

MANAGEMENT PACKAGE

Your property management contract will give you the ability to leverage the resources and experience of Halstead Property for the leasing, maintenance and final sale of your investment.

By securing Halstead Management services, you receive not just peace of mind, but 24/7 professional services on your behalf including:

- Maintenance of units including repairs and emergency repairs
- Review of all bills for service
- Preparation of apartment for leasing including cleaning, repainting and minor repairs after previous tenant move-out
- Review and preparation of new and renewal leases
- Billing and collection of rent from tenants
- Payment of all required fees and bills, including monthly maintenance
- Monitoring of all building communications and representation at building meetings
- Inspection of units as reasonably necessary
- Exclusive agency representation for all real estate needs including rental of unit and final sale
- Monthly investor statements (see attached example)

In order for us to fulfill our obligations to you and relieve you of day-to-day operational requirements of owning investment property, we will need the following:

- Insure the property
 - *The contract outlines the minimum insurance requirements. You can select your own provider or have us arrange insurance for you through our partner.*
- Maintain a reserve amount in an Operating Account
 - *The reserve amount is typically equal to 3 months of the annual operating costs of the units. This money is held in trust for you and used to deposit rental income so that we can take care of your disbursement obligations. Income from your investments is sent to you from this account through quarterly distributions.*

The Halstead Property Management fee of 7% of gross rents from the managed units is included in the monthly disbursements from the Operating Account and will be reflected on your monthly investor statements.

To request a Management Agreement, speak with your Halstead Agent or your Global Services Division Move Consultant.

Financial Reports

1) 12 MONTH STATEMENT OF INCOME AND EXPENSES

A summary of the Owner's actual income and expenses compared to current year budget on a monthly and a year-to-date basis.

2) DETAILED GENERAL LEDGER

Comprehensive listing of all income and expense activity for month end and year to date.

3) STATEMENT OF BILLING AND COLLECTIONS

The monthly billing of all tenants, description of charges and ending arrears.

4) LIST OF DISBURSEMENTS

A detailed list of all expenses paid in the current month.

5) ACCOUNTS PAYABLE

A detailed listing of all invoices outstanding at month end with account code and date of invoice.

JOHN Q. PUBLIC INVESTOR LLC													Page:	1
Statement of Income and Expenses for the period ending December 2007													Date:	10/20/2008
Prepared by Halstead Investor Property Services													Time:	02:33 PM
Database:	HALSTEAD													
ENTITY:	UNIT01													
Basis:	Cash													
	Jan 2007	Feb 2007	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Year-to-Date Total	
INCOME														
RENTS	4,463	4,463	4,463	4,463	4,463	4,775	4,775	4,775	4,775	4,775	4,775	4,775	55,738	
ELECTRIC	69	77	83	72	75	65	44	99	110	97	93	71	956	
MISCELLANEOUS	0	0	1,500	0	50	0	0	0	0	0	0	0	1,550	
LATE FEES	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL INCOME	4,531	4,539	6,046	4,535	4,588	4,840	4,819	4,874	4,885	4,872	4,868	4,846	58,243	
EXPENSES														
COMMON CHARGES	802	802	802	802	802	802	842	842	842	842	842	842	9,859	
MAINTENANCE FEES	0	0	0	0	0	0	0	0	0	0	0	0	0	
SPECIAL ASSESSMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	
MORTGAGE PAYMENTS	0	0	0	0	0	0	0	0	0	0	0	0	0	
ELECTRICITY/UTILITIES	69	77	83	72	75	65	44	99	110	97	93	71	956	
PROPERTY TAXES	0	0	0	0	0	4,868	0	0	0	-121	0	4,868	9,614	
INSURANCE	0	0	0	623	0	0	0	0	0	0	0	0	623	
MANAGEMENT FEE	0	312	312	312	312	312	334	334	334	334	334	669	3,902	
PROFESSIONAL FEES	0	0	0	0	0	400	0	0	0	110	0	0	510	
REPAIRS/MAINTENANCE	0	0	0	0	0	0	0	0	0	0	0	0	0	
TELEPHONE CHARGES	0	0	0	0	0	0	0	0	0	0	0	0	0	
CABLE TV/INTERNET FEES	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME & OTHER TAXES	0	0	0	0	0	556	0	0	280	0	0	0	836	
COMMISSIONS/FINDERS FEE	0	0	0	0	0	0	0	0	0	0	0	0	0	
MISCELLANEOUS EXPENSES	0	0	1,500	50	1,444	0	0	0	0	0	0	0	2,994	
TOTAL EXPENSES	870	1,191	2,697	1,858	2,633	7,002	1,220	1,275	1,566	1,261	1,269	6,449	29,292	
NET OPERATING INCOME	3,661	3,349	3,349	2,676	1,955	-2,162	3,599	3,599	3,319	3,611	3,599	-1,603	28,952	
OWNER'S CAPITAL														
DISTRIBUTIONS	0	7,560	0	0	4,673	0	0	8,692	0	0	5,229	0	26,154	
NET FUNDS TO/FROM OWNER	0	-7,560	0	0	-4,673	0	0	-8,692	0	0	-5,229	0	-26,154	
NET CASH FLOW	3,661	-4,211	3,349	2,676	-2,718	-2,162	3,599	-5,092	3,319	3,611	-1,630	-1,603	2,798	
CASH - BEGINNING BALANCE	6,899	10,560	6,349	9,697	12,373	9,655	7,492	11,092	5,999	9,318	12,929	11,299	0	
CASH - ENDING BALANCE	10,560	6,349	9,697	12,373	9,655	7,492	11,092	5,999	9,318	12,929	11,299	9,697	0	