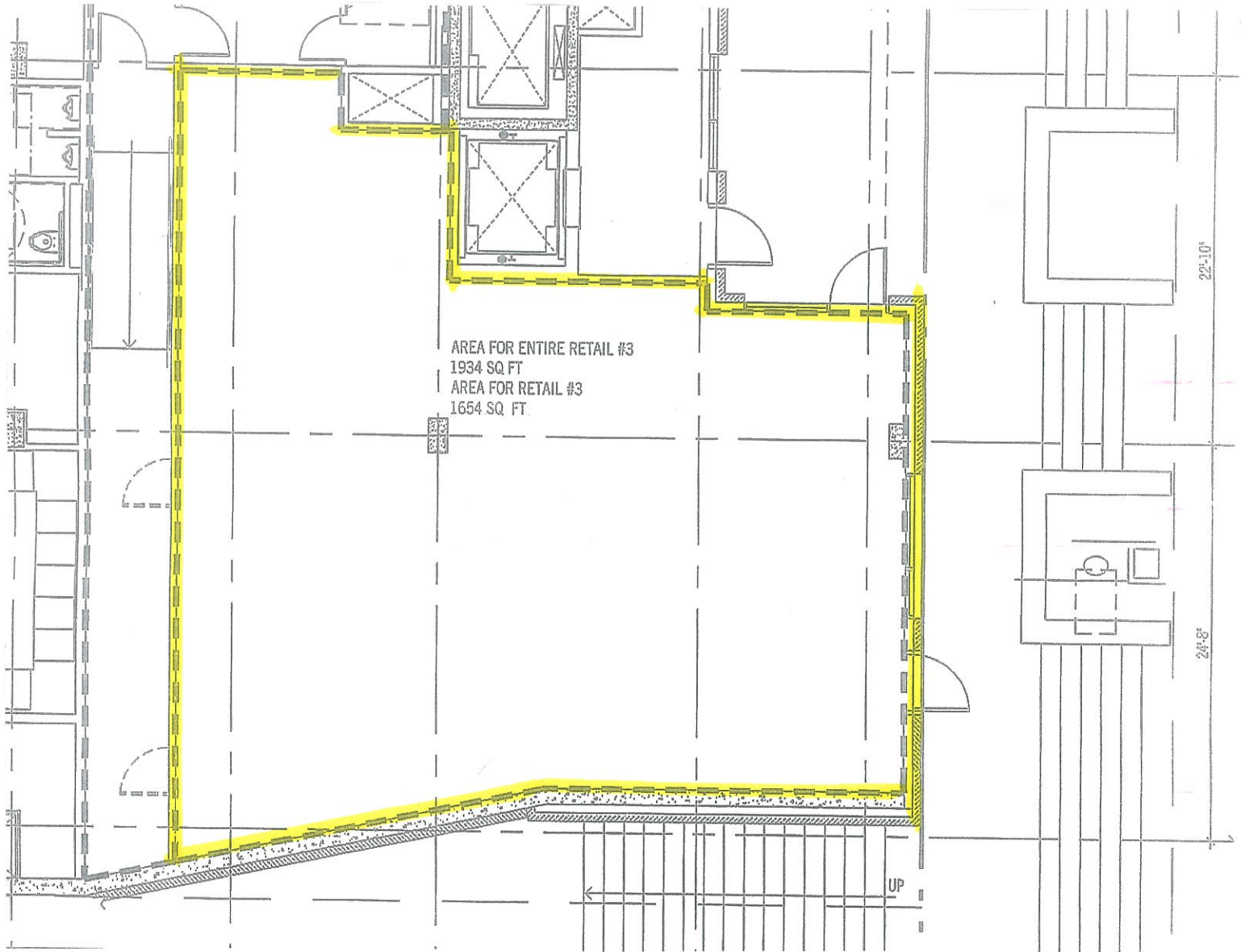


Residences at Little Nell



SIZE	1934 Retail 3 Plan B		
TERM	10 Years		
RENT:	<u>Annual</u>	<u>Monthly</u>	<u>\$/sf/yr</u>
Fixed Minimum Rent	\$386,800.00	\$32,233.33	200.00
Total Assessments	<u>\$65,756.00</u>	<u>\$5,479.67</u>	<u>34.00</u>
GROSS RENT	\$452,556.00	\$37,713.00	234.00

