The Syndication of Low-Income Housing Tax Credits

By

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ABSTRACT

The low-income housing tax credit is the primary governmental incentive for the development of affordable housing. This public policy initiative has become attractive to investors because in exchange for an equity investment, they receive tax credits, which serve to reduce their federal income tax liability. Widely held C corporations, due to specifications of the tax code, can utilize tax credits better than any other investor class.

Serving as financial intermediaries, syndicators complete the low-income housing tax credit market by bringing together developers, who sell tax credits, and corporations, who purchase these credits. This thesis addresses the role of the for-profit syndicator as the financial intermediary in this market. Syndicators add value by filling informational gaps, providing diversification, and managing risk for investors. In exchange for these and other services, investors pay syndicators a load, which covers fees and expenses. Boston Financial, one of the nation's largest syndicators, has provided information and data for this study.

As a means of addressing the value of the syndicator, a performance analysis of Boston Financial's first ten tax credit funds has been performed. This analysis shows that these funds are returning impressive yields. Stated objectives are being met both in terms of yield and tax credit delivery. As this market has matured, pressure on syndicator loads has increased due to competition and falling yields. In such an environment, a syndicator's track record and reputation for delivering yield and managing risk gain importance. As the market continues to evolve, downward pressure on fees is expected to continue.

Thesis Supervisor: Timothy J. Riddiough
Title: Associate Professor

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CHAPTER 1: INTRODUCTION

In 1997 corporations invested approximately $3 billion in the low-income housing tax credit (LIHTC) market. Most of the equity for new tax credit projects continues to come from corporate America. Syndicators, who facilitate an estimated 50% of the capital in the tax credit equity market, securitize these tax credits and facilitate the flow of capital. Serving as financial intermediaries, syndicators complete the LIHTC market by advancing the relationship between developers, who sell the credits, and corporations, who purchase the credits.

While the LIHTC is a significant business, little has been written about the role of syndicators in this market. The questions addressed in this thesis are: How do syndicators add value in their role as intermediary? Further, are syndicators delivering promised yields to investors? And, what are the associated risks of an investment in tax credits?

This thesis will focus exclusively on the for-profit syndicator of the LIHTC who packages the tax credits for sale to corporate investors through private placements of limited partnership units. Data from Boston Financial, one of the nation's largest syndicators of tax credits, will be used throughout this work, most significantly for the performance analysis of its LIHTC funds and for the explanation of the risk management mechanisms employed to secure the stated return objectives.

The analysis of the data will show that target yields are being achieved in all institutional tax credit funds. Comprehensive risk management mechanisms are a major component of this impressive track record and are one of the services that syndicators provide in their role as financial intermediaries. In the case of Boston Financial, the company appears to be willing to personally ensure that returns are achieved. This added dimension of Boston Financial as syndicator, while not stated officially but by which the company stands, decreases the risk of this investment and makes the yield objectives more attractive and further serves to justify the loads syndicators charge investors.

CHAPTER 2: THE LOW-INCOME HOUSING TAX CREDIT

Public Policy Perspective

In the absence of governmental support, investment in affordable housing is not economically viable. Unable to generate adequate cash flow due to reduced rental rates, an affordable housing property usually cannot support a conventional mortgage to cover the development costs of the project. Therefore, the government provides economic incentives to investors who make equity contributions to low-income housing properties. Equity is used to reduce the financing needs of the development and to help ensure project feasibility. In return for their equity investment, investors receive tax credits, which serve to reduce their federal income tax liability. Theoretically, the tax credit is designed to provide the additional return necessary to compensate low-income multi-family housing owners for the reduced rental income stream of the property. With this economic incentive given to investors, this public policy initiative has achieved its goal of developing affordable housing for low-income households.

Under the Tax Reform Act of 1986, Congress enacted the low-income housing tax credit to encourage private development of affordable housing.[1] Through this supply side initiative, the federal government offers tax incentives to bring the private sector into the affordable housing business and to alleviate the federal government's burden of developing affordable housing for the nation's low-income citizens. This program differs from previous demand side governmental incentives, such as the Section 8 voucher program, which require that qualified individuals find their own housing but enhances their purchasing capability. The LIHTC program, on the other hand, provides subsidized rental units to qualified households.[2] The LIHTC program has been a successful means of producing much needed housing for low-income families. This public-private partnership is responsible for creating almost 100,000 affordable apartment units a year since the program's inception in 1986.

While the LIHTC is a federally sponsored and supported initiative, the states administer the program. The federal government allocates to the Housing Credit Authority (HCA) in each of the 50 states, as well as the District of Columbia and other US possessions, $1.25 in tax credits per capita per year.[3] Each HCA is responsible for administering its own tax credit program following broad federal guidelines while at the same time enjoying the autonomy to tailor the program to meet the needs of the state's population. Each HCA has its own individually developed Qualified Allocation Plan that outlines its selection criteria for awarding tax credits. Developers request tax credits for a specific project by submitting an application to the HCA where the project will be located. Each application is scored based on criteria that the governing HCA has defined as the most essential affordable housing needs of the state.

Mechanics

Low-income housing tax credits are available for newly constructed complexes as well as for the renovation of existing projects. The level of the subsidy is directly related

[1] Internal Revenue Code Section 42 contains the provisions of the low-income housing tax credit.
[2] Those who meet qualification criteria may combine governmental initiatives. For example, it is possible to use Section 8 vouchers to subsidize rental payments for a low-income housing tax credit supported unit.

to the cost of construction and to the number of units set aside for low-income households. While an apartment complex may be developed with 100% of its units set aside for low-income households, a property must have a minimum number of affordable units set aside to be eligible for tax credit support. One of the following two criteria must be met:

- 20/50 Test – At least 20% of available units must be leased to those whose income is 50% or less of the area median gross income, or
- 40/60 Test – At least 40% of available units must be leased to those whose income is 60% or less of the area median gross income.[4]

In addition, rents charged for affordable units may not exceed 30% of a qualified person's gross income.

Furthermore, two types of credits are available – the 4% credit and the 9% credit. The 4% credit is available for those projects that receive tax-exempt financing. The 9% credit is available for projects that do not utilize federal government financing assistance. Tax credit rates are based on a statutory formula, which incorporates the Applicable Federal Rate, and therefore fluctuate.[5] Thus the 4% and 9% are approximate percentages. The developer locks in an exact rate, which remains fixed, once tax credits have been awarded.

The annual tax credits available for a property are based on the eligible basis of the property, which includes all construction costs as well as furnishings and equipment

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[3] US possessions include Puerto Rico, the Virgin Islands, Guam, the Northern Marianas, and American Samoa.
[4] Area gross median income figures are those published yearly by HUD.
[5] The Applicable Federal Rate is an average of the federal mid-term and the federal long-term rates.

less land costs. From this figure the qualified basis is determined by multiplying the eligible basis by the percentage of units which are set aside for occupancy by low-income households. This qualified basis is then multiplied by the applicable tax credit rate, which varies with the fluctuations in the Applicable Federal Rate.

Below is a simplified example of the tax credit allocation for a 9% tax credit property with 80% of the units set aside for low-income households.

Tax Credit Calculation	
Total Development Costs	$3,500,000
Less: Land	(250,000)
Eligible Basis	3,250,000
% of Low-Income Units	x 80%
Qualified Basis	2,600,000
Annual Tax Credit Rate	x 9%
Annual Credits	234,000
Period for Credit	x 10 yrs.
Total Credits	$2,340,000

The total credits are realized over a ten-year period beginning at the point that a qualified tenant occupies a unit. Eligible taxpayers are able to claim a current tax credit on their federal income tax returns dollar for dollar against the tax credits which are allocated over ten years. While tax credit benefits flow for only 10 years, property owners must continue to operate the property for five additional years under the guidelines of the LIHTC program. This 15-year period is referred to as the compliance period.

When the LIHTC was initially designed, all properties using tax credits had to be set aside for low-income renters for 15 years. In 1990, the affordability lock-in period increased to a minimum of 30 years. If at any time during the 15-year compliance period the property fails to meet qualification requirements, a portion of the tax credits realized would be subject to recapture. Recapture may also occur when the mortgage on a property goes into default or when the owner sells his position in a LIHTC-financed property. Recapture means that an investor, who has claimed the benefits of the tax credit, must repay these deductions to the government plus penalties. Credit recapture amortizes over the 15-year compliance period at which time an investor can transfer his interest without recapture of his tax credit benefits.

Investor Benefits

The benefits of an investment in a tax credit fund do not simply include the 10-year tax credit benefit stream. An investor's expected return is composed of, 1) tax credits at the federal, and possibly state, level; 2) tax losses, including primarily property depreciation and mortgage interest; 3) cash distributions; and, 4) disposition proceeds. Based on the capital contribution required and projected timing and amounts of the above components, an objective internal rate of return is stated for the investment. Whether or not this yield objective is acceptable to a corporate investor depends primarily on: 1) the investor's assessment of the risk of such an investment; 2) the risk and return of his alternative investment opportunities; 3) the internal hurdle rate for the corporation; and, 4) the current and projected tax status and liability of the company.

A tax credit investment is viewed by the investor primarily as a fixed income investment as opposed to a real estate venture since the tax credits generate a predictable stream of tax savings annually for ten years regardless of whether the underlying real estate generates cash or appreciates in value. While yields have been falling on tax credit investments as will be discussed below, these yields remain above 30-year Treasury bonds, which are considered by investors to be the best comparison for this investment class. As of July 28, 1998, the 30-year Treasury bond offered a yield of 5.71%, substantially lower than the currently offered yields on institutional tax credit investments, which stand around 9%. An investor must decide if this three hundred basis point premium provides adequate compensation for the added risk of a tax credit investment.

Supply and Demand

The LIHTC market has grown significantly since the program's inception in 1986 when the supply of credits significantly outstripped demand. In the early years, the program was characterized by uncertainty over its future and confusion over the mechanics of its operation. These issues have dissipated now that the program has been tested for over a decade and since Congress made the LIHTC permanent under the Omnibus Budget Reconciliation Act of 1993.

