

Section 8 Offering

Executive Summary

Albert House: 106 Units - Racine, WI

Woodside Village: 50 Units - Racine, WI

Northwinds: 40 Units - Manitowoc, WI



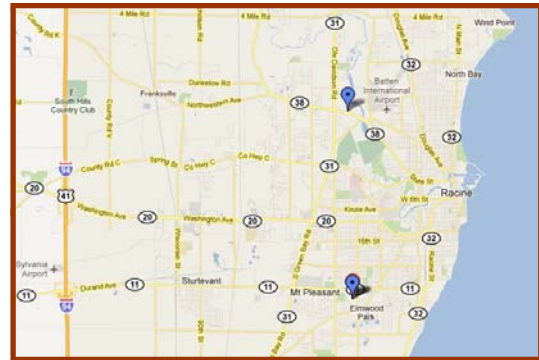
Price: \$8,500,000

Total Units: 196

Units	Type	Avg. Rent	Sq. Ft.
94	1 Bedroom	\$695	675
88	2 Bedroom	\$674	825
14	3 Bedroom	\$908	1,100

... Property Highlights ...

- 99%+ Occupancy Over Last 3 Years!
- 96 Senior Units
- New 20-Year Section 8 HAP Contracts*
- Strong and Stable Historical Performance



... Financial Highlights ...

Capitalization Rate	8.01%
Gross Multiple	5.10
Price Per Unit	\$43,367

OPERATING EXPENSES	CURRENT	PRO FORMA	INCOME	%	CURRENT	%	PRO FORMA
Real Estate Tax	\$185,625	\$191,250	Sched. Rent Income		\$1,647,888		\$1,680,846
Insurance	\$42,611	\$42,611	<u>Other Income</u>		<u>\$20,347</u>		<u>\$20,347</u>
Utilities	\$105,091	\$105,091	Pot. Gross Income		\$1,668,235		\$1,701,192
Repairs & Maintenance	\$41,676	\$41,676	<u>Less Vacancy</u>	2.0%	<u>\$32,958</u>	2.0%	<u>\$33,617</u>
Advertising & Promotion	\$7,871	\$7,871	Eff. Gross Income		\$1,635,277		\$1,667,575
Contract Services	\$39,904	\$39,904	<u>Less Op. Expenses</u>	58.4%	<u>\$954,355</u>	57.7%	<u>\$961,595</u>
Management Fee	\$81,764	\$83,379	Net Op. Income		\$680,921		\$705,980
Payroll	\$315,140	\$315,140	<u>Debt Service</u>		<u>\$410,669</u>		<u>\$410,669</u>
Legal & Accounting	\$10,353	\$10,353	Pre-Tax Cash Flow	12.7%	\$270,253	13.9%	\$295,312
Administrative	\$36,647	\$36,647	<u>Principal Reduction</u>		<u>\$94,055</u>		<u>\$94,055</u>
Non-Recurring/Capital	<u>\$87,675</u>	<u>\$87,675</u>	Return Before Taxes	17.1%	\$364,307	18.3%	\$389,366
Total Operating Expenses	\$954,355	\$961,595					
Expenses Per Unit	\$4,869	\$4,906					

* Properties are offered subject to existing HAP Contracts. Contact Listing Agent for more information.

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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