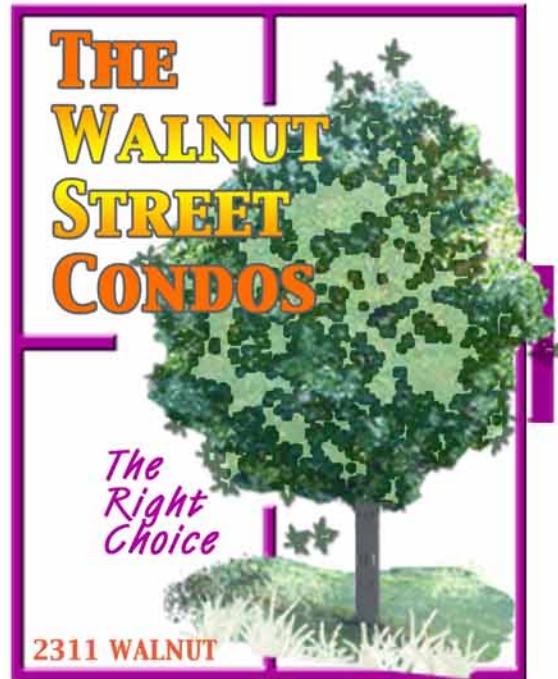


THE NEW WALNUT STREET CONDOS

THE RIGHT CHOICE FOR BOULDER LIVING



INVESTMENT OPTIONS

UNIT 4 RENTAL PROJECTIONS

Purchase price \$425,000
10% down \$42,500
80% loan \$340,000
10% 2nd \$42,500
Rental income for a 4 bedroom
at \$600 per bedroom =
\$2,400 per month potential income

Projected Costs:

Interest only 1st at 6.5% \$1,841.00
Interest only 2nd at 6.5% \$221.00
Condo fee \$260
Tax (est'd) \$170
Total monthly operating costs: \$2,492
Monthly operating costs w/out 2nd: \$2,271

UNITS 2 & 3 RENTAL PROJECTIONS

Purchase price \$389,000
10% down \$38,900
80% loan \$311,200
10% 2nd \$3,900
Rental income of a 4 bedroom
at \$600 per bedroom =
\$2,400 per month potential income

Projected Costs:

Interest only 1st at 6.5% \$1,685
Interest only 2nd at 6.5% \$210
Condo fee \$260
Tax (est'd) \$175
Total monthly operating costs: \$2,330
Monthly operating costs w/out 2nd: \$2,120

Investment information is provided as reference only and is not guaranteed. For actual information, contact your lender. This information assumes a new 1st deed of trust at 6.5% fixed for 5 years with interest only payments.

All information is valid as of publication date but subject to change. Please call for current information.