Today the LIHTC is witnessing strong demand, which is due primarily to the governmentally imposed limitation on the supply of the credit. The $1.25 per capita per year credit allocation has never been adjusted, even for inflation, since the program's inception in 1986. As a result, very few if any credits go unused each year. For example, while only 67% of available tax credits were used in 1988, virtually 100% of credits were being allocated by 1995. Furthermore, in 1995, for every tax credit dollar allocated, developers applied for $3 of tax credit support.[6] As well, demand for affordable housing

[6] E & Y Kenneth Leventhal Real Estate Group. The Low-Income Housing Tax Credit: The First Decade. (1997), 3.

is rising faster than supply with 12 people demanding an affordable rental unit for every one available.[7]

Pricing and Yields

Supply and demand factors have played a role in driving up the prices of tax credits. While a $1 of housing credit raised approximately $0.48 of net equity at the program's inception, the same dollar today is worth $0.71 of investor equity.[8] (Tax credits are sold below their face amount because the tax credit benefit stream is spread over 10 years and must therefore be discounted to the present.) While the increase in capital benefits the development of affordable housing, it has also served to increase prices, which has resulted in lower expected yields for investors. In addition, demand for the LIHTC has served to squeeze margins in all phases of this investment from the syndicators to the developers. While investors in the earliest tax credit partnerships could expect an after-tax yield of around 18%, today's investors are expecting after-tax yields around 9%.

Less than 15 years old, the LIHTC program continues to evolve. Today the LIHTC is more efficient than ever before from a policy perspective due most significantly to: 1) the evolution of the capital markets, 2) increased administrative efficiency, and 3) the basic operation of supply and demand economics.[9] This increased efficiency translates into increased benefits for both the government and low-income

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[7] Ibid., 39.
[8] "Developers Face Tougher Battle for Tax Credit Allocations." The Affordable Housing Report & Apartment News. vol. 3, no. 14 (21 July 1997): 1.
[9] E & Y Kenneth Leventhal, 32.

households. This increased efficiency, however, has negatively impacted investors. Investors are paying higher prices for tax credits while realizing lower yields. Syndicators strive to add value to the investment so that these yields remain attractive to investors. Syndicators are instrumental in the LIHTC marketplace and their role is discussed next.

CHAPTER 3: FOR-PROFIT SYNDICATORS

Syndicators are financial intermediaries who stand between developers and investors in the LIHTC marketplace. Syndicators buy tax credits from developers and securitize the credits for sale to investors. A syndicator can offer a range of services, with a fully integrated syndicator having acquisition, mortgage financing, workout and compliance specialists; analysts to track properties; and investor service representatives all under the same roof. A fully integrated syndicator's responsibilities will typically include:

1) Organization of the investment vehicle, including structuring the financial arrangements and drawing up the legal documents.
2) Education of prospective investors and sale of credits.
3) Evaluation and selection of LIHTC properties independently of the underwriting performed by the HCA.
4) Negotiation of credit price and adjusters to the credit price with the developer.
5) Negotiation of performance guarantees from the developer.
6) Monitoring of the construction process and lease-up period.
7) Asset management which includes monitoring the operating performance of the properties, providing portfolio accounting, monitoring fund performance, and resolving problems.
8) Property management.
9) Risk management.

In the case of Boston Financial, in return for its services and responsibilities, it charges an up-front load to investors. The entire load goes to Boston Financial except for the underwriting and advisory fees which go to outside brokers who secure investors for a fund. The remainder of the load covers the syndicator's fees and expenses and is used to fund upper-tier partnership reserves. The primary expenses incurred by the syndicator are acquisition expenses and organizational and underwriting expenses. The primary categories of fees include acquisition fees and preferred general partner fees. Fees are used to underwrite the real estate, tax, and operational risks inherent in these investments.

Investors pay a load on each unit they purchase in a tax credit fund. Loads vary by syndicator and may also vary between funds. In the case of Boston Financial, loads in its institutional tax credit (ITC) funds have remained fairly constant. From ITC VIII, when the basis for one unit in a partnership became stabilized at $1,000,000 a unit, a total load of 16.53% was charged until ITC XV when the total load was reduced to 15.53%. The breakdown of these loads into expenses, fees, and reserves is as follows:

Boston Financial Load Breakdown

Expenses	Fees	Reserves	Total Load
5.53%	7.00%	4.00%	16.53%
5.53%	7.00%	3.00%	15.53%

*Based on one $1,000,000 unit.

Between ITC VIII, which closed in 1994, and ITC XV, which closed in 1998, loads have fallen by one percent. This reduction is not surprising since, as prices have been rising and yields falling as previously discussed, reducing loads is one way to maintain an investor's yield. Reducing the load means that more of the investor's equity goes into the purchase of properties instead of to the syndicator. Only the investment in properties generates return for the investor.

Of special note is that this one percent downward adjustment has been financed through a reduction in reserves and not by a reduction in expenses or fees to Boston Financial. Reducing reserves should have the effect of increasing the risk in this investment. Financial theory teaches that increasing risk translates into higher yields because investors demand higher return for taking on greater risk. In turn there should be a reduction in the price that investors are willing to pay for such an investment. Price reductions, however, have not been witnessed.

An argument does exist though for why this reduction in reserves might actually serve to decrease risk. This reduction in upper-tier reserves may be going toward the purchase of higher quality tax credit deals. Holding a portfolio of higher quality deals translates into reduced risk. With more money available for investment in properties, Boston Financial may be able to be more competitive on pricing and in turn secure less risky deals.

Deals vary depending on the specifications of the project and the experience of the developer. Boston Financial hopes to be able to identify those deals most likely to perform and is willing to pay more to secure the best deals available in the market. By attempting to retain desirable developers and properties, Boston Financial presumably decreases the risk of the investment. Experienced developers should be more successful in delivering credits as projected and meeting compliance guidelines. Further, a well-built property today means fewer expenses along the way and less likelihood of major unanticipated capital expenditures in the future.

Another point of consideration when looking at the decrease in upper-tier reserves is that these reserves have always been used to pay Boston Financial its one and a half percent preferred general partner fee. With less money set aside to cover this fee, Boston Financial should be motivated to ensure that the expected stream of benefits are realized, properties continue to meet compliance guidelines, and that properties are well managed.

Thus, this decrease in reserves can be interpreted to be a mechanism to align the interests of the syndicator and the investor.

The Corporate Investor

Syndicators can find a wealth of prospective investors for their tax credit funds in corporate America. Widely held C corporations are ideal investors in LIHTC projects because they are exempt from passive loss restrictions which serve to limit the use of tax credits and depreciation deductions. Due to passive activity and alternative minimum tax rules, not all investors benefit equally from LIHTC investments, which generate passive income. Individual investors, unlike corporations, are limited in their ability to use tax credits to offset taxable income. Individuals are limited to using less than $10,000 a year in tax credit benefits.[10] Widely-held C corporations may be attracted to these investments because LIHTC projects: 1) help satisfy local area housing needs; 2) provide public relations benefits; 3) satisfy Community Reinvestment Act requirements; 4) offer the ability for the corporation to use the credit as an employee fringe benefit; and, 5) provide the potential for securing land for future expansion.[11] In addition to the development of corporate goodwill, corporations invest in tax credits to: 1) use excess cash to produce investment returns in excess of their internal hurdle rates; and/or, 2) reduce the corporation's effective tax rate and in turn increase after-tax earnings.

[10] Joseph Guggenheim, Tax Credits For Low Income Housing: New Opportunities for Developers, Non-Profits, and Communities Under the 1986, 1988 and 1990 Tax Acts. 6th ed. (Glen Echo, MD: Simon Publications, 1991), 21.
[11] Novogradac & Company LLP. Low-Income Housing Tax Credit Handbook. (Deerfield, IL: Clark Boardman Callaghan, 1997), 31.

Corporations pay a significant load to the syndicator for its services, as discussed above. Corporations must believe that these loads are commensurate with the value added by the syndicator or corporations would not make LIHTC investments through the syndication process. Syndication can be attractive to corporate investors because buying and selling securities is often outside their core business. Moreover, a corporation does not typically possess the specialized knowledge that is necessary to assess and monitor its different investments.

Corporations can justify the loads syndicators charge because syndicators allow them to reap the benefits of LIHTC investments without having to expend resources to establish the infrastructure necessary to create and monitor such investments. A corporation's expenses to make direct investments in LIHTC deals would probably be higher than a large syndicator who benefits from cost economies of scale. Furthermore, the long-term nature of tax credit investments would require a long-term commitment by a corporation, which is focused on its core business.

An independent study funded by Boston Financial revealed that, among factors a corporation will evaluate in selecting a syndicator, of primary importance are the reputation, integrity, and financial strength of the syndicator. As well, the syndicator's track record, and specifically its ability to deliver predictable streams of tax credits, is of great importance. Corporations also value the breadth of services a syndicator offers, a professional and knowledgeable staff, the ability to successfully monitor investment performance, and the ability to provide concise performance reports.

The Developer

Unlike widely held C corporations, developers typically cannot use all the tax credits they earn on a project against their own tax liability. Developers are often individual investors who are limited on the amount of tax credits they can use to offset their income. Therefore, the tax credits awarded to a low-income housing project will usually not be useful unless outside investors become owners in the project. While the developer could sell part of his interest directly to outsiders, he will more than likely sell a partial equity interest in the project to a syndicator who is experienced with LIHTC deals and has established relationships with interested investors. A developer, while experienced and knowledgeable about the development process, will probably not have expertise in packaging the credits, soliciting investors, and providing the information to satisfy the on-going reporting expectations of investors. Therefore, developers establish partnerships with syndicators who are capable of satisfying these responsibilities.