Ruth Kruger, CCIM, CIPS, RSPS, TRC

Kruger and Company

400 East Hyman Avenue

Aspen, Colorado, 81611

888-920-4001

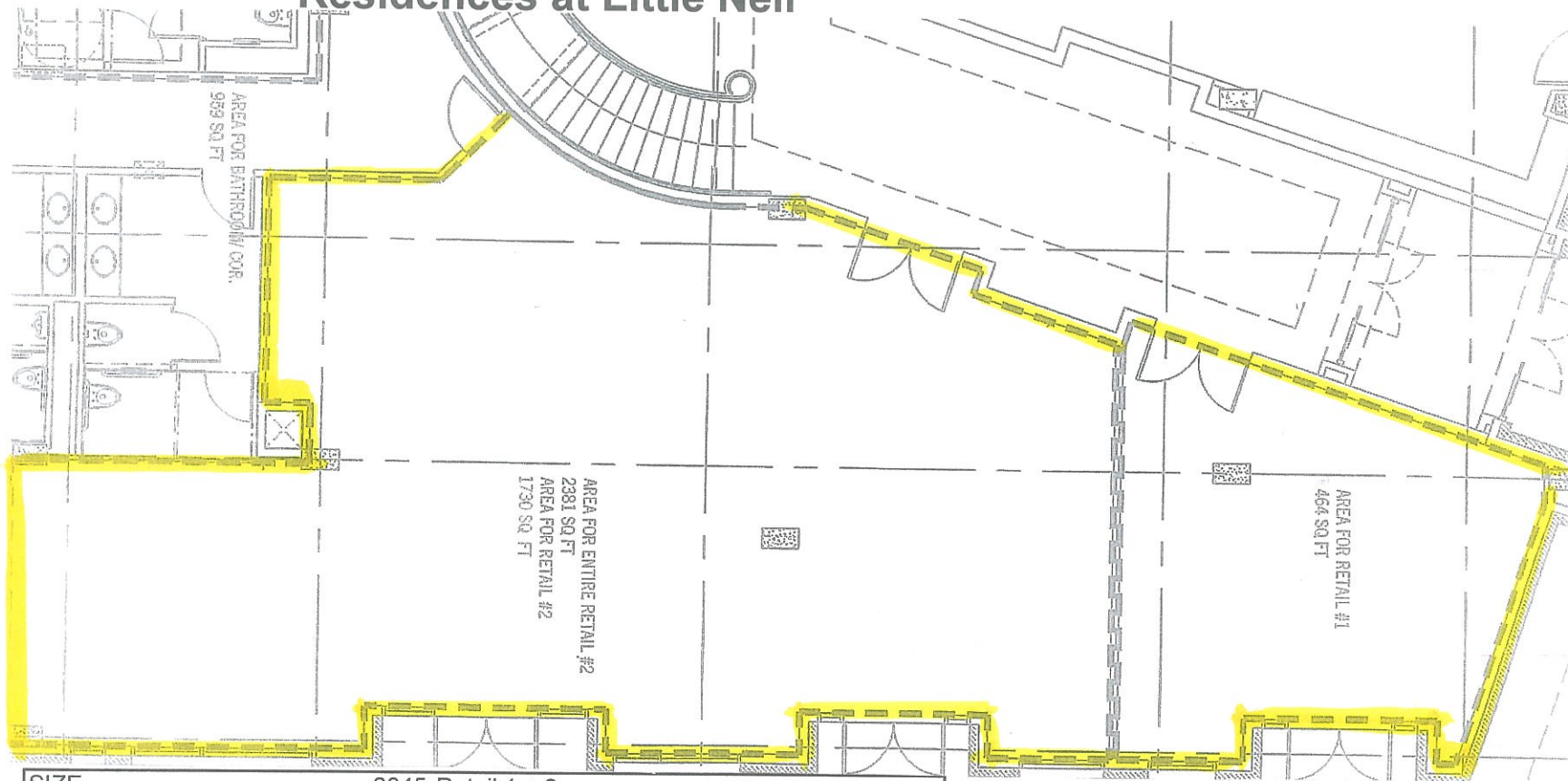
970-920-4001

970-920-4007 Fax

970-404-4000 Cell

Ruth@KrugerandCompany.com

Residences at Little Nell



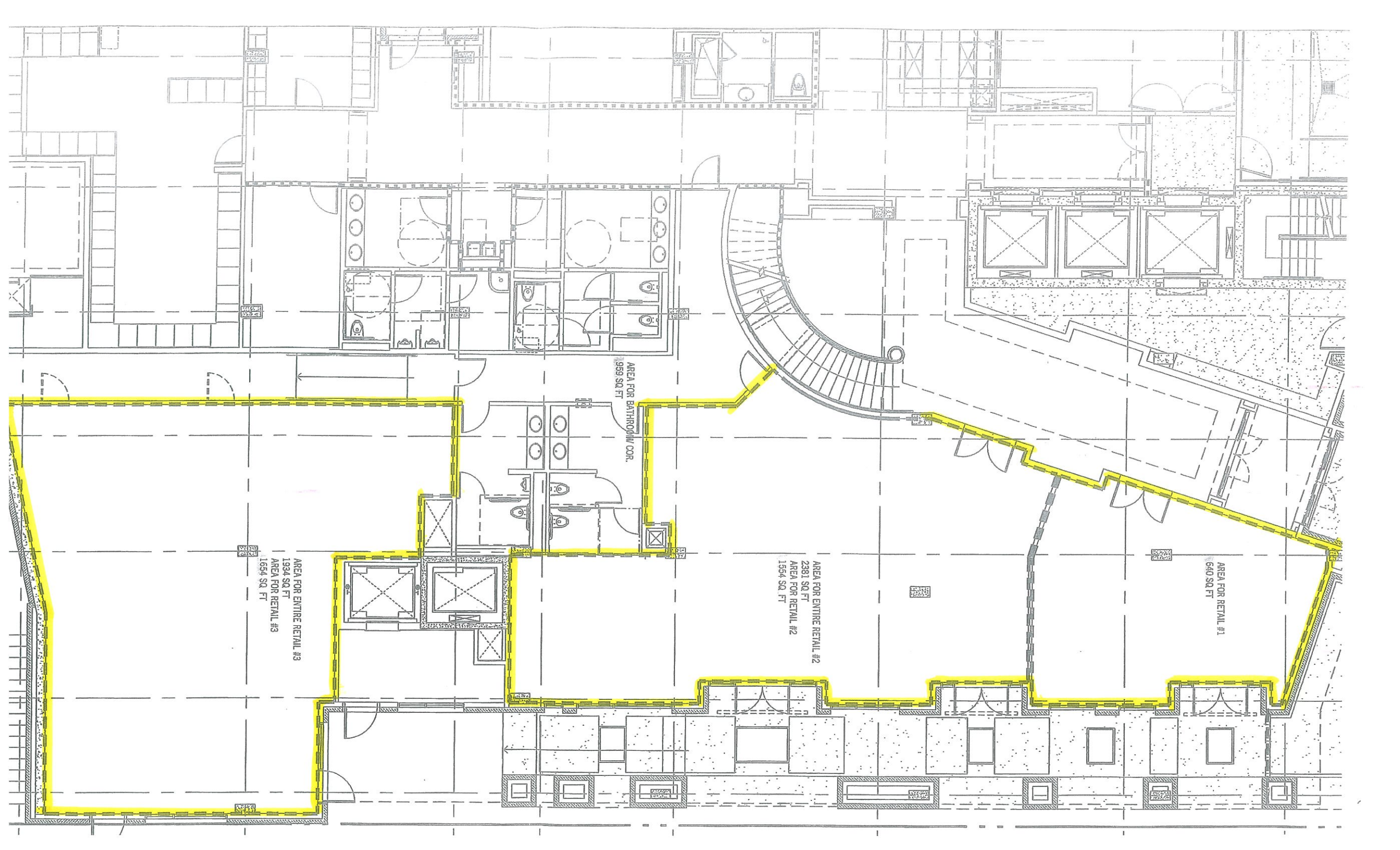
SIZE	2845 Retail 1 + 2		
TERM	10 Years		
RENT:	Annual	Monthly	\$/sf/yr
Fixed Minimum Rent	\$569,000.00	\$47,416.67	200.00
Total Assessments	\$96,730.00	\$8,060.83	34.00
GROSS RENT	\$665,730.00	\$55,477.50	234.00

Ruth Kruger, CCIM, CIPS, RSPS, TRC

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AREA FOR BATHROOM COR.
959 SQ. FT.

AREA FOR ENTIRE RETAIL #3
1934 SQ. FT.
AREA FOR RETAIL #3
1654 SQ. FT.

AREA FOR ENTIRE RETAIL #2
2381 SQ. FT.
AREA FOR RETAIL #2
1354 SQ. FT.

AREA FOR RETAIL #1
640 SQ. FT.