 Page: 1 of 2

Suite	Tenant	Comm	Exp	RSF	\$/RSF	Total	TIS												Total	
							Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10		
2300-1127	PROSPECT	4/1/10	3/31/15	950	50.00	47,500	0	0	0	47,500	0	0	0	0	0	0	0	0	0	47,500
							PayDate		%	Payment										
							4/1/2010	100.00%	47,500											
									47,500											
2300-1131	PROSPECT	7/1/10	6/30/15	860	40.00	34,400	0	0	0	0	0	0	34,400	0	0	0	0	0	0	34,400
							PayDate		%	Payment										
							7/1/2010	100.00%	34,400											
									34,400											
2300-2002	PROSPECT	8/1/10	7/31/15	360	40.00	14,400	0	0	0	0	0	0	14,400	0	0	0	0	0	0	14,400
							PayDate		%	Payment										
							8/1/2010	100.00%	14,400											
									14,400											
2300-2010	PROSPECT	9/1/10	8/31/15	2,470	40.00	98,800	0	0	0	0	0	0	0	0	98,800	0	0	0	0	98,800
							PayDate		%	Payment										
							9/1/2010	100.00%	98,800											
									98,800											
2300-2014	PROSPECT	7/1/10	6/30/15	2,500	40.00	100,000	0	0	0	0	0	0	100,000	0	0	0	0	0	0	100,000
							PayDate		%	Payment										
							7/1/2010	100.00%	100,000											
									100,000											
2300-2015	PROSPECT	11/1/10	10/31/15	2,017	40.00	80,680	0	0	0	0	0	0	0	0	0	0	0	0	80,680	80,680
							PayDate		%	Payment										
							11/1/2010	100.00%	80,680											
									80,680											



Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Company  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**2010 Leasing Commission 1**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
 Page: 1 of 1

Suite	Tenant	Comm	Exp	Exe	RSF	Method	\$/RSF	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Total
2300-003	PROSPECT	4/1/10	3/31/15	4/1/10	2,841 \$ Per RSF	SGM	3.50	0	0	0	9,944	0	0	0	0	0	0	0	0	9,944
2300-1127	PROSPECT	4/1/10	3/31/15	4/1/10	950 \$ Per RSF	SGM	2.10	0	0	0	1,995	0	0	0	0	0	0	0	0	1,995
2300-1131	PROSPECT	7/1/10	6/30/15	7/1/10	860 \$ Per RSF	SGM	2.10	0	0	0	0	0	0	1,806	0	0	0	0	0	1,806
2300-2002	PROSPECT	8/1/10	7/31/15	8/1/10	360 \$ Per RSF	SGM	3.50	0	0	0	0	0	0	0	1,260	0	0	0	0	1,260
2300-2010	PROSPECT	9/1/10	8/31/15	9/1/10	2,470 \$ Per RSF	SGM	5.00	0	0	0	0	0	0	0	0	12,350	0	0	0	12,350
2300-2014	PROSPECT	7/1/10	6/30/15	7/1/10	2,500 \$ Per RSF	SGM	3.50	0	0	0	0	0	0	8,750	0	0	0	0	0	8,750
2300-2015	PROSPECT	11/1/10	10/31/15	11/1/10	2,017 \$ Per RSF	SGM	3.50	0	0	0	0	0	0	0	0	0	0	0	7,060	7,060
2302	PROSPECT	6/1/10	5/31/15	6/1/10	2,000 \$ Per RSF	SGM	5.00	0	0	0	0	0	10,000	0	0	0	0	0	0	10,000
2304	PROSPECT	10/1/10	9/30/15	10/1/10	2,095 \$ Per RSF	SGM	5.00	0	0	0	0	0	0	0	0	0	10,475	0	0	10,475
Total Leasing Commission:								0	0	0	11,939	0	10,000	10,556	1,260	12,350	10,475	7,060	0	63,639

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

Software: Kardn Budget System  
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**The Villager  
 Lease Expiration Schedule**