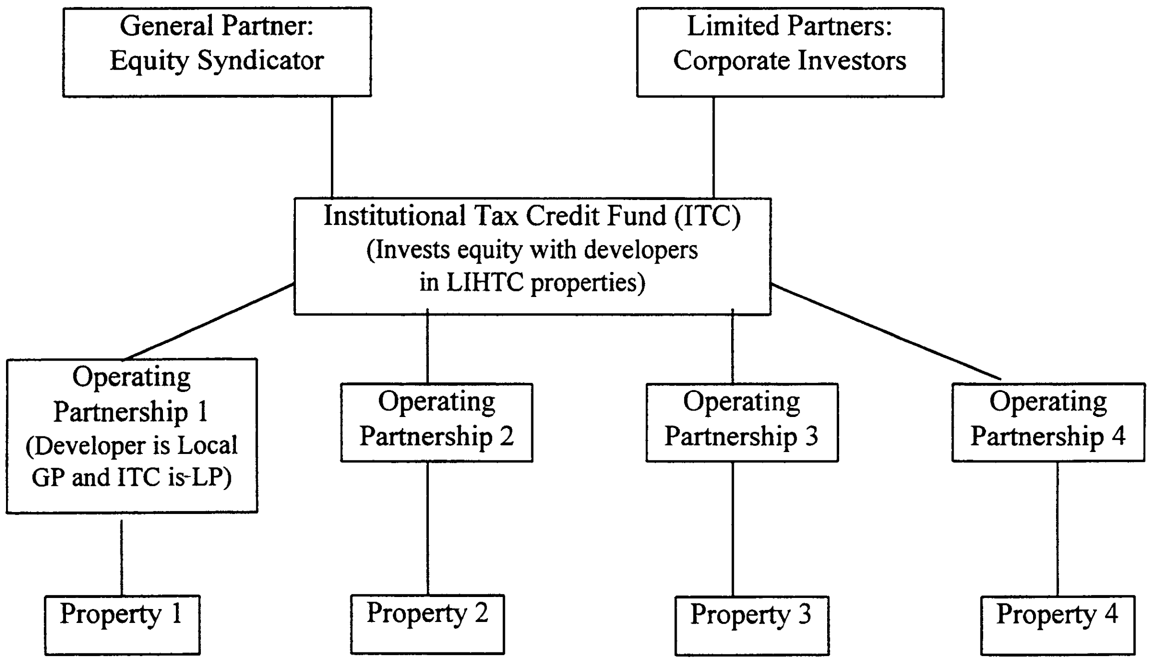
Syndicators rely heavily on their relationships with developers because it is through developers that syndicators have access to tax credits. Large for-profit syndicators, which have been in the business over the last decade, have forged and cultivated relationships with many developers. The hope is that, once contact has been established and a deal has been completed successfully, the developer will continue to bring tax credit deals to this syndicator. While developers have a choice of syndicators to whom to sell their credits, developers may find it easiest to continue to work with the same syndicator. Once a developer has learned how a syndicator operates, there are costs involved for the developer to learn the operational nuances of another syndicator. As long as a syndicator remains price competitive and has delivered on its partnership agreement, a developer will likely continue to bring his credits to the same syndicator.

A large part of a syndicator's business involves keeping in close contact with developers with whom it has previously done business as well as with potential development partners. With fierce competition for credits, syndicators want to have as many potential deals available to them as possible.

Structure of Investment Vehicle

Syndicators securitize the tax credits and sell limited partnerships units in structured funds to investors. Typically, syndicators utilize a two-tier structure for their tax credit funds, which limits exposure to construction and operational risks. The syndicator creates a master partnership, which acts as the managing general partner and takes in limited partners as investors. This partnership then becomes a limited partner in numerous LIHTC projects which are themselves set up as limited partnerships. The developer, or a guarantor, is the local general partner of the lower-tier partnership.

An example of such a two-tier partnership is illustrated below.



A Financial Intermediation Perspective

As previously mentioned, syndicators are financial intermediaries in the LIHTC marketplace. A financial intermediary is "an economic agent who specializes in the activities of buying and selling (at the same time) financial contracts and securities."[12] Financial intermediaries are an outgrowth of frictions which exist within a market. For syndicators to be successful, they must be adding value to the market by increasing economic efficiency. In the market for tax credits, if syndicators did not add value, developers and corporate investors would always work directly together, cutting out the middleman. The existence of syndicators and their ability to charge sizeable loads for their services indicates that investors believe that syndicators do add value, which they

[12] Xavier Freixas and Jean-Charles Rochet, Microeconomics of Banking. (Cambridge, MA: The MIT Press, 1997), 15.

cannot easily replicate on their own.

By helping to complete the market for tax credits, syndicators provide several important services. First, syndicators are information brokers in the market resolving informational inefficiencies. Syndicators have direct relationships with both the developers and the investors and use this information to reduce search costs. Developers and investors have different interests, objectives, and concerns. The syndicator, who knows both groups, is able to use this information to create an efficient and successful product in the market.

Further, syndicators are well versed in the intricacies of the Internal Revenue Code that govern the LIHTC as well as the legislation concerning the tax credit which determines the credit's current status and future. The accumulated knowledge and experience of the syndicator in these areas benefits the investor. As well, syndicators have expertise in negotiating and writing up contracts with developers to ensure that the proper incentives and protections are in place.

Having expertise also means that syndicators can provide the very important service of monitoring these investments, leading to increased efficiency. Freixas and Rochet discuss monitoring specifically in the context of asymmetric information. They highlight the functions of monitoring (which have been reworded to reflect the tax credit market) as:

- Screening deals in a context of adverse selection,
- Preventing opportunistic behavior of the developer during the construction of the project, and

- Punishing or auditing a borrower who fails to meet contractual obligations.[13]

All of the above are responsibilities of the syndicator. Syndicators, as part of their asset management responsibilities, remain abreast of the progress of each deal during construction, lease-up and throughout the property's compliance period. Monitoring is fundamental to decreasing the risk of these investments. Through monitoring, the syndicator is ensuring that the developer is competently performing his duties and not benefiting at the expense of the investor. Here, the syndicator plays the role of aligning the interests of the developer and the investor.

Another benefit of syndication is cost savings due to economies of scale, which are an outgrowth of the number of deals a syndicator initiates and monitors. Syndicators benefit from economies of scale, as do investors. National syndicators are able to negotiate lower fees from service professionals such as auditors, lawyers, and accountants due to the volume of business generated. The syndicators' in-house fees for asset management and property management services decrease with the number of deals it has in its portfolio. By offering a large number of funds, syndicators' expenses are driven down which can translate into reduced loads to investors.

Another benefit of the large volume of business that syndicators do is that syndicators, as financial intermediaries, provide liquidity insurance to investors. Although LIHTC partnership units are not bought and sold on the open market, large syndicators, due to their volume of business, have developed a secondary market within which investors can sell their units should liquidation become necessary. While no

[13] Ibid., 29.

guarantee exists that a trade will be able to be executed as desired, the possibility exists through syndicators, who are the market makers in the LIHTC market.

Also, syndicators provide the service of asset transformation for investors. Diversification is a component of this service. Syndicators take many deals and bring them into one fund. An investor is able to purchase units of this fund, which allows him to diversify into many tax credits properties. As Freixas and Rochet state, "A coalition of investors will be able to hold a more diversified ... portfolio than the ones individual investors would hold on their own."[14] Diversification is a means of reducing risk, which is difficult for an investor to do on his own. Having a diversified portfolio also allows for cross-subsidization of deals within a fund. While individual property performance may vary, having many deals in one fund serves to ensure positive performance overall since more successful deals can support less successful deals.

Lastly, syndicators provide risk sharing and risk management in these deals, which will be discussed in Chapter 5. Providing risk management mechanisms to ensure investor returns is most likely the greatest benefit of the syndicator in the eyes of the investor. Foremost on the mind of almost all investors is the expected return of an investment and the associated risks that might stand in the way of realizing the expected return. Chapter 4 looks at Boston Financial's LIHTC fund performance to determine if promised yields are being delivered and Chapter 5 addresses how risks are managed in this delivery process.

[14] Ibid., 20.

CHAPTER 4: INVESTMENT FUND PERFORMANCE ANALYSIS

Whether or not a syndicator adds value is largely dependent on its ability to deliver promised returns. Investors purchase limited partnership units in LIHTC funds in anticipation of receiving the syndicator's stated yield for the fund. As well, investors may be interested in receiving the stated return in the manner the projections state; i.e. they may wish to receive the same percentage of tax credits and tax losses as the syndicator projected at the initiation of the fund. To assess fund performance, data from Boston Financial will be analyzed to determine if projected yields are being met and what the absolute difference is between objective and actual returns. Also, the components of this return will be broken down to determine how successful Boston Financial has been at delivering the return in the ratios promised to its investors. Following the analysis of fund performance, Chapter 5 will address the associated risks of such an investment.

IRR Calculation and Associated Benefit Streams

Performance data from Boston Financial's first ten institutional tax credit funds (ITC I - ITC X) has been used for this analysis. While Boston Financial is currently marketing its eighteenth institutional tax credit fund, only the first ten funds have enough actual data to be significant. All the properties in these funds have completed construction and lease-up and have tax credit benefits in place. In each fund's Offering Memorandum, Boston Financial states an internal rate of return (IRR) target objective for that fund which incorporates capital contributions, tax credits, tax losses, cash distributions, and disposition proceeds.

Boston Financial identifies a target yield through a process, which includes: 1) creating a portfolio of proposed properties and aggregating these expected cash flows; and, 2) looking at the yields competitors are offering. While more than half of the proposed properties will end up in the fund, this proposed portfolio is only a representation of what the actual benefit streams will look like. From this process, a yield is pegged which will be the target objective IRR for the fund. A final objective IRR for each fund is calculated at the closing of the fund, which incorporates new property information. After this point, the objective IRR is not adjusted. From these stated IRR objectives, actual data will be compared for this analysis.

A stream of benefits has been created to generate this target IRR objective and is based on the anticipated performance of the identified properties for the fund. Since Boston Financial often states a target IRR that is lower than what the projections have indicated, the stream of benefits must be decreased in order to produce a lower yield than has been projected for that fund. To meet this end, Boston Financial will decrease the expected flow of tax credits in the first two years of the fund. The tax credit benefit stream will typically be cut by 50% in year one and between 25% and 40% in year two.

For example, Boston Financial projects that a fund will generate $75,000 in tax credits in year one and $125,000 in credits in year two before reaching its steady state of credit flow which may be $150,000. In the calculations used to generate the investor IRR, tax credits in year one will be projected to be $37,500 (a 50% reduction from the actual projection of $75,000) and between $75,000 and $93,750 (a 40% and 25% reduction off of $125,000 respectively). Using $37,500 and between $75,000 and $93,750 instead of $75,000 and $125,000 respectively, Boston Financial is able to generate a fund IRR that is lower than what it believes the fund can actually achieve. Therefore, Boston Financial has built itself a cushion, which makes reaching target objectives easier than it would be without this margin of error in place.

