

WC & AN Miller Companies  
Balance Sheet  
October 31, 2009

	Current Month	Prior Month
ASSETS		
Current Assets		
Cash in Banks	\$ 1,773,036.95	\$ 1,640,988.74
Receivables	2,515,501.07	2,641,396.30
Notes Receivable	1,067,758.45	1,077,449.86
Inventory	1,738,854.40	1,738,854.40
Prepaid Expenses	371,275.03	437,408.47
Total Current Assets	<u>7,466,425.90</u>	<u>7,536,097.77</u>
Property and Equipment		
Fixes Assets	70,252,671.05	70,161,113.70
Accumulated Depreciation	20,585,854.62	20,443,594.98
Book Value of Property and Equipment	<u>49,995,279.82</u>	<u>49,974,784.64</u>
Other Assets		
Leasing Commissions	708,839.81	702,082.74
Rent Abatment	3,900.03	3,900.03
Loan Charges	911,001.38	911,001.38
Deferred Financing Costs	913,188.09	913,188.09
Real Estate Tax Escrow	328,463.39	257,265.92
Escrow - Security Deposit	47.91	47.91
Prepaid Rent	(129,573.05)	(185,779.01)
Replacement Reserve - SVO Loan	30,634.38	30,634.38
Escrow Water	(950.00)	(950.00)
Accrued Revenue - Leaves	84,795.00	84,795.00
Total Other Assets	<u>2,850,346.94</u>	<u>2,716,186.44</u>
Total Assets	<u>\$ 60,312,052.66</u>	<u>\$ 60,227,068.85</u>

WC & AN Miller Companies  
Balance Sheet  
October 31, 2009

Current Month                      Prior Month

LIABILITIES AND STOCKHOLDERS' EQUITY

Current Liabilities		
Accounts Payable	\$ (2,569.54)	\$ (36,395.60)
Accrued Liabilities	811,403.42	771,294.61
Security Deposits	326,957.84	330,258.84
Accrued Payroll & Benefits	26,582.93	26,582.93
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Total Current Liabilities	1,162,374.65	1,091,740.78
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Long-Term Liabilities		
Notes Payable (1)	89,837,350.15	89,915,534.35
Other Non-Current Liabilities	34,310.06	34,310.06
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Total Long-Term Liabilities	89,871,660.21	89,949,844.41
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Total Liabilities	91,034,034.86	91,041,585.19
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Minority Interest (2)	(6,034,422.26)	(6,034,422.26)
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Stockholders' Equity		
Common Stock	800,200.00	800,200.00
Retained Earnings	(25,836,560.00)	(29,144,212.77)
Net Income	20,336.67	3,306,652.77
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Total Capital	(31,050,445.59)	(31,071,782.26)
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Total Liabilities & Capital	\$ 59,983,589.27	\$ 59,969,802.93
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1. Notes Payable of 8,250,229.96 is offset by a Notes Receivable of 825,023 which is the cash of the 8,250,229.96 from Haymount Limited Partnership to W.C. and A.N. Miller Development Company.

2. W.C. and A.N. Miller Development Company owns 85% of Haymount Limited Partnership.

WC & AN Miller Companies  
Long Term Debt  
October 31, 2009

		Current Month		Budget	Prior Month
N/P Cur Wash Securites	\$	200,000.00	\$	200,000.00	200,000.00
NP Cur Sub Debent		440,000.00		440,000.00	440,000.00
N/P MetLife		27,112,782.44		27,142,718.45	27,173,330.58
N/P Burke & Herbert - SVR		13,575,000.00		13,524,432.84	13,575,000.00
Key Bank Loan		18,009,337.75		17,963,916.07	18,026,973.81
N/P - TIAA Loan		22,250,000.00		22,250,000.00	22,250,000.00
N/P - Haymount Mezz		8,250,229.96		8,250,229.96	8,250,229.96
Total Long Term Debt	\$	89,837,350.15	\$	89,771,297.32	89,915,534.35

Notes Repayment Schedule

1. Washington Securities - On Demand
2. Subordinated Debentures - On Demand with 1 year notice
3. MetLife - 1/1/2013
4. Burke & Herbert - 7/6/2016
5. Chevy Chase Line of Credit - 8/7/2009
6. Chevy Chase - Sunshine Brooke - 7/7/2009
7. Chevy Chase - Chandlee Mill - Paid 6/26/2009
8. Key Bank Loan - 6/30/2021
9. TIAA - 10/1/2018

WC & AN Miller Companies  
Income Statement  
For the One Month Ending October 31, 2009

