

Database: MR
 Property: 802
 Report Period: 06/99

Rent Roll
 MRI Demonstration Database
 Fountain Oaks

Page: 1
 Date: 3/24/00
 Time: 10:18 AM

Unit Id	Lease Id	Name	Status	Security Balance	Charge Code	Recurring Rents	Beginning Balance	Charges Amount Date	Payments Amount Date	Ending Balance
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Building: 001 - 2000 George Mason Drive

1001	1	Powell, Bob	Cur		RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00	CR06/04/99
		Occupy:	1/1/99	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	12/31/99								
		Notice:	3/1/99								
Resident Totals				0.00		1,050.00	0.00	1,050.00		1,050.00	0.00
1002	1	Towns, Dennis	Old		-RNT Rent	1,050.00		1,050.00	06/01/99		1,050.00
		Occupy:	3/15/99	Term:	12						
		Expires:	2/29/00								
Resident Totals				0.00		1,050.00	0.00	1,050.00		0.00	1,050.00
1003	1	Paulson, Sandy	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00	CR06/04/99
		Occupy:	2/1/99	Term:	24						
		Last Pymt:	6/4/99								
		Expires:	1/31/01								
Resident Totals				0.00		1,050.00	0.00	1,050.00		1,050.00	0.00
1004	1	McMurphy, Evelyn	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00	CR06/04/99
		Occupy:	1/1/99	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	12/31/99								
Resident Totals				0.00		1,050.00	0.00	1,050.00		1,050.00	0.00
1005	1	Powellstein, John	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00	CR06/04/99
		Occupy:	12/1/98	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	11/30/99								
Resident Totals				0.00		1,050.00	0.00	1,050.00		1,050.00	0.00
1006	1	Benjamin, Jack	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00	CR06/04/99
		Occupy:	3/1/99	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	2/29/00								
Resident Totals				0.00		1,050.00	0.00	1,050.00		1,050.00	0.00
1007	1	Donaldson, Carolyn	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00	CR06/04/99
		Occupy:	3/16/99	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	3/31/00								
Resident Totals				0.00		1,200.00	0.00	1,200.00		1,200.00	0.00
1008	1	Blumburg, Mindy	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00	CR06/04/99
		Occupy:	2/1/99	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	1/31/00								
Resident Totals				0.00		1,200.00	0.00	1,200.00		1,200.00	0.00
1009	1	Gorman, Marilyn	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00	CR06/04/99
		Occupy:	11/1/98	Term:	12						
		Last Pymt:	6/4/99								
		Expires:	10/31/99								
Resident Totals				0.00		1,200.00	0.00	1,200.00		1,200.00	0.00
1010	1	Gordon, Cindi	Old		-RNT Rent	1,200.00					
		Expires:	2/29/00								
		Notice:	4/1/99								
		Vacate:	5/1/99	MD							
Resident Totals				0.00		1,200.00	0.00	0.00		0.00	0.00