A corporate investor measures return in a LIHTC investment by looking at the stated IRR objective. An investor's return has several components, as previously mentioned: 1) tax credits; 2) cash distributions; 3) passive losses (primarily from property depreciation and mortgage interest); and, 4) disposition proceeds. A target stream of benefits is projected for each fund, which generates the target IRR of the fund. From these initial projections actual returns can be compared. As the life of each fund progresses and actual data becomes available, IRRs are calculated which incorporate this data. These actual IRRs are compared to the initially targeted objective IRR for the fund, and a comparison is then made between the IRR to date and the projected IRR.

Components of IRR Calculation

As mentioned, the components of the IRR calculation include capital contributions, tax credits, tax deductions, cash distributions, and sale proceeds.

Capital Contribution: The basis for all IRR calculations is the fund-level partnership unit. The actual capital contribution made to purchase one unit varies among the funds due to pricing. The price for a unit in a LIHTC fund is impacted by several components. The price is determined in part by the expected stream of tax credits, which will flow over ten years. Since this benefit is realized over ten years, the present value is well below the nominal value due to the effect of discounting.

Another factor influencing pricing is risk, which will be discussed in the following chapter.

The objective IRR is calculated for that investor who first makes a commitment to the fund. This investor is termed the Lead Investor. Whether or not a fund is meeting its target IRR is based on the performance of the Lead Investor and not on the performance of all the investors in the fund.

Tax Credits: The stream of tax credits in a fund is spread usually over 10 to 12 years. Most often two years are needed to reach the steady state of tax credit benefits. In addition to the federal tax credits that comprise the credits in each fund, ITC VI, which is a California-only fund, also has state tax credits. Not only are the properties in the fund in California but also the investors must be California corporations to take advantage of the state tax credits.

Tax Deductions: Tax deductions are composed primarily of property depreciation and interest payments on the mortgages used to finance the properties. The assumption is made in each fund that the investor's tax rate is 40% which is an aggregation of federal and state tax rates. In ITC VI, the California-only fund, a tax rate of 41% is used because all investors in this fund are California corporations and therefore are subject to a 41% corporate tax rate. The depreciation schedule assumes 27.5 years for depreciation for tax purposes.

Cash Distributions: Cash distributions represent a return of capital to investors. Distributions can be made from reserves, from excess cash generated from cumulative operating cash flows and from cash distributions received from Local Limited Partnerships. Cash distributions are primarily due to tax credit adjustments, which will be discussed later, and occur when tax credits do not flow as contractually agreed and scheduled by the developer.

Sale Proceeds: The sale of all the properties in each fund is assumed to be made for the value of the outstanding mortgage in year 15, or later in the life of the fund, which corresponds to the termination of the investor's statutory holding period. Therefore, residual value is always considered to be $0.

Objective versus Actual Performance from Fund Inception through Projected Holding Period

Looking at data from Boston Financial, one can compare objective and actual performance to date. Objective IRRs are those that have been projected for the fund as previously discussed. Actual IRRs incorporate actual data from those quarters since inception through the first quarter of 1998. After this point, projections may be altered to reflect changes in the properties included in the fund. As of March 31, 1998 the objective versus actual IRRs for ITC I - ITC X from a fund's inception through the projected holding period are summarized below (see Appendix A):

Boston Financial ITC Funds
Objective vs. Actual IRR From
Inception Through Projected Holding Period

	Closing Date	Objective	Actual	Absolute Difference
ITC I	3Q1990	17.24%	17.78%	0.54%
ITC II	3Q1991	16.35%	18.52%	2.17%
ITC III	2Q1992	15.50%	16.15%	0.65%
ITC IV	1Q1993	13.30%	13.41%	0.11%
ITC V	3Q1993	12.19%	12.16%	-0.03%
ITC VI	4Q1993	12.32%	15.55%	3.23%
ITC VII	2Q1994	11.00%	11.17%	0.17%
ITC VIII	4Q1994	11.02%	12.06%	1.04%
ITC IX	2Q1995	12.13%	12.81%	0.68%
ITC X	3Q1995	11.96%	12.34%	0.38%

As can be quickly noted, the actual IRRs for ITC I to ITC X all exceed objective IRRs except for in one case, ITC V, where the actual IRR is three basis points below the initially targeted objective. The performance of these funds is impressive. Virtually all returns exceed expectations, with both ITC II and ITC VI performing over 2% better than projected.

As noted, however, these IRR calculations incorporate the performance of each fund through its projected holding period, which includes future projections including the liquidation of the fund. For ITC X, which closed in the third quarter of 1995, actual data exists for only ten quarters. For the remaining 59 quarters, the objective data is used to calculate the actual IRR. However, for each fund, adjustments can be made by Boston Financial for those periods going forward.

Adjustments could be made, for example, to reflect recent property information such as an increase in real estate taxes, a loan refinancing, or changing expectations of a property's liquidation value. These adjustments can be made to ensure that actual IRRs meet or exceed estimated IRRs for each fund. Therefore, if a fund were to be under performing, it would be possible for Boston Financial to adjust the flows in those periods in the future so that the actual at least meets the stated objective. In its desire to maintain an unblemished track record, an incentive does exist to overstate future projections in such a manner should a fund be under performing.

Objective versus Actual IRRs from Inception through First Quarter 1998

Due to this ability to make adjustments, a better measure of performance to date is to look only at objective versus actual benefit streams for historic data without incorporating future expectations into performance measures. This is done by including objective data from the inception of the fund through the first quarter of 1998 and comparing this IRR to the actual data that has been recorded for the fund for the same time period.

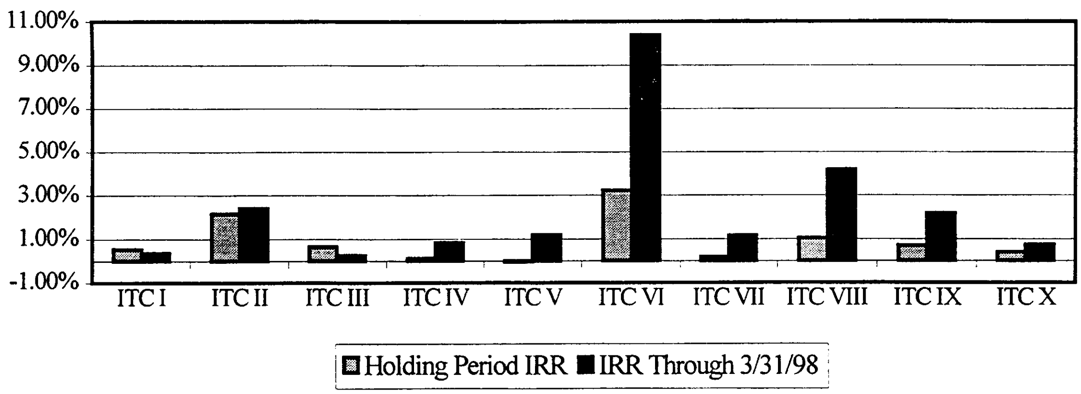
When looking only at performance from the fund's inception through the first quarter of 1998, objective and actual IRRs can be summarized as follows (see Appendix B):

Boston Financial ITC Funds
Objective vs. Actual IRR
From Inception Through 3/31/98

	Quarters of Actual Data	Objective	Actual	Absolute Difference
ITC I	30	12.90%	13.26%	0.36%
ITC II	26	7.45%	9.87%	2.42%
ITC III	23	2.17%	2.41%	0.24%
ITC IV	20	-7.76%	-6.93%	0.83%
ITC V	18	-13.81%	-12.63%	1.18%
ITC VI	17	13.80%	24.18%	10.38%
ITC VII	15	-25.32%	-24.17%	1.15%
ITC VIII	13	-33.08%	-28.91%	4.17%
ITC IX	11	-56.61%	-54.42%	2.19%
ITC X	10	-57.23%	-56.50%	0.73%

While the yields turn negative after ITC III, this is expected due to the nature of the IRR calculation. Since the number of quarters of actual data decreases with each fund, yields become more and more negative as would be expected. Due to the nuances of the IRR calculation, looking at the absolute difference between objective and actual IRRs is the appropriate performance measure. Looking at these differences, between objective and actual IRRs to date, produces even more impressive performance results. Boston Financial is exceeding projections in all funds under this measure. Only in ITC I and ITC III does the holding period IRR exceed the IRR through the first quarter of 1998 and, in these two cases, the IRRs remain positive. The following chart displays these findings.

Absolute Percentage Difference Between Holding Period IRR and IRR Through 3/31/98



Analysis of Benefit Streams

Breaking down the returns into their components is a further way to analyze performance. While objective IRRs may be met or exceeded, the returns may be achieved through benefit streams that differ from initial projections. For example, tax credits may be higher than expected while tax losses are lower than anticipated. While these variations may not create a net effect, an investor may be sensitive to the manner in which he receives his returns. Based solely on IRRs, promised yields appear to be being met, but are yields being met in terms of how the benefits are delivered?

Benefit streams have been analyzed by taking the actual benefit stream as a percentage of the objective benefit stream that was targeted at the inception of the fund. This percentage has been calculated for tax credits and tax losses. Two calculations have been done for each type of benefit. One calculation measures actual benefit streams as a percentage of the objective for the holding period of the fund, and another measures the percentage from the inception of the fund through the first quarter of 1998. The findings are as follows:

Benefit Streams for Boston Financial ITC Funds: Actual as Percentage of Objective

	Tax Credits		Tax Losses	
	Term	To Date	Term	To Date
ITC I	108.88%	104.69%	110.71%	95.61%
ITC II	115.55%	111.18%	104.63%	84.90%
ITC III	115.67%	113.12%	69.72%	67.48%
ITC IV	101.15%	104.96%	97.71%	94.96%
ITC V	102.81%	104.19%	94.54%	106.01%
ITC VI	108.27%	111.86%	109.73%	115.43%
ITC VII	101.27%	100.38%	116.56%	120.29%
ITC VIII	99.29%	114.55%	112.22%	123.94%
ITC IX	99.14%	112.77%	77.66%	129.94%
ITC X	100.79%	91.50%	120.05%	103.59%

Investors on the whole are most concerned with receiving 100% of the tax credits projected for a fund. Boston Financial has been successful at delivering tax credits as projected over both time periods. For many investors, this is a significant measure of a syndicator's performance ability.

