



Seasons at Biltmore Lake

Tranche A

Status	Bldg. #	Unit	Unit Type	Square Feet	As Is	Orig. Retail Pricing	RE Taxes	HOA Dues	Occupied/ Vacant	Rent Rate	Lease End Date
Available	900	103	A1-H	710	As Is	\$131,900	\$ 753.60	\$ 167.31	Occupied	\$ 700.00	2/28/2010
Available	900	202	A1	710	As Is	\$128,900	\$ 753.60	\$ 167.31	Occupied	\$ 750.00	11/30/2009
Available	200	102	A2	787	As Is	\$135,900	\$ 841.81	\$ 173.57	Occupied	\$ 820.00	7/17/2010
Available	200	202	A2	787	As Is	\$135,900	\$ 841.81	\$ 173.57	Occupied	\$ 820.00	2/28/2010
Available	200	2	A2	787	As Is	\$135,900	\$ 841.81	\$ 173.57	Occupied	\$ 820.00	09/31/2010
Available	500	203	A2	787	As Is	\$138,900	\$ 841.81	\$ 173.57	Occupied	\$ 746.00	1/31/2010
Available	100	102	B1-H	1,049	As Is	\$176,750	\$ 1,097.41	\$ 194.87	Vacant		
Available	900	1	B1	1,049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 949.00	6/30/2010
Available	900	301	B1	1,049	As Is	\$175,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 855.00	12/31/2009
Available	100	2	B1	1,049	As Is	\$171,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 945.00	4/30/2010
Available	100	202	B1	1,049	As Is	\$171,750	\$ 1,097.41	\$ 194.87	Vacant		
Available	100	303	B1	1,049	As Is	\$171,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 995.00	9/30/2009
Available	100	207	B1	1,049	As Is	\$199,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 899.00	9/30/2010
Available	200	4	B1	1,049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 899.00	8/19/2010
Available	500	201	B1	1,049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Vacant		
Available	400	2	B1	1,049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 995.00	10/31/2009
Available	500	301	B1	1,049	As Is	\$179,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 900.00	12/31/2009
Available	400	307	B1	1,049	As Is	\$169,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 899.00	9/29/2010
Available	100	4	C1	1,216	As Is	\$191,500	\$ 1,149.60	\$ 208.45	Occupied	\$ 1,116.00	9/30/2010
Available	100	204	C1	1,216	As Is	\$191,500	\$ 1,221.60	\$ 208.45	Occupied	\$ 1,175.00	11/30/2009
Available	100	304	C1	1,216	As Is	\$191,500	\$ 1,227.60	\$ 208.45	Occupied	\$ 1,175.00	4/30/2008
Available	100	308	C1	1,216	As Is	\$216,500	\$ 1,227.60	\$ 208.45	Vacant		
Available	100	101	C1-H	1,216	As Is	\$196,500	\$ 1,185.60	\$ 208.45	Occupied	\$ 1,100.00	2/28/2010
Available	800	101	C1	1,216	As Is	\$189,500	\$ 1,185.60	\$ 208.45	Occupied	\$ 1,175.00	12/31/2009
Total Units	24		Total Sqft	24,452		\$4,100,400	\$ 25,144.88	\$ 4,618.04		\$ 18,733.00	



Seasons at Biltmore Lake

Tranche B

Status	Bldg. #	Unit	Unit Type	Square Feet	As Is	Orig. Retail Pricing	RE Taxes	HOA Dues	Occupied/ Vacant	Rent Rate	Lease End Date
Available	900	102	A1-H	710	As Is	\$131,900	\$ 753.60	\$ 167.31	Occupied	\$ 740.00	12/31/2009
Available	900	206	A1	710	As Is	\$137,900	\$ 753.60	\$ 167.31	Occupied	\$ 790.00	3/31/2010
Available	200	103	A2	787	As Is	\$135,900	\$ 841.81	\$ 173.57	Occupied	\$ 779.00	10/31/2009
Available	200	206	A2	787	As Is	\$148,900	\$ 841.81	\$ 173.57	Occupied	\$ 688.00	11/30/2009
Available	200	3	A2	787	As Is	\$135,900	\$ 841.81	\$ 173.57	Occupied	\$ 700.00	1/31/2010
Available	200	107	A2	787	As Is	\$153,900	\$ 841.81	\$ 173.57	Vacant		
Available	300	104	B1-H	1049	As Is	\$171,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 995.00	2/28/2010
Available	900	4	B1	1049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Vacant		
Available	900	201	B1	1049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 995.00	11/30/2009
Available	100	3	B1	1049	As Is	\$171,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 945.00	12/31/2009
Available	200	104	B1	1049	As Is	\$176,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 950.00	1/31/2010
Available	200	304	B1	1049	As Is	\$176,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 935.00	6/30/2010
Available	100	302	B1	1049	As Is	\$171,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 995.00	11/30/2009
Available	300	4	B1	1049	As Is	\$171,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 1,005.00	8/31/2009
Available	500	204	B1	1049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 995.00	2/28/2010
Available	400	3	B1	1049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Vacant		
Available	600	202	B1	1049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 899.00	8/31/2010
Available	600	206	B1	1049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 995.00	3/31/2010
Available	400	4	C1	1216	As Is	\$194,500	\$ 1,149.60	\$ 208.45	Occupied	\$ 1,116.00	8/31/2010
Available	400	201	C1	1216	As Is	\$194,500	\$ 1,221.60	\$ 208.45	Occupied	\$ 1,175.00	9/30/2009
Available	400	304	C1	1216	As Is	\$194,500	\$ 1,227.60	\$ 208.45	Occupied	\$ 1,116.00	6/30/2010
Available	400	204	C1	1216	As Is	\$194,500	\$ 1,221.60	\$ 208.45	Employee		
Available	800	1	C1	1216	As Is	\$178,500	\$ 1,149.60	\$ 208.45	Occupied	\$ 1,175.00	5/31/2010
Available	400	101	C1-H	1216	As Is	\$194,500	\$ 1,185.60	\$ 208.45	Occupied	\$ 1,070.00	7/31/2009
Total Units	24		Total Sqft	24,452		\$4,084,400	\$ 25,084.90	\$ 4,618.04		\$ 19,058.00	