Database: MR
 Property: 802
 Report Period: 06/99

Rent Roll
 MRI Demonstration Database
 Fountain Oaks

Page: 2
 Date: 3/24/00
 Time: 10:18 AM

Unit Id	Lease Id	Name	Status	Security Balance	Charge Code	Recurring Rents	Beginning Balance	Charges Amount Date	Payments Amount Date	Ending Balance
1010	2	Langdon, Oliver	Old		RNT Rent	1,200.00				
		Occupy:	6/1/99	Term:	12					
		Expires:	5/31/00							
Resident Totals				0.00		1,200.00	0.00	0.00	0.00	0.00
1010		Vacancy Adjustment			V Vacancy			1,200.00		
2001	1	Goldson, Donna	Cur		RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00 CR06/04/99
		Occupy:	2/1/99	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	1/31/00							
Resident Totals				0.00		1,200.00	0.00	1,200.00	1,200.00	0.00
2002	1	Vergel, Blaine	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00 CR06/04/99
		Occupy:	1/15/99	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	1/31/00							
Resident Totals				0.00		1,200.00	0.00	1,200.00	1,200.00	0.00
2003	1	Alfredson, Richard	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00 CR06/04/99
		Occupy:	11/1/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	10/31/99							
Resident Totals				0.00		1,200.00	0.00	1,200.00	1,200.00	0.00
2004	1	Hurley, Al	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00 CR06/04/99
		Occupy:	10/1/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	9/30/99							
Resident Totals				0.00		1,200.00	0.00	1,200.00	1,200.00	0.00
2005	1	Davis, Claudia	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00 CR06/04/99
		Occupy:	8/1/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	7/31/99							
Resident Totals				0.00		1,200.00	0.00	1,200.00	1,200.00	0.00
2006	1	Jones, Helen	Cur		-RNT Rent	1,200.00		1,200.00	06/01/99	1,200.00 CR06/04/99
		Occupy:	6/1/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	5/31/99							
Resident Totals				0.00		1,200.00	0.00	1,200.00	1,200.00	0.00
2007	1	Grumman, Norm	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00 CR06/04/99
		Occupy:	6/1/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	5/31/99							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00
2008	1	Smith, Drew	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00 CR06/04/99
		Occupy:	7/15/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	7/31/99							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00
2009	1	Rowell, Barry	Cur		-RNT Rent	1,050.00		1,050.00	06/01/99	1,050.00 CR06/04/99
		Occupy:	3/15/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	3/31/99							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00

Database: MR

Property: 802

Report Period: 06/99

Rent Roll
MRI Demonstration Database
Fountain Oaks

Page: 3

Date: 3/24/00

Time: 10:18 AM

Unit Id	Lease Id	Name	Status	Security Balance	Charge Code	Recurring Rents	Beginning Balance	Charges Amount Date	Payments Amount Date	Ending Balance
2010	1	Railes, Lynnette	Cur		RNT Rent	1,050.00		1,050.00 06/01/99	1,050.00 CR06/04/99	
		Occupy:	4/1/98	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	3/31/99							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00
3001	1	Morganstein, Janice	Cur		-RNT Rent	1,050.00		1,050.00 06/01/99	1,050.00 CR06/04/99	
		Occupy:	5/9/99	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	5/31/00							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00
3002	1	Camp, Nancy	Cur		-RNT Rent	1,050.00		1,050.00 06/01/99	1,050.00 CR06/04/99	
		Occupy:	2/21/99	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	2/29/00							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00
3003	1	Taylor, Rebecca	Cur		-RNT Rent	1,050.00		1,050.00 06/01/99	1,050.00 CR06/04/99	
		Occupy:	3/15/99	Term:	12					
		Last Pymt:	6/4/99							
		Expires:	3/31/00							
Resident Totals				0.00		1,050.00	0.00	1,050.00	1,050.00	0.00
3004	1	Murphy, susan	Old		-RNT Rent	1,050.00				
		Occupy:	3/15/99	Term:	12					
		Expires:	3/31/00							
		Notice:	3/15/99							
		Vacate:	3/15/99	CA						
Resident Totals				0.00		1,050.00	0.00	0.00	0.00	0.00
3004	2	Lasser, Mindy	Old		-RNT Rent	1,050.00				
		Occupy:	4/15/99	Term:	12					
		Expires:	4/30/00							
		Notice:	4/15/99							
		Vacate:	4/15/99	CA						
Resident Totals				0.00		1,050.00	0.00	0.00	0.00	0.00
3004		Vacancy Adjustment			V Vacancy			1,050.00		
3005		Vacancy Adjustment			V Vacancy			1,050.00		
3006		Vacancy Adjustment			V Vacancy			1,050.00		
3007		Vacancy Adjustment			V Vacancy			1,200.00		
3008		Vacancy Adjustment			V Vacancy			1,200.00		
3009		Vacancy Adjustment			V Vacancy			1,200.00		
3010		Vacancy Adjustment			V Vacancy			1,200.00		
4001		Vacancy Adjustment			V Vacancy			1,200.00		
4002	1	Transton, Scott	Old		RNT Rent	1,200.00				
		Occupy:	3/15/99	Term:	12					
		Expires:	3/31/00							
		Notice:	3/15/99							
		Vacate:	3/15/99	CA						
Resident Totals				0.00		1,200.00	0.00	0.00	0.00	0.00
4002		Vacancy Adjustment			V Vacancy			1,200.00		