Unlike tax credits, the delivery of tax losses shows significant fluctuations. Tax losses have a significant range between the funds, although a pattern is evident. The earlier funds seem to have always under-delivered losses while the later funds have over-delivered losses. Variations in losses are most likely due to cash flow from operations varying from expectations and a change in interest deductions from a mortgage with terms that might be different than initially expected. Having lower losses than expected could mean that cash flows would turn positive more quickly than anticipated which could mean an investor would be faced with taxable income sooner than expected.

The performance results of Boston Financial's first ten tax credit funds are impressive, with all funds meeting yield expectations over both analysis time periods. Based on this performance record there appears to be little, if any, downside risk for the investor in this investment. As part of delivering promised returns, Boston Financial manages the risk of this investment. Chapter 5 explores the risks of an investment in a tax credit partnership and the risk management mechanisms used by the syndicator to mitigate these risks.

CHAPTER 5: INVESTMENT RISKS AND RISK MANAGEMENT MECHANISMS

While the performance returns for Boston Financial's first ten institutional tax credit funds are meeting or exceeding initial projections, the risks of such an investment deserve examination. Risk and return go hand in hand in all investments and the risks of the tax credit are multi-layered. With the syndicators so intimately involved in the creation, oversight, and asset management of these investments, an analysis of risk must incorporate the intricate risk management mechanisms utilized by the syndicator.

The risks of an investment in low-income housing tax credits can be divided into four main categories: 1) development risks; 2) tax credit risks; 3) operational risks; and, 4) other risks. An explanation of each risk will be followed by a discussion of the risk management mechanisms employed by the syndicator to mitigate such risks. The risk management mechanisms discussed are those which Boston Financial uses in its tax credit funds.

Development Risks

The most significant risks for real estate in general are primarily in the construction and lease-up periods for a property, and this is no different for a tax credit property. Not only is on-time completion essential but also the developer must construct the property as specified and within budget. Further, the lease-up period is of the utmost importance because in a tax credit property, tax credits do not become available until a qualified resident occupies a unit. Delays in the early years of an investment can seriously prohibit projected yields from being met because benefits are pushed further out into the future.

The syndicator uses several different mechanisms to mitigate these risks in the early years of the fund's life. The selection of a developer is obviously essential. In addition to development experience, construction skills, financial strength, and a solid track record are all important. A thorough due diligence process is performed on all prospective developers. As well, a developer's net worth and liquidity must be commensurate with the size of the investment and his obligations so that the guarantees, which will be discussed below, have value. Further, to protect a partnership from development risks, no more than 25% of a partnership's equity may be invested in properties developed by the same developer.

Completion guarantees by the developer serve to protect the investor during the construction period. These guarantees cover construction costs as well as the time frame under which construction must be completed. These guarantees require a form of collateral such as performance bonds, letters of credit, and/or reserves. Capital holdbacks are also used to provide incentives to the developer to complete the project. Once certain agreed to hurdles are cleared, capital is released to the developer. Capital holdbacks are based on performance criteria such as: completion, permanent loan closing, determination of tax credits, and reaching target debt service coverage ratios. Furthermore, the syndicator can replace or step in the shoes of a wayward developer should serious problems arise. In the case of Boston Financial, this is easily done because Boston Financial has its own development company, Prowswood Companies, based in Salt Lake City.

Tax Credit Risks

Risks that may jeopardize the tax credits for a property deserve special consideration. Protection of tax credits is essential because credits make up a major component of an investor's return and are the component which has prompted an investor's commitment to such an investment. Compliance standards must be met so that tax credits are available for a property. Should credits be delayed, IRR targets will not be met, even if all else remains as projected, because credit flows will be pushed further out and, due to the time value of money, returns will fall.

The protection against tax credit maintenance risk is addressed primarily through credit adjuster provisions. Credit adjuster provisions protect against economic risk associated with the loss of tax credits. Adjusters are used when there is a shortfall of actual credits as compared to projections and are the responsibility of the developer. The adjuster provisions require that the developer provide funds to the partnership that compensate the investor for the loss of credits. These funds are either used to purchase more tax credits in other properties or are returned to the investor so that his expected return on investment will be approximately the same as projected.

Another risk of tax credits is compliance risk. Credits are in jeopardy of recapture until the 15-year compliance period has been completed. To insure against this risk, the selection of the developer and the management company is essential. The developer must understand the requirements in order to construct a property that conforms to guidelines. Once the property is constructed, the management company is responsible for keeping the property in compliance. Making sure that prospective residents meet minimum eligibility requirements, keeping the required number of units rented to qualified residents, and ensuring that rents charged are no more than 30% of a resident's gross income are all the responsibility of management.

Under its asset management responsibilities, Boston Financial also monitors compliance. If Boston Financial becomes uncomfortable with a management company's performance in any fashion, Boston Financial can takeover the duties of the on-site management or find another outside vendor to do so. In the case that tax credits are recaptured, Boston Financial would make a distribution from a partnership's upper-tier reserves to compensate investors and support their yield.

Operational Risks

Operational risks are another component of risk in a LIHTC investment. Experienced and proven management is essential to the successful day to day operation of an apartment community and therefore the ongoing viability of the investment. Ensuring that rents are collected on time, expenses are kept in check, and that maintenance is not deferred are the responsibilities of management. Deferred maintenance can be of special note because its effects are often not evident until a property is six or more years old and many LIHTC properties are just reaching this period.

To mitigate these risks, operating guarantees are put in place. The local general partner, who is most often the developer, agrees to fund operating deficits until break-even is achieved at a property. In addition, at least 15% of the partnership's capital is retained until breakeven is achieved. Break-even is reached when a property's revenues have exceeded expenses for six consecutive months. The local general partner is obligated to advance funds to cover operating deficits for a period after break-even in many cases as well.

For further risk management, Boston Financial has property level reserves in place. One hundred and fifty dollars per unit per year is required to be placed in a reserve account. These reserves are primarily for capital expenditures, for unexpected problems that may arise, and to fund debt service should a property's net operating income become inadequate to cover this expense. Further, as mentioned above, Boston Financial can replace any management company whose performance is in question. This can be easily done since Boston Financial has its own in-house management company, which currently manages over 40,000 units in 27 states.

Other Risks

The above mentioned risks may seem more significant when considered in conjunction with the structure of the investment which involves a limited partnership. This means investors do not have control. In exchange for limited liability which most, if not all, investors value highly, these investors must relinquish all control in their ownership interest in the partnership. While the lack of control inherent in a limited partnership investment may increase risk, the two-tier structure, utilized by Boston Financial as discussed in Chapter 3, should mitigate risks.

Two-tier partnerships allow investors to invest in a number of projects so that each investor in effect has a small piece of a number of different projects. The pooling of properties in a fund provides investors with the benefits of diversification.

Diversification should minimize any one property's overall impact on the yield of the fund. Many levels of diversification are important to consider in each fund. The number of properties, the number of states in which these properties are developed, and the number of investors in a fund should all be adequately diversified to minimize investor's risks and to support the projected return of the fund.

Boston Financial ITC Fund Diversification

	Equity	Investors	Properties	Units	States
ITC I	$54,000,000	11	45	2,984	17
ITC II	$65,000,000	15	33	2,600	18 *
ITC III	$92,000,000	13	41	3,763	20 *
ITC IV	$50,500,000	8	20	1,889	10
ITC V	$76,500,000	13	17	2,165	10 *
ITC VI	$12,000,000	4	3	362	1
ITC VII	$100,000,000	10	19	2,912	10 **
ITC VIII	$56,309,125	7	16	2,485	8
ITC IX	$32,658,720	4	9	1,320	7
ITC X	$92,370,460	8	21	3,436	12
ITC XI	$70,000,000	7	19	2,486	13
ITC XII	$81,000,000	9	28	2,544	16
ITC XIII	$106,000,000	8	27	5,153	16
ITC XIV	$68,000,000	7	20	2,747	13
ITC XV	$70,000,000	6	16	1,779	11

*Includes Puerto Rico and the Virgin Islands.
**Includes Puerto Rico.

While certain risks can be anticipated, unanticipated problems can arise in almost any investment. With real estate, market and economic fluctuations are always potential risk factors. To address such problems as well as others, Boston Financial has upper-tier reserves in place for each fund. In addition to property level reserves, an upper-tier reserve is created through the loads charged to investors when they enter a fund. This upper-level reserve is currently three percent for Boston Financial's most recent funds, as previously mentioned. Three percent of the capital contributed to a fund is earmarked for this upper-tier reserve to correct more significant problems at any of the properties in a fund's portfolio.

The upper-tier reserves are a major component of the risk management mechanisms available to the syndicator. At the close of 1997, Boston Financial had healthy reserve levels in almost all its funds.

Boston Financial Reserve Balances

	Beginning	Present	% of Beginning	Note
ITC I	$2,160,000	$2,044,751	95%	(a)
ITC II	2,210,000	2,792,252	126%	(b)
ITC III	2,760,000	2,881,040	104%	
ITC IV	1,515,000	1,270,179	84%	(c)
ITC V	2,295,000	1,804,252	79%	(d)
ITC VI	360,000	362,971	101%	
ITC VII	3,000,000	3,853,234	128%	
ITC VIII	2,251,000	2,355310	105%	
ITC IX	1,303,119	1,333,626	102%	
ITC X	3,694,800	3,997,333	108%	
ITC XI	2,499,520	3,350,723	134%	
ITC XII	2,763,450	3,127,862	113%	
ITC XIII	3,388,000	3,388,000	100%	
ITC XIV	3,270,528	3,270,528	100%	

(a) Funds have been expended on two properties.
(b) As of 12/31/97, $2,200,000 has been distributed to investors.
(c) Funds were used to acquire additional credits when a property received more credits than anticipated.
(d) Funds were loaned to one property and are being repaid from operations.

Such reserves have been used in certain instances. For example, in ITC I a property experienced operating difficulties. In response, an affiliate of Boston Financial became the managing local general partner of this partnership and Boston Financial took over property management of this property. However, the property continues to operate at a deficit. Funding for the deficit is being provided by the reserves in ITC I.