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
<b>Rental Activities</b>						
Rent Income	\$ 1,201,583.53	1,295,776.00	(94,192.47)	1,201,583.53	1,295,776.00	(94,192.47)
Rent Expenses	(359,226.33)	(330,258.00)	(28,968.33)	(359,226.33)	(330,258.00)	(28,968.33)
Real Estate Taxes	(125,283.67)	(129,120.00)	3,836.33	(125,283.67)	(129,120.00)	3,836.33
Depreciation	(142,259.64)	(156,261.00)	14,001.36	(142,259.64)	(156,261.00)	14,001.36
Debt Service-Interest	(453,982.92)	(468,963.00)	14,980.08	(453,982.92)	(468,963.00)	14,980.08
Net Rental Income	120,830.97	211,174.00	(90,343.03)	120,830.97	211,174.00	(90,343.03)
<b>Revenues</b>						
Total Revenues	0.00	0.00	0.00	0.00	0.00	0.00
Cost of Sales	0.00	0.00	0.00	0.00	0.00	0.00
Corporate Gross Profit	0.00	0.00	0.00	0.00	0.00	0.00
Gross Profit	120,830.97	211,174.00	(90,343.03)	120,830.97	211,174.00	(90,343.03)
<b>Operating Expenses</b>						
Auto Expenses	600.00	800.00	(200.00)	600.00	800.00	(200.00)
Bank Charges	183.69	600.00	(416.31)	183.69	600.00	(416.31)
Computer Consultant	1,187.50	1,000.00	187.50	1,187.50	1,000.00	187.50
Board Consultant	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00
Office Administration	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00
Courier	11.64	0.00	11.64	11.64	0.00	11.64
Equipment Rental	2,437.22	2,190.61	246.61	2,437.22	2,190.61	246.61
General Insurance	4,647.00	3,500.00	1,147.00	4,647.00	3,500.00	1,147.00
Legal - General	6,481.89	7,500.00	(1,018.11)	6,481.89	7,500.00	(1,018.11)
Legal - Haymount	6,161.96	0.00	6,161.96	6,161.96	0.00	6,161.96
Leasing Commission - Corp	17,336.55	17,336.55	0.00	17,336.55	17,336.55	0.00
Health Insurance	1,120.00	1,500.00	(380.00)	1,120.00	1,500.00	(380.00)
Management Meals	0.00	100.00	(100.00)	0.00	100.00	(100.00)
Office Supplies	1,114.66	300.00	814.66	1,114.66	300.00	814.66
Postage	305.63	250.00	55.63	305.63	250.00	55.63
Accounting	380.00	1,500.00	(1,120.00)	380.00	1,500.00	(1,120.00)
Review/Audit/Tax Return	5,611.05	0.00	5,611.05	5,611.05	0.00	5,611.05
Promotion and Entertainment	197.15	0.00	197.15	197.15	0.00	197.15
Rent	18,156.25	6,138.75	12,017.50	18,156.25	6,138.75	12,017.50
Executive Compensation	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00
Storage	582.14	500.00	82.14	582.14	500.00	82.14

For Management Purposes Only

WC & AN Miller Companies  
Income Statement  
For the One Month Ending October 31, 2009

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Telephone	165.43	250.00	(84.57)	165.43	250.00	(84.57)
Management Travel	2,293.26	2,500.00	(206.74)	2,293.26	2,500.00	(206.74)
Payroll Processing Fees	130.95	150.00	(19.05)	130.95	150.00	(19.05)
Board of Directors fees	9,000.00	9,000.00	0.00	9,000.00	9,000.00	0.00
RE Tax Exp	0.00	500.00	(500.00)	0.00	500.00	(500.00)
Board Travel and Meals	1,263.42	0.00	1,263.42	1,263.42	0.00	1,263.42
Total Operating Expenses	97,867.39	74,115.91	23,751.48	97,867.39	74,115.91	23,751.48
Net Operating Income	22,963.58	137,058.09	(114,094.51)	22,963.58	137,058.09	(114,094.51)
Other Income and Expenses						
Interest Income	1,730.01	3,000.00	(1,269.99)	1,730.01	3,000.00	(1,269.99)
Debt Service (Interest) Other	(3,356.92)	(3,176.44)	(180.48)	(3,356.92)	(3,176.44)	(180.48)
Total Other Income and Expenses	(1,626.91)	(176.44)	(1,450.47)	(1,626.91)	(176.44)	(1,450.47)
Net Income	\$ 21,336.67	136,881.65	(115,544.98)	21,336.67	136,881.65	(115,544.98)

For Management Purposes Only

WC & AN Miller Companies  
Statement of Cash Flow  
For the one Month Ended October 31, 2009

	Current Month	Year to Date
Cash Flows from operating activities		
Net Income	\$ 21,336.67	\$ 21,336.67
Adjustments to reconcile net income to net cash provided by operating activities		
Depreciation and Amortization	142,259.64	142,259.64
Accounts Receivable (net)	31,704.13	31,704.13
Notes Receivable	9,691.41	9,691.41
Intercompany Receivables	0.00	0.00
Other Receivables	94,191.10	94,191.10
Inventory	0.00	0.00
Prepaid Real Estate Tax & Ins.	66,133.44	66,133.44
Accounts Payable	33,826.06	33,826.06
Accrued Expenses	(61,369.71)	(61,369.71)
Accrued Real Estat Tax	98,531.75	98,531.75
Accrued Interest	2,946.77	2,946.77
Security Deposits	(3,301.00)	(3,301.00)
Total Adjustments	414,613.59	414,613.59
Net Cash provided by Operations	435,950.26	435,950.26
Cash Flows from investing activities		
Used For		
Fixed Assets	(91,557.35)	(91,557.35)
Leasing Commissions	(6,757.07)	(6,757.07)
Real Estate Tax Escrow	(71,197.47)	(71,197.47)
Prepaid Rent	(56,205.96)	(56,205.96)
Net cash used in investing	(225,717.85)	(225,717.85)
Cash Flows from financing activities		
Proceeds From		
Long Term Debt	(78,184.20)	(78,184.20)
Net cash used in financing	(78,184.20)	(78,184.20)
Net increase <decrease> in cash	\$ 132,048.21	\$ 132,048.21
Summary		
Cash Balance at End of Period	\$ 1,773,036.95	\$ 1,773,036.95
Cash Balance at Beg of Period	(1,640,988.74)	(1,640,988.74)
Net Increase <Decrease> in Cash	\$ 132,048.21	\$ 132,048.21