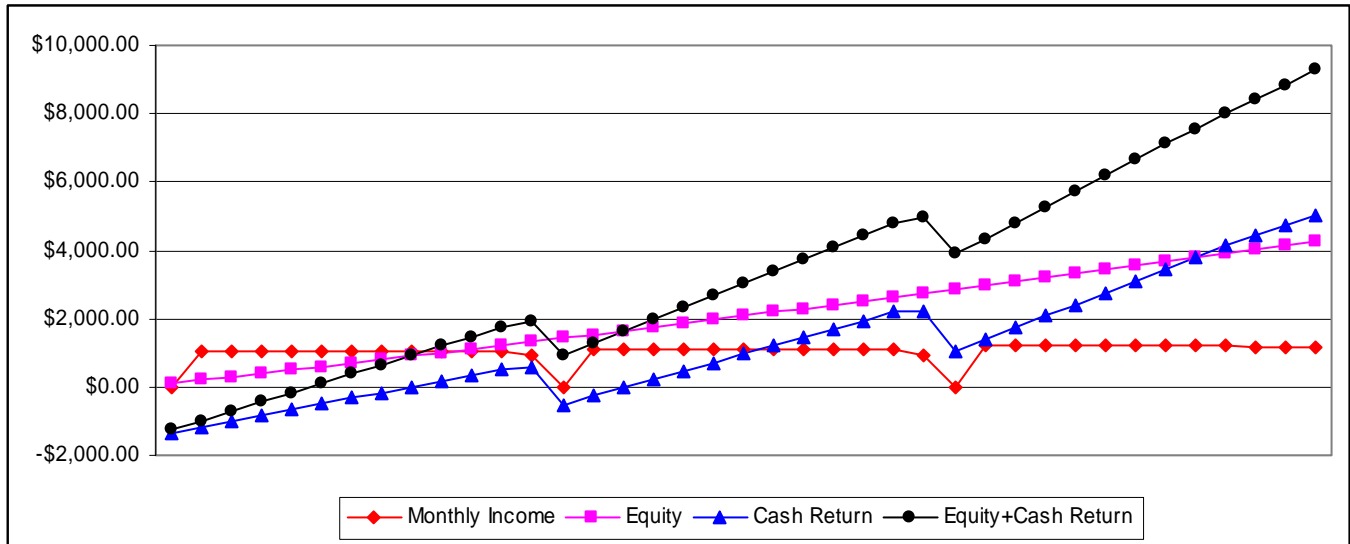


Lifetime Investment Chart : Month 39



Equity+Cash Return

Month 27	\$3,883.05
Month 30	\$5,260.05
Month 33	\$6,641.96
Month 36	\$8,028.85
Month 39 (current)	\$9,270.80

Equity Established

Month 27	\$2,851.58
Month 30	\$3,191.75
Month 33	\$3,536.83
Month 36	\$3,886.89
Month 39 (current)	\$4,242.01

Financing Data (as of 11/2003)

Note Principal	\$95,000.00
Rate	5.75%
Term	30 years
Amount Financed	100%
Taxes (monthly)	\$200.00
Insurance (monthly)	\$100.00
PITI (monthly)	\$854.39

Property Information

12345 Prosper Street	
Fort Worth, Texas 76137	
Year Built	1986
Square Feet	1290
Bedrooms	3
Bathrooms	2

Management Comments:

Equity stated is based on the original appraisal at the time of purchase. There has been a noticeable increase in home values in the area, however an updated appraisal will not be preformed until the 5 year anniversary of purchase.

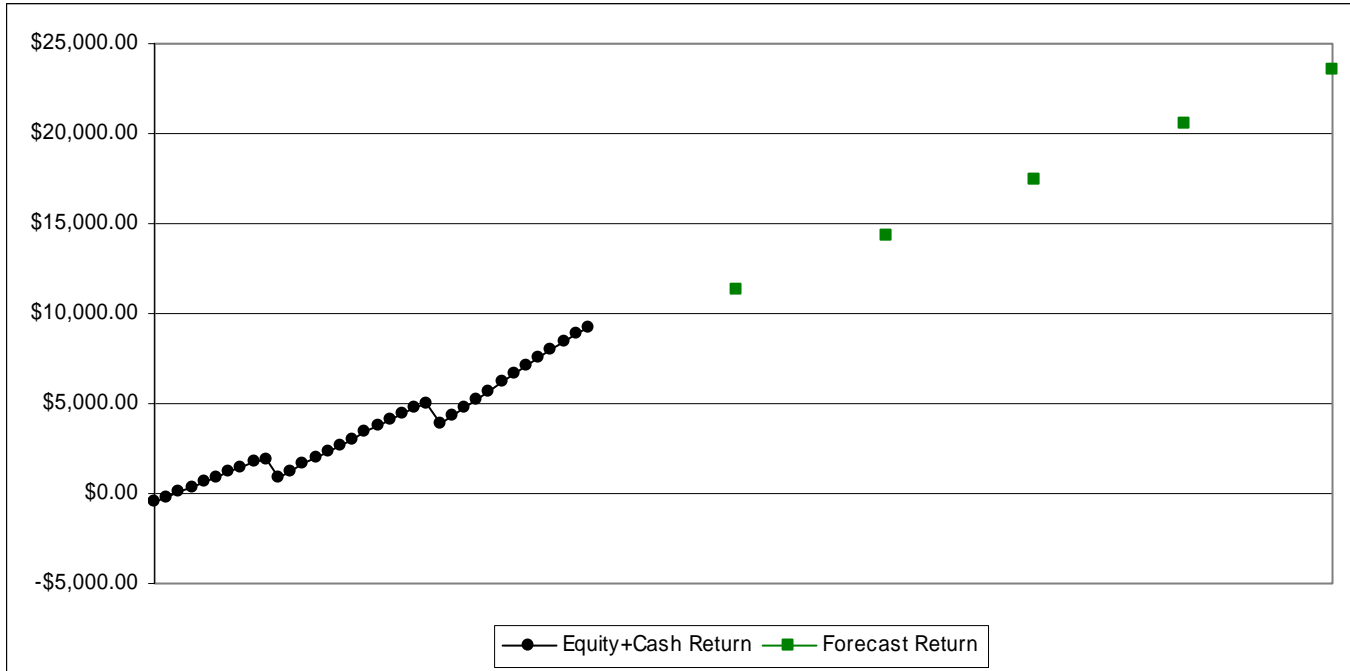
This is a sample report created as a tool to show what a real Property Analysis & Report would look like.