Database: MR
 Property: 802
 Report Period: 06/99

Rent Roll
 MRI Demonstration Database
 Fountain Oaks

Page: 4
 Date: 3/24/00
 Time: 10:18 AM

Unit Id	Lease Id	Name	Status	Security Balance	Charge Code	Recurring Rents	Beginning Balance	Charges Amount Date	Payments Amount Date	Ending Balance
4003		Vacancy Adjustment			V Vacancy			1,200.00		
4004		Vacancy Adjustment			V Vacancy			1,200.00		
4005		Vacancy Adjustment			V Vacancy			1,200.00		
4006		Vacancy Adjustment			V Vacancy			1,200.00		
4007		Vacancy Adjustment			V Vacancy			1,050.00		
4008		Vacancy Adjustment			V Vacancy			1,050.00		
4009		Vacancy Adjustment			V Vacancy			1,050.00		
4010		Vacancy Adjustment			V Vacancy			1,050.00		
5001		Vacancy Adjustment			V Vacancy			1,050.00		
5002		Vacancy Adjustment			V Vacancy			1,050.00		
5003	1	Lang, Judy	Old		RNT Rent	1,100.00				
		Occupy:	5/25/99	Term:	12					
		Expires:	5/31/00							
		Notice:	5/25/99							
		Vacate:	5/25/99	CA						
Resident Totals				0.00		1,100.00	0.00	0.00	0.00	0.00
5003		Vacancy Adjustment			V Vacancy			1,200.00		
5004		Vacancy Adjustment			V Vacancy			1,050.00		
5005		Vacancy Adjustment			V Vacancy			1,050.00		
5006	1	Johnson, James	Old		RNT Rent	1,100.00				
		Occupy:	4/15/99	Term:	12					
		Expires:	4/30/00							
		Notice:	4/15/99							
		Vacate:	4/15/99	CA						
Resident Totals				0.00		1,100.00	0.00	0.00	0.00	0.00
5006		Vacancy Adjustment			V Vacancy			1,050.00		
5007		Vacancy Adjustment			V Vacancy			1,200.00		
5008		Vacancy Adjustment			V Vacancy			1,200.00		
5009		Vacancy Adjustment			V Vacancy			1,200.00		
5010		Vacancy Adjustment			V Vacancy			1,200.00		
6001		Vacancy Adjustment			V Vacancy			2,000.00		
6002		Vacancy Adjustment			V Vacancy			2,000.00		
6003		Vacancy Adjustment			V Vacancy			2,000.00		
6004		Vacancy Adjustment			V Vacancy			2,000.00		

Database: MR

Property:

Report Period: 06/99

Rent Roll
MRI Demonstration Database

Property Totals

Page: 5

Date: 3/24/00

Time: 10:18 AM

Totals	Bal Forward	Bal Adj.	Charges	Adjustments	Cash	NSF	Non Cash	End Balance	
Property Totals									
RNT Rent	0.00		24,450.00	0.00	23,400.00	0.00	0.00	1,050.00	38.05%
M V Vacancy	0.00		39,800.00	0.00	0.00	0.00	0.00	0.00	61.95%
Totals Charges	0.00		64,250.00	0.00	23,400.00	0.00	0.00	1,050.00	
Total Potential			64,250.00						100.00%
M Total Lost Rent			39,800.00						61.95%
Security Totals	0.00	0.00			0.00	0.00	0.00	0.00	

