

SELLERS' "ESTIMATED" NET PROCEEDS

		SELLING PRICE RANGE		
<u>EXPENSES</u>	<u>FACTOR</u>	<i>\$555,000</i>	<i>\$565,000</i>	<i>\$575,000</i>
MORTGAGE PAYOFF	\$0	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
2ND MORTGAGE	\$0	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<i>TOTAL PAYOFF</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
REAL ESTATE FEES	5.00%	\$27,750 5.00%	\$28,250 5.00%	\$28,750 5.00%
EXCISE TAX (+\$10 Fee)	1.78%	\$9,259 1.67%	\$9,487 1.68%	\$9,715 1.69%
TITLE INSURANCE	TABLE	\$1,604 0.29%	\$1,624 0.29%	\$1,646 0.29%
ESCROW FEES	TABLE	\$955 0.17%	\$955 0.17%	\$955 0.17%
RECONVEYANCE FEE	\$350.00	\$350 0.06%	\$350 0.06%	\$350 0.06%
TAX PRORATION	\$0.00	\$0 0.00%	\$0 0.00%	\$0 0.00%
ASSOC DUES/UTILS	\$0.00	\$0 0.00%	\$0 0.00%	\$0 0.00%
VA NON-ALLOWABLE	\$300.00	\$300 0.05%	\$300 0.05%	\$300 0.05%
SELLER CONCESSION	\$0.00	\$0 0.00%	\$0 0.00%	\$0 0.00%
WORK ORDERS (EST)	\$0.00	\$0 0.00%	\$0 0.00%	\$0 0.00%
HOME WARRANTY	\$0.00	\$0 0.00%	\$0 0.00%	\$0 0.00%
OTHER EXPENSES	\$0.00	\$0 0.00%	\$0 0.00%	\$0 0.00%
<i>SELLING COSTS</i>		<i>\$40,218 7.2%</i>	<i>\$40,966 7.3%</i>	<i>\$41,716 7.3%</i>
TOTAL DEDUCTION (EST):		<i>\$40,218</i>	<i>\$40,966</i>	<i>\$41,716</i>
ESTIMATED NET PROCEEDS:		<i>\$514,800</i>	<i>\$524,000</i>	<i>\$533,300</i>
		Appreciation		
Purchase Price	\$227,000.00	\$328,000.00	\$338,000.00	\$348,000.00
Date	1/16/2001			