

SKYLINE ENHANCEMENT MODULE

FIVE YEAR RENT PROJECTIONS

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This Enhancement Module allows you project your rents, in summary or in detail with the push of a button. You can choose any five year period, including the year 2002 and beyond. Five Year Rent Projections understands and reads Skyline's year 2000 format and uses the RNT Charge Code for calculations

This module provides you with fast, attractive Five Year Projections – in minutes. Simply by choosing the beginning year and which Properties you want to include. You can produce

the Five Year Projections for any individual Property or any sequential group of Properties.

And, if you want the detail on Rent Charges for each unit for the five year period simply check the "Detail" box. Only want summary information? Click the box off.

The module is even smart enough to error check first, to see that the lease end date begins before the rent change date. It also checks to see if there are any typo's or erroneous information in the SKYLINE fields. Five Year Rent Projections prints a full exception report providing you with specific errors the program finds and allows you to correct your SKYLINE information. In fact, it won't print a report until the data is correct!

Once the information is corrected in Skyline simply click the "GO" button and print the report. A simple and fool-proof way to produce an error free, significant Projection report with ease. Anyone on the SKYLINE network can be set up to run this report. Quick, easy and affordable!

Sample Report on Reverse Side:

The screenshot shows a software window titled "Five Year Projection". It contains several input fields and a button. The "Charges processed" field shows "0 0 0 0". The "Beginning Year (ex. YYYY)" field shows "1996". The "Beginning Property Number" field shows "100". The "Ending Property Number" field shows "995". There is a checkbox labeled "Detail" which is checked. A large circular button with the word "Go" is on the right side.

THIRTY NINE & BERKSHIRE
4/22/97
PALACE HILLS, CA 95077

Future Rents by Calendar Year

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Entity Number - 201	Tenant Status - Current & Future	Unit	Lease Start	Lease End	Current Rent	1997	1998	1999	2000	2001	After 2001
611	PELA WINDOW & DOOR COMPANY	12/15/84	6/30/97	1,500.00	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00
621	LAMP SHOP	5/01/95	4/30/00	2,200.00	27,866.72	30,066.72	30,800.04	10,266.68	0.00	0.00	0.00
631	KIM'S TAILORING	8/01/92	8/31/01	900.00	10,800.00	11,000.00	11,000.00	11,000.00	7,600.00	0.00	0.00
641	COUNTYWIDE FUNDING CORP	3/01/89	2/28/00	1,909.83	22,917.96	22,917.96	22,917.96	3,819.56	0.00	0.00	0.00
651	OLGA'S KITCHEN	9/10/88	7/31/03	5,742.00	68,904.00	71,514.00	75,168.00	75,168.00	75,168.00	119,016.00	0.00
655	PARTY CITY CORPORATION	10/06/95	9/30/05	8,700.00	104,400.00	104,400.00	104,400.00	107,880.00	118,320.00	443,700.00	0.00
Entity Totals					243,888.68	239,898.68	244,286.00	208,534.34	201,088.00	562,716.00	

BENSON-HARMONITA DEVELOPMENT ASSOCIATION

4/22/97

BERKSHIRE, CA 95009

Future Rents by Calendar Year

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Entity Number - 208	Tenant Status - Current & Future	Unit	Lease Start	Lease End	Current Rent	1997	1998	1999	2000	2001	After 2001
175	BENSONGHAM SNEAT SHOPPE INC.	1/14/93	12/31/02	2,202.92	26,435.04	27,212.52	27,990.00	28,767.48	58,312.44	289,229.88	0.00
189	BARNETT REALTIES CORPORATION	3/10/92	1/31/98	3,857.92	46,065.20	3,857.92	0.00	0.00	0.00	0.00	0.00
Entity Totals					72,500.24	31,070.44	27,990.00	28,767.48	58,312.44	289,229.88	

WILMINGTON AVENUE CENTER

4/22/97

WILMINGTON HILLS, CA 95304

Future Rents by Calendar Year

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Entity Number - 209	Tenant Status - Current & Future	Unit	Lease Start	Lease End	Current Rent	1997	1998	1999	2000	2001	After 2001
100	MILLER CARFIELD	11/01/89	10/31/99	38,086.75	458,994.15	470,713.14	400,399.20	0.00	0.00	0.00	0.00
135	FIRST METROPOLITAN TITLE CO	2/19/93	1/31/01	6,613.12	79,357.44	79,357.44	82,590.56	82,884.48	6,907.04	0.00	0.00
155	EXIDE CORPORATION	6/01/93	5/31/03	18,725.67	224,708.04	236,624.35	245,136.00	245,136.00	245,136.00	270,671.00	0.00
165	SOMERSET EXECUTIVE SUITE, INC.	9/01/94	8/31/09	17,128.13	211,627.56	223,807.56	223,807.56	301,455.08	456,750.12	3,807,773.48	0.00
170	FIRST METROPOLITAN TITLE CO	2/19/91	1/31/01	15,458.33	185,499.96	185,499.96	192,301.59	192,301.59	16,076.66	0.00	0.00
200	LISS & LISS	11/01/91	10/31/01	13,663.92	150,303.12	95,647.44	163,967.04	163,967.04	0.00	0.00	0.00
205	FRASCO, HACKETT & MILLS	12/01/85	6/30/97	6,844.98	41,069.88	0.00	0.00	0.00	0.00	0.00	0.00
225	MANDIGIAN MANAGEMENT	5/01/92	4/30/97	1,901.17	7,604.68	0.00	0.00	0.00	0.00	0.00	0.00
250	HOWARD & HOWARD	2/08/91	1/31/01	106,564.59	1,275,622.53	1,314,259.54	1,354,179.53	1,395,015.90	116,535.42	0.00	0.00
255	COWERICA	12/01/91	11/30/06	28,410.00	342,695.63	362,227.56	363,411.31	392,117.25	581,517.28	5,341,080.65	0.00
265	PUBLIC RELATIONS SUPPORT GRP	1/29/96	12/31/00	5,972.92	71,675.04	71,675.04	74,724.96	74,724.96	0.00	0.00	0.00
270	FRANKLIN ENTERPRISES	12/18/92	12/31/97	11,635.42	106,115.04	0.00	0.00	0.00	0.00	0.00	0.00
997	CALAFORNIA BELL	2/01/86	3/31/01	300.00	3,600.00	3,600.00	3,600.00	3,600.00	900.00	0.00	0.00
998	FEDERAL EXPRESS	4/01/87	12/31/99	0.00	0.00	550.00	550.00	0.00	0.00	0.00	0.00
Entity Totals					3,158,873.08	3,043,962.03	3,104,667.75	2,851,820.63	1,560,461.72	9,419,525.13	
Grand Totals					29,075,100.49	27,362,945.78	24,458,286.54	19,308,532.59	14,847,892.77	63,487,908.81	