Description	Units / M:	Percent	Description	Units	Percent	Description	Units	Percent	
Occupied	20	37.04%	Leases Pending	0	0.00%	Units Leased	17	31.48%	Rent 23,400.00
Special Use	0	0.00%	Total Occ & Pend	20	37.04%	Month To Month	0	0.00%	Security 0.00
New Consturction	0	0.00%				Units Not Leased	37	68.52%	Misc. Income 0.00
Vacant	33	61.11%	C/M Move Outs	0	0.00%	C/M Leases Expiring	0	0.00%	Total Deposit 23,400.00
Total Units	54 54	100.00%	Future Move Outs	0	0.00%				

Database: MR
 RMPROP: 800

RM Leasing Activity Report
 MRI Management Company
 Huntington Towers
 For Period 06/99

Page: 1
 Date: 07/22/1999
 Time: 11:37 AM

Current Occupancy Information

Total Units	Occupied	Vacant	Other	% Occp	Current Pd Move Ins	Current Pd Move Outs	Current Pd Turnover	Current Pd Notices	Future Pd Notices	Avg Rental Rate
54	22	31	1	41%	2	1	1	1	0	1,150

Leasing Summary

Applications Taken	New Leases	Cancel	Rejects	Phone Calls	Close Visits	Close Ratio
5	4	1	1	193	2	80%

Lead Source Analysis

Source	Current Pd Calls	YTD Calls	Current Pd Visits	YTD Visits	Current Pd Leases	YTD Leases
Apartment Guide	85	170	16	31	4	8
Washington Post	60	120	5	8	0	0
Web Site	48	96	0	0	0	0
Totals	193	386	21	39	4	8

Leasing Agent Analysis

Agent	Calls	Visits	Applications	Leases	Cancel/Rejects	Close Ratio
Alison Cavano	36	1	1	2	2	200%
Doug Obojski	55	14	3	1	0	33%
Rita Prossio	54	6	1	1	0	100%
Tom Ricci	48	0	0	0	0	0%
Totals	193	21	5	4	2	80%

Unit Class Leasing Analysis

Type	Current Pd Interest	YTD Interest	Last YTD	Current Pd Leased	YTD Leased	Last YTD
One Bedroom	90	180	0	0	0	0
Two Bedroom	124	245	0	4	8	0
Totals	214	425	0	4	8	0

Unit Class Occupancy Analysis

Type	Occupied	Vacant	Avg Asking SF	Avg SF	Occp High
One Bedroom	12	12	1,050	800	1,050
Two Bedroom	10	15	1,200	1,000	1,200
Totals	22	27	1,125	900	2,250

Traffic Analysis

Source	Monday Rain		Tuesday Rain		Wednesday Sunny		Thursday Sunny		Friday Sunny		Saturday Sunny		Sunday Sunny		Total		App	App Cnv %
	Trf	Phn	Trf	Phn	Trf	Phn	Trf	Phn	Trf	Phn	Trf	Phn	Trf	Phn	Trf	Phn		
Apartment Guide	0	0	0	0	0	0	0	19	1	6	11	3	0	0	12	28	1	8.33
Washington Post	0	6	0	3	1	0	0	11	0	3	0	3	0	3	1	29	0	0.00
Web Site	0	0	0	0	0	0	0	11	0	3	0	2	0	0	0	16	1	0.00
Totals	0	6	0	3	1	0	0	41	1	12	11	8	0	3	13	73	2	15.38

Rental Analysis

Source	Monday Rain	Tuesday Rain	Wednesday Sunny	Thursday Sunny	Friday Sunny	Saturday Sunny	Sunday Sunny	Total Rentals	Trf Cnv %	Cost	Cost Rental
Web Site	0	1	1	0	0	0	0	2	0		
Washington Post	0	0	0	5	0	5	0	10	1,000		
Apartment Guide	0	0	0	0	3	2	0	5	42		
Totals	0	1	1	5	3	7	0	17	131		