Arguably a significant risk mitigator for investors in Boston Financial's institutional tax credit funds is the unstated goal of reputation preservation in the LIHTC marketplace. Boston Financial wants to uphold its track record and maintain its reputation as a company, which brings quality, integrity and honesty to its business practices.

By maintaining its reputation, Boston Financial hopes to grow its business and increase the loyalty of its investors. An investment that has been available for only 13 years, and that corporate investors have only come to use widely since 1990, is still in its developmental period. No tax credit property has completed its compliance period so a full cycle of this investment has not yet occurred. To maintain its very profitable business, Boston Financial appears to be willing to take significant measures to maintain investor's yields and its position in the syndication market of low-income housing tax credits.

The best way to explain this risk mitigation factor is through an example. In Boston Financial's ITC XIII, a serious problem arose in the development phase of one of its properties. Instead of using upper-tier reserves, Boston Financial decided to remove the property from the partnership's portfolio. Boston Financial has decided to carry the risk of this property, which has not yet completed construction and will most likely default on its construction loan. To date, Boston Financial has paid out over $1,500,000 of its own money to cover the associated expenses of this property. This includes money that Boston Financial has paid to the investors in ITC XIII. In addition to returning the load paid by investors on this property, it restructured each investor's investment so that the loss of this one property would not adversely impact this investment. All investors in this fund are now meeting or exceeding the target IRR for this fund.

Although Boston Financial was not required by any agreement to take these steps, the company chose to do so. Basically Boston Financial is underwriting the most significant and potentially most harmful risks in its funds for its investors. The employees of Boston Financial, who will suffer from a smaller bonus pool this year, carry a portion of this risk as well.

The risks of an investment in tax credits are many and varied. Syndicators have risk management mechanisms in place as discussed to mitigate as many of these risks as possible. Thus far, Boston Financial appears to be successful at managing these risks. There are risks, however, that have not been discussed which syndicators cannot control. These risks include interest rate risk and legislative risk. Investors should also consider these risks when making an investment in tax credits.

CHAPTER 6: CONCLUSION

While filling the public policy goals which prompted its creation, the low-income housing tax credit is a viable investment vehicle. Widely held C corporations can make unlimited use of the tax credit to offset their federal income tax liability while also enhancing corporate goodwill. Corporate investors look to syndicators to facilitate their investment in tax credits. Syndicators add value to this investment by providing services to the investor that he cannot easily provide for himself.

As financial intermediaries, syndicators add value to the market by increasing economic efficiency. Syndicators provide many valuable services to investors and developers. Syndicators are information brokers, monitors, providers of liquidity insurance, providers of asset transformation services, and managers of investment risks. In exchange for these and other services, syndicators are paid a load by investors.

Due to the maturing market and its increased efficiency, prices for tax credits have been rising and, in turn, yields to the investors have been falling. In the case of Boston Financial, promised yields have been delivered to investors. Risk management has been an important component of achieving projected yields. At this time, returns are impressive; however, it must be remembered that the tax credit market is a dynamic one and no LIHTC investment has completed its statutory compliance period. Therefore, no partnerships have gone through the liquidation process.

In a market with increasing competition, syndicators will not be able to continue to resist downward pressure on their fees. In such an environment, a syndicator's track record and reputation for delivering yield and managing risk gain importance.

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ITC I
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1990	3	750,000	750,000	0	0	11,500	11,886	2,600	6,121	14,100	18,007	(735,900)	(731,993)
	4	0	0	0	0	11,500	11,886	2,600	6,121	14,100	18,007	14,100	18,007
1991	1	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
	2	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
	3	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
	4	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
1992	1	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
	2	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
	3	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
	4	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
1993	1	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
	2	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
	3	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
	4	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
1994	1	0	0	0	0	27,500	29,769	14,000	11,131	41,500	40,900	41,500	40,900
	2	0	0	5,000	0	27,500	29,769	14,000	11,131	46,500	40,900	46,500	40,900
	3	0	0	0	0	27,500	29,769	14,000	11,131	41,500	40,900	41,500	40,900
	4	0	0	0	0	27,500	29,769	14,000	11,131	41,500	40,900	41,500	40,900
1995	1	0	0	0	0	27,500	29,737	14,000	10,753	41,500	40,489	41,500	40,489
	2	0	0	7,000	0	27,500	29,737	14,000	10,753	48,500	40,489	48,500	40,489
	3	0	0	0	0	27,500	29,737	14,000	10,753	41,500	40,489	41,500	40,489
	4	0	0	0	0	27,500	29,737	14,000	10,753	41,500	40,489	41,500	40,489
1996	1	0	0	0	0	27,500	29,735	14,000	12,077	41,500	41,812	41,500	41,812
	2	0	0	9,000	0	27,500	29,735	14,000	12,077	50,500	41,812	50,500	41,812
	3	0	0	0	0	27,500	29,735	14,000	12,077	41,500	41,812	41,500	41,812
	4	0	0	0	0	27,500	29,735	14,000	12,077	41,500	41,812	41,500	41,812
1997	1	0	0	0	0	27,500	29,229	14,000	10,586	41,500	39,815	41,500	39,815
	2	0	0	10,000	0	27,500	29,229	14,000	10,586	51,500	39,815	51,500	39,815
	3	0	0	0	0	27,500	29,229	14,000	10,586	41,500	39,815	41,500	39,815
	4	0	0	0	0	27,500	29,229	14,000	10,586	41,500	39,815	41,500	39,815
1998	1	0	0	0	0	27,500	28,250	12,000	11,000	39,500	39,250	39,500	39,250
	2	0	0	10,500	0	27,500	28,250	12,000	11,000	50,000	39,250	50,000	39,250
	3	0	0	0	0	27,500	28,250	12,000	11,000	39,500	39,250	39,500	39,250
	4	0	0	0	0	27,500	28,250	12,000	11,000	39,500	39,250	39,500	39,250

ITC I
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1999	1	0	0	0	0	27,500	24,750	10,000	10,300	37,500	35,050	37,500	35,050
	2	0	0	11,000	0	27,500	24,750	10,000	10,300	48,500	35,050	48,500	35,050
	3	0	0	0	0	27,500	24,750	10,000	10,300	37,500	35,050	37,500	35,050
	4	0	0	0	0	27,500	24,750	10,000	10,300	37,500	35,050	37,500	35,050
2000	1	0	0	0	0	20,000	21,750	8,000	9,900	28,000	31,650	28,000	31,650
	2	0	0	11,500	0	20,000	21,750	8,000	9,900	39,500	31,650	39,500	31,650
	3	0	0	0	0	20,000	21,750	8,000	9,900	28,000	31,650	28,000	31,650
	4	0	0	0	0	20,000	21,750	8,000	9,900	28,000	31,650	28,000	31,650
2001	1	0	0	0	0	0	12,500	6,000	9,400	6,000	21,900	6,000	21,900
	2	0	0	12,000	0	0	12,500	6,000	9,400	18,000	21,900	18,000	21,900
	3	0	0	0	0	0	12,500	6,000	9,400	6,000	21,900	6,000	21,900
	4	0	0	0	0	0	12,500	6,000	9,400	6,000	21,900	6,000	21,900
2002	1	0	0	0	0	0	2,500	5,000	9,000	5,000	11,500	5,000	11,500
	2	0	0	12,500	0	0	2,500	5,000	9,000	17,500	11,500	17,500	11,500
	3	0	0	0	0	0	2,500	5,000	9,000	5,000	11,500	5,000	11,500
	4	0	0	0	0	0	2,500	5,000	9,000	5,000	11,500	5,000	11,500
2003	1	0	0	0	0	0	0	4,000	8,500	4,000	8,500	4,000	8,500
	2	0	0	13,000	0	0	0	4,000	8,500	17,000	8,500	17,000	8,500
	3	0	0	0	0	0	0	4,000	8,500	4,000	8,500	4,000	8,500
	4	0	0	0	0	0	0	4,000	8,500	4,000	8,500	4,000	8,500
2004	1	0	0	0	0	0	0	3,000	7,800	3,000	7,800	3,000	7,800
	2	0	0	13,500	0	0	0	3,000	7,800	16,500	7,800	16,500	7,800
	3	0	0	0	0	0	0	3,000	7,800	3,000	7,800	3,000	7,800
	4	0	0	0	0	0	0	3,000	7,800	3,000	7,800	3,000	7,800
2005	1	0	0	(270,800)	(290,292)	0	0	0	0	(270,800)	(290,292)	(270,800)	(290,292)
	2	0	0	0	0	0	0	0	0	0	0	0	0
	3	0	0	0	0	0	0	0	0	0	0	0	0
	4	0	0	0	0	0	0	0	0	0	0	0	0
		750,000	750,000	(155,800)	(290,292)	1,083,000	1,179,194	533,200	590,292	1,460,400	1,479,194	710,400	729,194
Actual as Percentage of Estimated						**108.88%**		**110.71%**		**101.29%**			
IRRs												17.24%	17.78%

ITC II
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1991	3	680,000	680,000	0	0	3,000	6,251	4,800	4,948	7,800	11,198	(672,200)	(668,802)
	4	0	0	0	0	3,000	6,251	4,800	4,948	7,800	11,198	7,800	11,198
1992	1	0	0	0	0	15,000	14,209	8,000	4,356	23,000	18,565	23,000	18,565
	2	0	0	0	13,048	15,000	14,209	8,000	4,356	23,000	31,613	23,000	31,613
	3	0	0	0	0	15,000	14,209	8,000	4,356	23,000	18,565	23,000	18,565
	4	0	0	0	0	15,000	14,209	8,000	4,356	23,000	18,565	23,000	18,565
1993	1	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
	2	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
	3	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
	4	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
1994	1	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
	2	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
	3	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
	4	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
1995	1	0	0	0	0	27,500	31,666	9,000	7,407	36,500	39,073	36,500	39,073
	2	0	0	0	0	27,500	31,666	9,000	7,407	36,500	39,073	36,500	39,073
	3	0	0	0	0	27,500	31,666	9,000	7,407	36,500	39,073	36,500	39,073
	4	0	0	0	15,000	27,500	31,666	9,000	7,407	36,500	54,073	36,500	54,073
1996	1	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
	2	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
	3	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
	4	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
1997	1	0	0	0	0	27,500	31,294	8,500	7,164	36,000	38,458	36,000	38,458
	2	0	0	3,000	9,273	27,500	31,294	8,500	7,164	39,000	47,731	39,000	47,731
	3	0	0	0	0	27,500	31,294	8,500	7,164	36,000	38,458	36,000	38,458
	4	0	0	0	0	27,500	31,294	8,500	7,164	36,000	38,458	36,000	38,458
1998	1	0	0	0	0	27,500	30,000	7,500	6,900	35,000	36,900	35,000	36,900
	2	0	0	4,000	0	27,500	30,000	7,500	6,900	39,000	36,900	39,000	36,900
	3	0	0	0	0	27,500	30,000	7,500	6,900	35,000	36,900	35,000	36,900
	4	0	0	0	0	27,500	30,000	7,500	6,900	35,000	36,900	35,000	36,900
1999	1	0	0	0	0	27,500	30,000	6,000	6,500	33,500	36,500	33,500	36,500
	2	0	0	5,000	0	27,500	30,000	6,000	6,500	38,500	36,500	38,500	36,500
	3	0	0	0	0	27,500	30,000	6,000	6,500	33,500	36,500	33,500	36,500
	4	0	0	0	0	27,500	30,000	6,000	6,500	33,500	36,500	33,500	36,500