Seasons at Biltmore Lake

Tranche C

Status	Bldg. #	Unit	Unit Type	Square Feet	As Is	Orig. Retail Pricing	RE Taxes	HOA Dues	Occupied/ Vacant	Rent Rate	Lease End Date
Available	900	3	A1	710	As Is	\$129,900	\$ 753.60	\$ 167.31	Occupied	\$ 790.00	2/28/2010
Available	900	203	A1	710	As Is	\$128,900	\$ 753.60	\$ 167.31	Occupied	\$ 730.00	10/31/2009
Available	200	106	A2	787	As Is	\$153,900	\$ 841.81	\$ 173.57	Occupied	\$ 750.00	11/30/2009
Available	200	207	A2	787	As Is	\$148,900	\$ 841.81	\$ 173.57	Occupied	\$ 820.00	11/30/2009
Available	700	3	A2	787	As Is	\$127,900	\$ 841.81	\$ 173.57	Occupied	\$ 790.00	9/30/2010
Available	700	203	A2	787	As Is	\$138,900	\$ 841.81	\$ 173.57	Occupied	\$ 779.00	2/28/2010
Available	900	101	B1-H	1049	As Is	\$171,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 904.00	1/31/2010
Available	100	103	B1	1049	As Is	\$176,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 995.00	10/31/2009
Available	100	203	B1	1049	As Is	\$171,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 899.00	3/31/2010
Available	200	1	B1	1049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 995.00	7/30/2010
Available	200	105	B1	1049	As Is	\$184,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 860.00	1/31/2010
Available	200	204	B1	1049	As Is	\$171,750	\$ 1,097.41	\$ 194.87	Vacant		
Available	200	205	B1	1049	As Is	\$179,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 899.00	7/31/2010
Available	700	1	B1	1049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 899.00	7/31/2010
Available	700	201	B1	1049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 945.00	7/31/2010
Available	600	2	B1	1049	As Is	\$174,750	\$ 1,064.40	\$ 194.87	Occupied	\$ 995.00	2/28/2010
Available	600	203	B1	1049	As Is	\$174,750	\$ 1,097.41	\$ 194.87	Occupied	\$ 995.00	5/31/2010
Available	600	302	B1	1049	As Is	\$179,750	\$ 1,106.40	\$ 194.87	Occupied	\$ 995.00	3/31/2010
Available	100	1	C1	1216	As Is	\$191,500	\$ 1,149.60	\$ 208.45	Occupied	\$ 1,100.00	7/31/2010
Available	100	201	C1	1216	As Is	\$191,500	\$ 1,221.60	\$ 208.45	Occupied	\$ 1,126.00	9/30/2010
Available	100	301	C1	1216	As Is	\$191,500	\$ 1,227.60	\$ 208.45	Occupied	\$ 1,100.00	7/31/2010
Available	100	205	C1	1216	As Is	\$214,500	\$ 1,221.60	\$ 208.45	Occupied	\$ 1,175.00	4/30/2010
Available	800	4	C1	1216	As Is	\$180,500	\$ 1,149.60	\$ 208.45	Occupied	\$ 1,116.00	3/31/2010
Available	600	101	C1-H	1216	As Is	\$199,500	\$ 1,185.60	\$ 208.45	Occupied	\$ 1,175.00	10/31/2010
Total Units	24		Total Sqft	24,452		\$4,107,400	\$ 25,108.92	\$ 4,618.04		\$ 21,832.00	