Leasing Agent Analysis

Agent	Phone	Visits	Unit Shown	Return	Total Traffic	Unqualified	Rentals	Traffic Closing %	Shown Unit Closing %	Calls to Traffic %	Cancel
Doug Obojski	27	2	2	0	4	0	5	125	250	675	0
Rita Proso	18	0	8	0	8	1	1	13	13	225	0
Tom Ricci	16	0	0	0	0	0	5	0	0	0	0
Alison Cavano	12	0	0	1	1	0	6	600	0	1,200	0
Totals	73	2	10	1	13	1	17	131	170	562	0

Huntington Towers Snapshot

Units	This Week	%	Last Week	%	Change	%
Occupied	21	39	20	37	1	2
Special Use	0	0	0	0	0	0
Employee	0	0	0	0	0	0
Available	0	0	0	0	0	0
Vacant	33	61	34	63	-1	-2
Total	54		54			
Notices Given	0		0		0	
Guest Visits	13		0		13	
Applications Taken	2		0		2	
Move Ins	1		0		1	
Move Outs	0		0		0	
Month To Month Residents	0		0		0	

Resident Id	Expire	Increase	Total		Resident Name	Type	Bed	Bath	Clas	B/P	Optimum	Security	Recurring	Occupancy	Phone
			New	Lease											
800	001 2005	1 07/31/1999	0.00	1,200.00	12	Dorman, Claudia	CV	2	2	2BR B	1,200.00	500.00	1,200.00	08/01/1998	(703) 928-2939
800	001 2008	1 07/31/1999	0.00	1,050.00	12	Robertson, Drew	CV	1	1	1BR B	1,050.00	0.00	1,050.00	07/15/1998	(301) 999-8098
2 Leases Expire in 07/99		0.00	2,250.00	0 Leases Renewed	0 Vacating	0 On Notice					2,250.00	500.00	2,250.00		
800	001 2004	1 09/30/1999	0.00	1,200.00	12	Smith, Al	CV	2	2	2BR B	1,200.00	500.00	1,200.00	10/01/1998	(703) 928-0989
1 Leases Expire in 09/99		0.00	1,200.00	0 Leases Renewed	0 Vacating	0 On Notice					1,200.00	500.00	1,200.00		
800	001 1009	1 10/31/1999	0.00	1,200.00	12	Erlechman, Marilyn	CV	2	2	2BR B	1,200.00	500.00	1,200.00	11/01/1998	(703) 923-7420 €
800	001 2003	1 10/31/1999	0.00	1,200.00	12	Kozak, Richard	CV	2	2	2BR B	1,200.00	500.00	1,200.00	11/01/1998	(301) 999-8098
2 Leases Expire in 10/99		0.00	2,400.00	0 Leases Renewed	0 Vacating	0 On Notice					2,400.00	1,000.00	2,400.00		
800	001 1005	1 11/30/1999	0.00	1,050.00	12	Grega, John	CV	1	1	1BR B	1,050.00	500.00	1,050.00	12/01/1998	(703) 980-9898
1 Leases Expire in 11/99		0.00	1,050.00	0 Leases Renewed	0 Vacating	0 On Notice					1,050.00	500.00	1,050.00		
800	001 1001	1 12/31/1999	0.00	1,050.00	12	Burger, Bob	CV	1	1	1BR B	1,050.00	500.00	1,050.00	01/01/1999	(703) 980-9899
800	001 1004	1 12/31/1999	0.00	1,050.00	12	Hurley, Judy	CV	1	1	1BR B	1,050.00	500.00	1,050.00	01/01/1999	(703) 980-9809
800	001 4007	1 12/31/1999	0.00	1,050.00	12	Huberts, Jim	CV	1	1	1BR B	1,050.00	0.00	1,050.00	01/01/1999	(703) 999-0808
3 Leases Expire in 12/99		0.00	3,150.00	0 Leases Renewed	0 Vacating	1 On Notice					3,150.00	1,000.00	3,150.00		
9 in 5 Periods		0.00	10,050.00	0 Leases Renewed	0 Vacating	1 On Notice					10,050.00	3,500.00	10,050.00		