ITC II
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2000	1	0	0	0	0	27,500	30,000	4,000	6,200	31,500	36,200	31,500	36,200
	2	0	0	6,000	0	27,500	30,000	4,000	6,200	37,500	36,200	37,500	36,200
	3	0	0	0	0	27,500	30,000	4,000	6,200	31,500	36,200	31,500	36,200
	4	0	0	0	0	27,500	30,000	4,000	6,200	31,500	36,200	31,500	36,200
2001	1	0	0	0	0	25,000	29,500	4,000	6,000	29,000	35,500	29,000	35,500
	2	0	0	7,000	0	25,000	29,500	4,000	6,000	36,000	35,500	36,000	35,500
	3	0	0	0	0	25,000	29,500	4,000	6,000	29,000	35,500	29,000	35,500
	4	0	0	0	0	25,000	29,500	4,000	6,000	29,000	35,500	29,000	35,500
2002	1	0	0	0	0	12,500	22,500	4,000	5,700	16,500	28,200	16,500	28,200
	2	0	0	8,000	0	12,500	22,500	4,000	5,700	24,500	28,200	24,500	28,200
	3	0	0	0	0	12,500	22,500	4,000	5,700	16,500	28,200	16,500	28,200
	4	0	0	0	0	12,500	22,500	4,000	5,700	16,500	28,200	16,500	28,200
2003	1	0	0	0	0	0	3,000	4,000	5,600	4,000	8,600	4,000	8,600
	2	0	0	9,000	0	0	3,000	4,000	5,600	13,000	8,600	13,000	8,600
	3	0	0	0	0	0	3,000	4,000	5,600	4,000	8,600	4,000	8,600
	4	0	0	0	0	0	3,000	4,000	5,600	4,000	8,600	4,000	8,600
2004	1	0	0	0	0	0	250	4,000	5,300	4,000	5,550	4,000	5,550
	2	0	0	10,000	0	0	250	4,000	5,300	14,000	5,550	14,000	5,550
	3	0	0	0	0	0	250	4,000	5,300	4,000	5,550	4,000	5,550
	4	0	0	0	0	0	250	4,000	5,300	4,000	5,550	4,000	5,550
2005	1	0	0	0	0	0	0	4,000	5,000	4,000	5,000	4,000	5,000
	2	0	0	11,000	0	0	0	4,000	5,000	15,000	5,000	15,000	5,000
	3	0	0	0	0	0	0	4,000	5,000	4,000	5,000	4,000	5,000
	4	0	0	0	0	0	0	4,000	5,000	4,000	5,000	4,000	5,000
2006	1	0	0	(115,600)	(121,631)	0	0	0	0	(115,600)	(121,631)	(115,600)	(121,631)
	2	0	0	0	0	0	0	0	4,000	0	4,000	0	4,000
	3	0	0	0	0	0	0	0	4,000	0	4,000	0	4,000
	4	0	0	0	0	0	0	0	4,000	0	4,000	0	4,000
		680,000	680,000	(52,600)	(84,309)	1,096,000	1,266,433	369,600	386,702	1,413,000	1,568,826	733,000	888,826
Actual as Percentage of Estimated						**115.55%**		**104.63%**		**111.03%**			
IRRs												**16.35%**	**18.52%**

ITC III
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1992	2	690,000	690,000	0	0	3,333	11,520	4,000	5,019	7,333	16,539	(682,667)	(673,461)
	3	0	0	0	0	3,333	11,520	4,000	5,019	7,333	16,539	7,333	16,539
	4	0	0	0	0	3,333	11,520	4,000	5,019	7,333	16,539	7,333	16,539
1993	1	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
	2	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
	3	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
	4	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
1994	1	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
	2	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
	3	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
	4	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
1995	1	0	0	0	0	27,500	31,992	9,500	7,375	37,000	39,367	37,000	39,367
	2	0	0	0	1,174	27,500	31,992	9,500	7,375	37,000	40,541	37,000	40,541
	3	0	0	0	0	27,500	31,992	9,500	7,375	37,000	39,367	37,000	39,367
	4	0	0	0	0	27,500	31,992	9,500	7,375	37,000	39,367	37,000	39,367
1996	1	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
	2	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
	3	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
	4	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
1997	1	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
	2	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
	3	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
	4	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
1998	1	0	0	0	0	27,500	31,625	9,000	5,700	36,500	37,325	36,500	37,325
	2	0	0	3,000	0	27,500	31,625	9,000	5,700	39,500	37,325	39,500	37,325
	3	0	0	0	0	27,500	31,625	9,000	5,700	36,500	37,325	36,500	37,325
	4	0	0	0	0	27,500	31,625	9,000	5,700	36,500	37,325	36,500	37,325
1999	1	0	0	0	0	27,500	31,625	8,500	5,300	36,000	36,925	36,000	36,925
	2	0	0	4,000	0	27,500	31,625	8,500	5,300	40,000	36,925	40,000	36,925
	3	0	0	0	0	27,500	31,625	8,500	5,300	36,000	36,925	36,000	36,925
	4	0	0	0	0	27,500	31,625	8,500	5,300	36,000	36,925	36,000	36,925
2000	1	0	0	0	0	27,500	30,000	6,000	4,600	33,500	34,600	33,500	34,600
	2	0	0	5,000	0	27,500	30,000	6,000	4,600	38,500	34,600	38,500	34,600

ITC III
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2000	3	0	0	0	0	27,500	30,000	6,000	4,600	33,500	34,600	33,500	34,600
	4	0	0	0	0	27,500	30,000	6,000	4,600	33,500	34,600	33,500	34,600
2001	1	0	0	0	0	27,500	30,000	5,000	4,200	32,500	34,200	32,500	34,200
	2	0	0	6,000	0	27,500	30,000	5,000	4,200	38,500	34,200	38,500	34,200
	3	0	0	0	0	27,500	30,000	5,000	4,200	32,500	34,200	32,500	34,200
	4	0	0	0	0	27,500	30,000	5,000	4,200	32,500	34,200	32,500	34,200
2002	1	0	0	0	0	25,000	27,500	5,000	3,800	30,000	31,300	30,000	31,300
	2	0	0	7,000	0	25,000	27,500	5,000	3,800	37,000	31,300	37,000	31,300
	3	0	0	0	0	25,000	27,500	5,000	3,800	30,000	31,300	30,000	31,300
	4	0	0	0	0	25,000	27,500	5,000	3,800	30,000	31,300	30,000	31,300
2003	1	0	0	0	0	12,500	16,750	4,000	3,500	16,500	20,250	16,500	20,250
	2	0	0	8,000	0	12,500	16,750	4,000	3,500	24,500	20,250	24,500	20,250
	3	0	0	0	0	12,500	16,750	4,000	3,500	16,500	20,250	16,500	20,250
	4	0	0	0	0	12,500	16,750	4,000	3,500	16,500	20,250	16,500	20,250
2004	1	0	0	0	0	0	6,500	4,000	3,200	4,000	9,700	4,000	9,700
	2	0	0	9,000	0	0	6,500	4,000	3,200	13,000	9,700	13,000	9,700
	3	0	0	0	0	0	6,500	4,000	3,200	4,000	9,700	4,000	9,700
	4	0	0	0	0	0	6,500	4,000	3,200	4,000	9,700	4,000	9,700
2005	1	0	0	0	0	0	0	4,000	2,900	4,000	2,900	4,000	2,900
	2	0	0	10,000	0	0	0	4,000	2,900	14,000	2,900	14,000	2,900
	3	0	0	0	0	0	0	4,000	2,900	4,000	2,900	4,000	2,900
	4	0	0	0	0	0	0	4,000	2,900	4,000	2,900	4,000	2,900
2006	1	0	0	0	0	0	0	4,000	2,300	4,000	2,300	4,000	2,300
	2	0	0	11,000	0	0	0	4,000	2,300	15,000	2,300	15,000	2,300
	3	0	0	0	0	0	0	4,000	2,300	4,000	2,300	4,000	2,300
	4	0	0	0	0	0	0	4,000	2,300	4,000	2,300	4,000	2,300
2007	1	0	0	(134,000)	2,237	0	0	0	0	(134,000)	2,237	(134,000)	2,237
		690,000	690,000	(71,000)	3,411	1,100,000	1,272,383	392,000	273,293	1,421,000	1,549,088	731,000	859,088
Actual as Percentage of Estimated						**115.67%**		**69.72%**		**109.01%**			
IRRs												**15.50%**	**16.15%**

