

**EXHIBIT #2****PRELIMINARY ESTIMATED PROBABLE COSTS****PRESIDENT'S PLAZA**

<b>ITEM</b>	<b># of UNITS</b>	<b>AREA (SQFT)</b>	<b>TOTAL</b>	<b>PUBLIC</b>	<b>Private</b>
Parking Ramp	500	204000	9,242,500	9,242,500	
Hotel	80	48000	13,268,837		13,268,837
Condos	30	45000	12,502,967		12,502,967
Office/ Retail	1	49000	9,894,328		9,894,328
ENVIRONMENTAL & POWER			544,000	547,500	
Contengencies			462,125	462,125	
Necessary Convenients			500,000	500,000	
Professional Fees			3,000,000	924,250	2,075,750
<b>TOTAL</b>		<b>346,000</b>	<b>49,414,757</b>	<b>11,676,375</b>	<b>37,741,882</b>

**PROJECT PROFORMA**

<b>TOTAL REVENUE</b>	<b>W/ TIF</b>	<b>W/O TIF</b>
HOTEL	14,595,721	14,595,721
CONDOS	14850000	14,850,000
OFFICE /RETAIL	10780000	10,780,000
TIF PROCEDES	11,676,375	0
2012 Fund	2,800,000	2,800,000
<b>TOTAL</b>	<b>54,702,096</b>	<b>43,025,721</b>
<b>NET INCOME</b>	<b>5,287,339</b>	<b>-6,389,036</b>
<b>% ANNUAL INCOME (2yrs)</b>	<b>5.3%</b>	<b>-6.5%</b>