

"Standard" Purchase Contract Summary signed by majority of purchasers

	Bedroom(s)		Totals (if all at "standard")			
	One	Two	Bedroom(s)		Total	
			One	Two		
			Units:	75	120	195
Purchase Price						
1	Units					
	a Land	\$ 3,927	\$ 5,080	\$ 294,525	\$ 609,600	\$ 904,125
	b Building	38,148	49,344	2,861,100	5,921,280	8,782,380
	Sub-total	42,075	54,424	3,155,625	6,530,880	9,686,505
2	Appliances	1,120	1,450	84,000	174,000	258,000
	Sub-total - 658 items	43,195	55,874	3,239,625	6,704,880	9,944,505
3	Financial Services Agreement (FSA)	11,405	14,691	855,375	1,762,920	2,618,295
4	Rental Guarantee Agreement	1,500	2,000	112,500	240,000	352,500
	Sub-total - Kingscroft items	12,905	16,691	967,875	2,002,920	2,970,795
	Total	\$ 56,100	\$ 72,565	\$ 4,207,500	\$ 8,707,800	\$ 12,915,300

Settlement						
5	Down Payment	\$ 1,000	\$ 1,000	\$ 75,000	\$ 120,000	\$ 195,000
6	Mortgages Assumed	31,000	42,000	2,325,000	5,040,000	7,365,000
7	Promissory Notes					
	a Units	10,075	11,424	755,625	1,370,880	2,126,505
	b Appliances	1,120	1,450	84,000	174,000	258,000
	Sub-total - 658 notes	11,195	12,874	839,625	1,544,880	2,384,505
	c FSA	11,405	14,691	855,375	1,762,920	2,618,295
	d Rental Guarantee	1,500	2,000	112,500	240,000	352,500
	Sub-total - Kingscroft notes	12,905	16,691	967,875	2,002,920	2,970,795
	Total notes	24,100	29,565	1,807,500	3,547,800	5,355,300
	Total	\$ 56,100	\$ 72,565	\$ 4,207,500	\$ 8,707,800	\$ 12,915,300