Data maintained and analyzed by:

Tejas Advisors Inc. ; PO Box 162904 ; Fort Worth, Texas 76161
P: 817.739.2995 ~ F: 682.647.1530 ~ W: www.TejasAdvisors.com

All information provided is presumed to be correct and accurate to the best of the ability by Tejas Advisors Inc. as of today's date (11/7/2006). This report format is proprietary to Tejas Advisors Inc. and offered exclusively to its clients as an informational resource regarding investment property and the associated investment results.

Equity+Cash Forecast Chart : Previous 36 / Future 60



The forecast illustrated above is based on the data to the right. It is calculated using statistical averaging based on the previous 36 months. The forecast is not intended to be a guaranteed return, rather a rough estimate on what to expect. Data is current as of the report month.

Forecasted Equity+Cash Return

Month 51	\$11,278.85
Month 63	\$14,361.73
Month 75	\$17,444.62
Month 87	\$20,527.50
Month 98	\$23,610.39

Month	Monthly Income	Expense	Gross Income	Data Table (Previous 36 Months)		Equity	Monthly Principal	Cash Return	Equity+Cash Return
				PITI	Net Income				
4	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$399.58	\$100.61	-\$842.56	-\$442.98
5	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$500.68	\$101.10	-\$671.95	-\$171.27
6	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$602.26	\$101.58	-\$501.34	\$100.92
7	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$704.33	\$102.07	-\$330.73	\$373.60
8	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$806.89	\$102.56	-\$160.12	\$646.77
9	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$909.94	\$103.05	\$10.49	\$920.43
10	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$1,013.48	\$103.54	\$181.10	\$1,194.58
11	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$1,117.52	\$104.04	\$351.71	\$1,469.23
12	\$1,025.00	\$0.00	\$1,025.00	\$854.39	\$170.61	\$1,222.06	\$104.54	\$522.32	\$1,744.38
13	\$925.00	\$0.00	\$925.00	\$854.39	\$70.61	\$1,327.10	\$105.04	\$592.93	\$1,920.03
14	\$0.00	\$250.00	-\$250.00	\$854.39	-\$1,104.39	\$1,432.64	\$105.54	-\$511.46	\$921.18
15	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$1,538.69	\$106.05	-\$265.85	\$1,272.84
16	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$1,645.24	\$106.55	-\$20.24	\$1,625.00
17	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$1,752.31	\$107.07	\$225.37	\$1,977.68
18	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$1,859.89	\$107.58	\$470.98	\$2,330.87
19	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$1,967.98	\$108.09	\$716.59	\$2,684.57
20	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$2,076.59	\$108.61	\$962.20	\$3,038.79
21	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$2,185.72	\$109.13	\$1,207.81	\$3,393.53
22	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$2,295.37	\$109.65	\$1,453.42	\$3,748.79
23	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$2,405.55	\$110.18	\$1,699.03	\$4,104.58
24	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$2,516.26	\$110.71	\$1,944.64	\$4,460.90
25	\$1,100.00	\$0.00	\$1,100.00	\$854.39	\$245.61	\$2,627.50	\$111.24	\$2,190.25	\$4,817.75
26	\$900.00	\$0.00	\$900.00	\$854.39	\$45.61	\$2,739.27	\$111.77	\$2,235.86	\$4,975.13
27	\$0.00	\$350.00	-\$350.00	\$854.39	-\$1,204.39	\$2,851.58	\$112.31	\$1,031.47	\$3,883.05
28	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$2,964.43	\$112.85	\$1,377.08	\$4,341.51
29	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,077.82	\$113.39	\$1,722.69	\$4,800.51
30	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,191.75	\$113.93	\$2,068.30	\$5,260.05
31	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,306.23	\$114.48	\$2,413.91	\$5,720.14
32	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,421.25	\$115.02	\$2,759.52	\$6,180.77
33	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,536.83	\$115.58	\$3,105.13	\$6,641.96
34	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,652.96	\$116.13	\$3,450.74	\$7,103.70
35	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,769.65	\$116.69	\$3,796.35	\$7,566.00
36	\$1,200.00	\$0.00	\$1,200.00	\$854.39	\$345.61	\$3,886.89	\$117.24	\$4,141.96	\$8,028.85
37	\$1,150.00	\$0.00	\$1,150.00	\$854.39	\$295.61	\$4,004.70	\$117.81	\$4,437.57	\$8,442.27
38	\$1,150.00	\$0.00	\$1,150.00	\$854.39	\$295.61	\$4,123.07	\$118.37	\$4,733.18	\$8,856.25
39	\$1,150.00	\$0.00	\$1,150.00	\$854.39	\$295.61	\$4,242.01	\$118.94	\$5,028.79	\$9,270.80