Suite	Tenant	Expire	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
2300-003	PROSPECT (UW-CAMPUS TEMP)	3/31/10	2,841	0	0	0	0	0	0	0	0	0
2202Sub-5	Madison Public Library	7/31/10	6,150	0	0	0	0	0	0	0	0	0
2328	Yue Wah Oriental Foods	9/14/10	7,699	0	0	0	0	0	0	0	0	0
2202Sub-1	Dane County Parent Council (Head Start)	12/31/10	12,358	0	0	0	0	0	0	0	0	0
2202Sub-3	Access Community Health	12/31/10	8,543	0	0	0	0	0	0	0	0	0
2202Sub-4	PROSPECT	12/31/10	1,962	0	0	0	0	0	0	0	0	0
2202Sub-6	County of Dane (Public Health)	12/31/10	737	0	0	0	0	0	0	0	0	0
2202Sub-7	Madison Public Health Dept.	12/31/10	6,169	0	0	0	0	0	0	0	0	0
2234-D	Uncle Joes	12/31/10	4,178	0	0	0	0	0	0	0	0	0
2300-001	Workers Rights Center, Inc.	8/4/11	380	0	0	0	0	0	0	0	0	0
2308-A	VIP Nails	10/31/11	2,000	0	0	0	0	0	0	0	0	0
400	City of Madison - Clerk	9/30/12	0	0	2,015	0	0	0	0	0	0	0
2300-004	WI Womens Business Initiative (WWBIC)	10/31/12	0	0	2,197	0	0	0	0	0	0	0
2300-005	Financial Education Center	10/31/12	0	0	655	0	0	0	0	0	0	0
2300-1111	UW Campus Community Partnership	11/30/12	0	0	3,036	0	0	0	0	0	0	0
ADV	Adams Outdoor Advertising LP	2/28/13	0	0	0	0	0	0	0	0	0	0
2300-LL	Space Place - UW Dept of Admin	6/30/13	0	0	0	9,100	0	0	0	0	0	0
2238	Madison Area Technical College	7/31/13	0	0	0	8,614	0	0	0	0	0	0
2312	Cricket Communications	11/30/13	0	0	0	3,015	0	0	0	0	0	0
2300-006	City of Madison-IT Training	5/31/14	0	0	0	0	1,746	0	0	0	0	0
2300-2022	Madison Urban Ministry (MUM)	10/31/14	0	0	0	0	1,800	0	0	0	0	0
2300-003	PROSPECT	3/31/15	0	0	0	0	0	2,841	0	0	0	0
2300-1127	PROSPECT	3/31/15	0	0	0	0	0	950	0	0	0	0

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**Lease Expiration Schedule**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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Suite	Tenant	Expire	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
2302	PROSPECT	5/31/15	0	0	0	0	0	2,000	0	0	0	0
2300-1131	PROSPECT	6/30/15	0	0	0	0	0	860	0	0	0	0
2300-2014	PROSPECT	6/30/15	0	0	0	0	0	2,500	0	0	0	0
2300-2002	PROSPECT	7/31/15	0	0	0	0	0	360	0	0	0	0
2300-2010	PROSPECT	8/31/15	0	0	0	0	0	2,470	0	0	0	0
2304	PROSPECT	9/30/15	0	0	0	0	0	2,095	0	0	0	0
2300-2015	PROSPECT	10/31/15	0	0	0	0	0	2,017	0	0	0	0
2306	Dane County	4/30/19	0	0	0	0	0	0	0	0	0	23,085
Total Lease Expirations:			50,637	2,380	7,903	20,729	3,546	16,093	0	0	0	23,085
% of Building Total:			40.99%	1.93%	6.40%	16.78%	2.87%	13.03%	0.00%	0.00%	0.00%	18.69%

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

Software: Kardin Budget System  
 Version: 28.05  
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 Date: 11/12/2009  
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## Siegel-Gallagher Mgmt. Co.

### The Villager 2010 Total Tenant Revenue

Status	Suite	Tenant	RSF	Comm	Exp	Charges	Amount	Annualized
								PSF
Contract	2202Sub-1	Dane County Parent Council (Head Start)	12,358	11/1/95	12/31/10	Office Rent	50,635	4.10
						Recovery - CAM	71,455	5.78
							122,090	9.88
Contract	2202Sub-3	Access Community Health	8,543	10/1/95	12/31/10	Office Rent	55,510	6.50
						Recovery - CAM	78,335	9.17
							133,845	15.67
New	2202Sub-4	PROSPECT	1,962	1/1/10	12/31/10	Office Rent	12,065	6.15
						Recovery - CAM	17,029	8.68
							29,094	14.83
Contract	2202Sub-5	Madison Public Library	6,150	11/1/95	7/31/10	Office Rent	20,879	5.82
						Recovery - CAM	29,463	8.21
							50,342	14.03
Contract	2202Sub-6	County of Dane (Public Health)	737	11/1/95	12/31/10	Office Rent	10,137	13.75
						Recovery - CAM	14,305	19.41
							24,441	33.16
Contract	2202Sub-7	Madison Public Health Dept.	6,169	10/16/95	12/31/10	Office Rent	66,733	10.82
						Recovery - CAM	94,172	15.27
							160,905	26.08
New	2234-D	Uncle Joes	4,178	1/1/10	12/31/10	Office Rent	74,766	17.90
							74,766	17.90
							74,766	17.90
Contract	2238	Madison Area Technical College	8,614	8/1/09	7/31/13	Office Rent	111,659	12.96
							111,659	12.96
							111,659	12.96
Contract	2300-001	Workers Rights Center, Inc.	380	8/5/09	8/4/11	Office Rent	6,923	18.22
							6,923	18.22
							6,923	18.22
New	2300-003	PROSPECT (UW-CAMPUS TEMP)	2,841	1/1/10	3/31/10	Office Rent	10,500	14.78
							10,500	14.78
							10,500	14.78
New	2300-003	PROSPECT	2,841	4/1/10	3/31/15	Office Rent	15,981	7.50
						Recovery - CAM	9,879	4.64
							25,860	12.14

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

Software: Kardin Budget System  
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 Date: 11/12/2009  
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**Siegel-Gallagher Mgmt. Co.**  
**The Villager**  
**2010 Total Tenant Revenue**

Status	Suite	Tenant	RSF	Comm	Exp	Charges	Amount	Annualized
								PSF
Contract	2300-004	WI Womens Business Initiative (WWBIC)	2,197	5/4/09	10/31/12	Office Rent	28,222	12.85
							28,222	12.85
Contract	2300-005	Financial Education Center	655	5/4/09	10/31/12	Office Rent	9,652	14.74
							9,652	14.74
Contract	2300-006	City of Madison-IT Training	1,746	5/26/09	5/31/14	Office Rent	15,625	8.95
							15,625	8.95
New	2300-1111	UW Campus Community Partnership	3,036	4/1/10	11/30/12	Office Rent	29,183	12.82
							29,183	12.82
New	2300-1127	PROSPECT	950	4/1/10	3/31/15	Office Rent	6,413	9.00
						Recovery - CAM	3,303	4.64
							9,716	13.64
New	2300-1131	PROSPECT	860	7/1/10	6/30/15	Office Rent	3,870	9.00
						Recovery - CAM	1,994	4.64
							5,864	13.64
New	2300-2002	PROSPECT	360	8/1/10	7/31/15	Office Rent	1,500	10.00
						Recovery - CAM	695	4.64
							2,195	14.64
New	2300-2010	PROSPECT	2,470	9/1/10	8/31/15	Office Rent	8,233	10.00
						Recovery - CAM	3,817	4.64
							12,051	14.64
New	2300-2014	PROSPECT	2,500	7/1/10	6/30/15	Office Rent	12,500	10.00
						Recovery - CAM	5,796	4.64
							18,296	14.64
New	2300-2015	PROSPECT	2,017	11/1/10	10/31/15	Office Rent	3,362	10.00
						Recovery - CAM	1,559	4.64
							4,920	14.64
New	2300-2022	Madison Urban Ministry (MUM)	1,800	1/1/10	10/31/14	Office Rent	25,709	14.28
							25,709	14.28



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Software: Kardin Budget System  
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 File: 230\_10.CMM  
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**Siegel-Gallagher Mgmt. Co.**  
**The Villager**  
**2010 Total Tenant Revenue**

Status	Suite	Tenant	RSF	Comm	Exp	Charges	Amount	Annualized
								PSF
Contract	2300-LL	Space Place - UW Dept of Admin	9,100	7/1/05	6/30/13	Office Rent	63,700	7.00
						Recovery - CAM	41,583	4.57
							105,283	11.57
New	2302	PROSPECT	2,000	6/1/10	5/31/15	Office Rent	17,500	15.00
						Recovery - CAM	5,409	4.64
							22,909	19.64
New	2304	PROSPECT	2,095	10/1/10	9/30/15	Office Rent	7,856	15.00
						Recovery - CAM	2,428	4.64
							10,285	19.64
New	2306	Dane County	23,085	5/1/09	4/30/19	Office Rent	254,105	11.01
						Storage Rent	4,859	0.21
							258,964	11.22
Contract	2308-A	VIP Nails	2,000	11/1/01	10/31/11	Office Rent	16,805	8.40
							16,805	8.40
Contract	2312	Cricket Communications	3,015	11/17/08	11/30/13	Office Rent	38,915	12.91
						Recovery - CAM	12,199	4.05
							51,115	16.95
Contract	2328	Yue Wah Oriental Foods	7,699	9/15/84	9/14/10	Office Rent	43,074	7.93
							43,074	7.93
Contract	400	City of Madison - Clerk	2,015	10/1/07	9/30/12	Office Rent	13,999	6.95
							13,999	6.95
Contract	ADV	Adams Outdoor Advertising LP	0	3/1/03	2/28/13	Office Rent	5,000	0.00
							5,000	0.00

Office Rent 1,041,011  
 Storage Rent 4,859  
 Recovery - CAM 393,421

Grand Total: 1,439,291

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**2010 Commercial Recoveries Estimate Calculation**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
 Page: 1 of 3

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
2202Sub-1	Dane County Parent C	11/1/1995	12/31/2010	12,358 CAM	NNN	N/A	N/A	340,586	0	340,586	20.9800%	71,455	5,955	12,0000	71,455	0	71,455	5.78
								2.76	0.00	2.76	N/A							
												71,455	5,955		71,455	0	71,455	5.78
2202Sub-3	Access Community He	10/1/1995	12/31/2010	8,543 CAM	NNN	N/A	N/A	340,586	0	340,586	23.0000%	78,335	6,528	12,0000	78,335	0	78,335	9.17
								2.76	0.00	2.76	N/A							
												78,335	6,528		78,335	0	78,335	9.17
2202Sub-4	PROSPECT	1/1/2010	12/31/2010	1,962 CAM	NNN	N/A	N/A	340,586	0	340,586	5.0000%	17,029	1,419	12,0000	17,029	0	17,029	8.68
								2.76	0.00	2.76	N/A							
												17,029	1,419		17,029	0	17,029	8.68
2202Sub-5	Madison Public Library	11/1/1995	7/31/2010	6,150 CAM	NNN	N/A	N/A	340,586	0	340,586	14.8300%	50,509	4,209	7,0000	29,463	0	29,463	8.21
								2.76	0.00	2.76	N/A							
												50,509	4,209		29,463	0	29,463	8.21
2202Sub-6	County of Dane (Publ)	11/1/1995	12/31/2010	737 CAM	NNN	N/A	N/A	340,586	0	340,586	4.2000%	14,305	1,192	12,0000	14,305	0	14,305	19.41
								2.76	0.00	2.76	N/A							
												14,305	1,192		14,305	0	14,305	19.41
2202Sub-7	Madison Public Health	10/1/6/1995	12/31/2010	6,169 CAM	NNN	N/A	N/A	340,586	0	340,586	27.6500%	94,172	7,848	12,0000	94,172	0	94,172	15.27
								2.76	0.00	2.76	N/A							
												94,172	7,848		94,172	0	94,172	15.27
2300-003	PROSPECT	4/1/2010	3/31/2015	2,841 CAM	NNN	N/A	N/A	572,737	0	572,737	2.2995%	13,172	1,098	9,0000	9,879	0	9,879	4.64
								4.64	0.00	4.64	N/A							
												13,172	1,098		9,879	0	9,879	4.64

Prepared For: CDA -City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
 Cost Center(s) RSF: 123,532

**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**2010 Commercial Recoveries Estimate Calculation**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
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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
2300-1127	PROSPECT	4/1/2010	3/31/2015	950 CAM	NNN	NNN	N/A	572,737 4.64	0 0.00	572,737 4.64	0.7690% N/A	4,404	367	9,0000	3,303	0	3,303	4.64
													4,404	367	3,303	0	3,303	4.64
2300-1131	PROSPECT	7/1/2010	6/30/2015	860 CAM	NNN	NNN	N/A	572,737 4.64	0 0.00	572,737 4.64	0.6962% N/A	3,987	332	6,0000	1,994	0	1,994	4.64
													3,987	332	1,994	0	1,994	4.64
2300-2002	PROSPECT	8/1/2010	7/31/2015	360 CAM	NNN	NNN	N/A	572,737 4.64	0 0.00	572,737 4.64	0.2914% N/A	1,669	139	5,0000	695	0	695	4.64
													1,669	139	695	0	695	4.64
2300-2010	PROSPECT	9/1/2010	8/31/2015	2,470 CAM	NNN	NNN	N/A	572,737 4.64	0 0.00	572,737 4.64	1.9995% N/A	11,452	954	4,0000	3,817	0	3,817	4.64
													11,452	954	3,817	0	3,817	4.64
2300-2014	PROSPECT	7/1/2010	6/30/2015	2,500 CAM	NNN	NNN	N/A	572,737 4.64	0 0.00	572,737 4.64	2.0238% N/A	11,591	966	6,0000	5,796	0	5,796	4.64
													11,591	966	5,796	0	5,796	4.64
2300-2015	PROSPECT	11/1/2010	10/31/2015	2,017 CAM	NNN	NNN	N/A	572,737 4.64	0 0.00	572,737 4.64	1.6328% N/A	9,352	779	2,0000	1,559	0	1,559	4.64
													9,352	779	1,559	0	1,559	4.64
2300-LL	Space Place - UW De	7/1/2005	6/30/2013	9,100 CAM	Fixed Admn	N/A	N/A	0 0.00	0 0.00	0 0.00	N/A N/A	41,583	3,465	12,0000	41,583	0	41,583	4.57
													41,583	3,465	41,583	0	41,583	4.57

Prepared For: CDA - City of Madison  
 Prepared By: Siegel-Gallagher Management Compan  
 Property ID: 230  
 Property RSF: 123,532  
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**Siegel-Gallagher Mgmt. Co.**

**The Villager**

**2010 Commercial Recoveries Estimate Calculation**

Software: Kardin Budget System  
 Version: 28.05  
 File: 230\_10.CMM  
 Date: 11/12/2009  
 Page: 3 of 3

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	
2302	PROSPECT	6/1/2010	5/31/2015	2,000	CAM	NNN	N/A	572,737	0	572,737	1.6190%	9,273	773	7,000	5,409	0	5,409	4.64	
								4.64	0.00	4.64	N/A								
												9,273	773		5,409	0	5,409	4.64	
2304	PROSPECT	10/1/2010	9/30/2015	2,095	CAM	NNN	N/A	572,737	0	572,737	1.6959%	9,713	809	3,000	2,428	0	2,428	4.64	
								4.64	0.00	4.64	N/A								
												9,713	809		2,428	0	2,428	4.64	
2312	Cricket Communicatio	11/17/2008	11/30/2013	3,015	CAM	NNN	N/A	572,737	0	572,737	2.1300%	12,199	1,017	12,000	12,199	0	12,199	4.05	
								4.64	0.00	4.64	N/A								
												12,199	1,017		12,199	0	12,199	4.05	
5% cap on controllable expenses from prev year																			

Reimb. Type	Total Reimb.	Free Reimb.	Net Reimb.
CAM	393,421	0	393,421
	393,421	0	393,421

Approved By: \_\_\_\_\_