ITC IV
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1993	1	720,000	720,000	0	0	1,083	1,485	520	996	1,603	2,481	(718,397)	(717,519)
	2	0	0	0	0	1,083	1,485	520	996	1,603	2,481	1,603	2,481
	3	0	0	0	0	1,083	1,485	520	996	1,603	2,481	1,603	2,481
	4	0	0	0	0	1,083	1,485	520	996	1,603	2,481	1,603	2,481
1994	1	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
	2	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
	3	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
	4	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
1995	1	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
	2	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
	3	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
	4	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
1996	1	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
	2	0	0	0	0	30,875	31,060	5,700	5;989	36,575	37,049	36,575	37,049
	3	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
	4	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
1997	1	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
	2	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
	3	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
	4	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
1998	1	0	0	0	0	30,875	31,000	4,500	4,500	35,375	35,500	35,375	35,500
	2	0	0	0	0	30,875	31,000	4,500	4,500	35,375	35,500	35,375	35,500
	3	0	0	0	0	30,875	31,000	4,500	4,500	35,375	35,500	35,375	35,500
	4	0	0	0	0	30,875	31,000	4,500	4,500	35,375	35,500	35,375	35,500
1999	1	0	0	0	0	30,875	31,000	4,300	4,300	35,175	35,300	35,175	35,300
	2	0	0	1,000	0	30,875	31,000	4,300	4,300	36,175	35,300	36,175	35,300
	3	0	0	0	0	30,875	31,000	4,300	4,300	35,175	35,300	35,175	35,300
	4	0	0	0	0	30,875	31,000	4,300	4,300	35,175	35,300	35,175	35,300
2000	1	0	0	0	0	30,875	31,000	3,700	3,700	34,575	34,700	34,575	34,700
	2	0	0	2,000	0	30,875	31,000	3,700	3,700	36,575	34,700	36,575	34,700
	3	0	0	0	0	30,875	31,000	3,700	3,700	34,575	34,700	34,575	34,700
	4	0	0	0	0	30,875	31,000	3,700	3,700	34,575	34,700	34,575	34,700

ITC IV
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2001	1	0	0	0	0	30,875	31,000	3,200	3,200	34,075	34,200	34,075	34,200
	2	0	0	3,000	0	30,875	31,000	3,200	3,200	37,075	34,200	37,075	34,200
	3	0	0	0	0	30,875	31,000	3,200	3,200	34,075	34,200	34,075	34,200
	4	0	0	0	0	30,875	31,000	3,200	3,200	34,075	34,200	34,075	34,200
2002	1	0	0	0	0	30,875	31,000	3,100	3,100	33,975	34,100	33,975	34,100
	2	0	0	4,000	0	30,875	31,000	3,100	3,100	37,975	34,100	37,975	34,100
	3	0	0	0	0	30,875	31,000	3,100	3,100	33,975	34,100	33,975	34,100
	4	0	0	0	0	30,875	31,000	3,100	3,100	33,975	34,100	33,975	34,100
2003	1	0	0	0	0	30,250	30,000	2,700	2,700	32,950	32,700	32,950	32,700
	2	0	0	5,000	0	30,250	30,000	2,700	2,700	37,950	32,700	37,950	32,700
	3	0	0	0	0	30,250	30,000	2,700	2,700	32,950	32,700	32,950	32,700
	4	0	0	0	0	30,250	30,000	2,700	2,700	32,950	32,700	32,950	32,700
2004	1	0	0	0	0	15,500	13,280	2,400	2,400	17,900	15,680	17,900	15,680
	2	0	0	6,000	0	15,500	13,280	2,400	2,400	23,900	15,680	23,900	15,680
	3	0	0	0	0	15,500	13,280	2,400	2,400	17,900	15,680	17,900	15,680
	4	0	0	0	0	15,500	13,280	2,400	2,400	17,900	15,680	17,900	15,680
2005	1	0	0	0	0	750	500	2,400	2,400	3,150	2,900	3,150	2,900
	2	0	0	7,000	0	750	500	2,400	2,400	10,150	2,900	10,150	2,900
	3	0	0	0	0	750	500	2,400	2,400	3,150	2,900	3,150	2,900
	4	0	0	0	0	750	500	2,400	2,400	3,150	2,900	3,150	2,900
2006	1	0	0	0	0	0	0	2,300	2,300	2,300	2,300	2,300	2,300
	2	0	0	8,000	0	0	0	2,300	2,300	10,300	2,300	10,300	2,300
	3	0	0	0	0	0	0	2,300	2,300	2,300	2,300	2,300	2,300
	4	0	0	0	0	0	0	2,300	2,300	2,300	2,300	2,300	2,300
2007	1	0	0	0	0	0	0	1,900	1,900	1,900	1,900	1,900	1,900
	2	0	0	9,000	0	0	0	1,900	1,900	10,900	1,900	10,900	1,900
	3	0	0	0	0	0	0	1,900	1,900	1,900	1,900	1,900	1,900
	4	0	0	0	0	0	0	1,900	1,900	1,900	1,900	1,900	1,900
2008	1	0	0	60,320	77,266	0	0	0	0	60,320	77,266	60,320	77,266
		720,000	720,000	105,320	77,266	1,229,833	1,243,997	215,680	210,734	1,550,833	1,531,997	830,833	811,997
Actual as Percentage of Estimated						**101.15%**		**97.71%**		**98.79%**			
IRRs												**13.30%**	**13.41%**

ITC V

Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1993	3	750,000	750,000	0	0	0	0	0	886	0	886	(750,000)	(749,114)
	4	0	0	0	0	0	0	0	886	0	886	0	886
1994	1	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
	2	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
	3	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
	4	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
1995	1	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
	2	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
	3	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
	4	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
1996	1	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
	2	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
	3	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
	4	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
1997	1	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
	2	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
	3	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
	4	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
1998	1	0	0	0	0	30,000	30,375	4,500	4,800	34,500	35,175	34,500	35,175
	2	0	0	0	0	30,000	30,375	4,500	4,800	34,500	35,175	34,500	35,175
	3	0	0	0	0	30,000	30,375	4,500	4,800	34,500	35,175	34,500	35,175
	4	0	0	0	0	30,000	30,375	4,500	4,800	34,500	35,175	34,500	35,175
1999	1	0	0	0	0	30,000	30,375	4,000	4,600	34,000	34,975	34,000	34,975
	2	0	0	0	0	30,000	30,375	4,000	4,600	34,000	34,975	34,000	34,975
	3	0	0	0	0	30,000	30,375	4,000	4,600	34,000	34,975	34,000	34,975
	4	0	0	0	0	30,000	30,375	4,000	4,600	34,000	34,975	34,000	34,975
2000	1	0	0	0	0	30,000	30,375	4,000	4,300	34,000	34,675	34,000	34,675
	2	0	0	0	0	30,000	30,375	4,000	4,300	34,000	34,675	34,000	34,675
	3	0	0	0	0	30,000	30,375	4,000	4,300	34,000	34,675	34,000	34,675
	4	0	0	0	0	30,000	30,375	4,000	4,300	34,000	34,675	34,000	34,675
2001	1	0	0	0	0	30,000	30,375	4,000	3,800	34,000	34,175	34,000	34,175
	2	0	0	1,000	0	30,000	30,375	4,000	3,800	35,000	34,175	35,000	34,175
	3	0	0	0	0	30,000	30,375	4,000	3,800	34,000	34,175	34,000	34,175
	4	0	0	0	0	30,000	30,375	4,000	3,800	34,000	34,175	34,000	34,175
2002	1	0	0	0	0	30,000	30,375	4,000	3,300	34,000	33,675	34,000	33,675
	2	0	0	2,000	0	30,000	30,375	4,000	3,300	36,000	33,675	36,000	33,675

ITC V
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2002	3	0	0	0	0	30,000	30,375	4,000	3,300	34,000	33,675	34,000	33,675
	4	0	0	0	0	30,000	30,375	4,000	3,300	34,000	33,675	34,000	33,675
2003	1	0	0	0	0	30,000	30,375	4,000	3,000	34,000	33,375	34,000	33,375
	2	0	0	3,000	0	30,000	30,375	4,000	3,000	37,000	33,375	37,000	33,375
	3	0	0	0	0	30,000	30,375	4,000	3,000	34,000	33,375	34,000	33,375
	4	0	0	0	0	30,000	30,375	4,000	3,000	34,000	33,375	34,000	33,375
2004	1	0	0	0	0	22,500	23,750	3,000	2,800	25,500	26,550	25,500	26,550
	2	0	0	4,000	0	22,500	23,750	3,000	2,800	29,500	26,550	29,500	26,550
	3	0	0	0	0	22,500	23,750	3,000	2,800	25,500	26,550	25,500	26,550
	4	0	0	0	0	22,500	23,750	3,000	2,800	25,500	26,550	25,500	26,550
2005	1	0	0	0	0	2,500	3,000	3,000	2,500	5,500	5,500	5,500	5,500
	2	0	0	5,000	0	2,500	3,000	3,000	2,500	10,500	5,500	10,500	5,500
	3	0	0	0	0	2,500	3,000	3,000	2,500	5,500	5,500	5,500	5,500
	4	0	0	0	0	2,500	3,000	3,000	2,500	5,500	5,500	5,500	5,500
2006	1	0	0	0	0	0	100	3,000	2,100	3,000	2,200	3,000	2,200
	2	0	0	6,000	0	0	100	3,000	2,100	9,000	2,200	9,000	2,200
	3	0	0	0	0	0	100	3,000	2,100	3,000	2,200	3,000	2,200
	4	0	0	0	0	0	100	3,000	2,100	3,000	2,200	3,000	2,200
2007	1	0	0	0	0	0	25	3,000	1,700	3,000	1,725	3,000	1,725
	2	0	0	7,000	0	0	25	3,000	1,700	10,000	1,725	10,000	1,725
	3	0	0	0	0	0	25	3,000	1,700	3,000	1,725	3,000	1,725
	4	0	0	0	0	0	25	3,000	1,700	3,000	1,725	3,000	1,725
2008	1	0	0	8,000	77,266	0	25	2,000	1,100	10,000	78,391	10,000	1,125
	2	0	0	0	0	0	25	2,000	1,100	0	0	2,000	1,125
	3	0	0	0	0	0	25	2,000	1,100	0	0	2,000	1,125
	4	0	0	0	0	0	25	2,000	1,100	0	0	2,000	1,125
2009	1	0	0	67,000	0	0	25	0	500	0	0	67,000	525
	2	0	0	0	0	0	25	0	500	0	0	0	525
	3	0	0	0	0	0	25	0	500	0	0	0	525
	4	0	0	0	0	0	25	0	500	0	0	0	525
2010	1	0	0	0	0	0	25	0	(100)	0	0	0	(75)
	2	0	0	0	0	0	25	0	(100)	0	0	0	(75)
	3	0	0	0	0	0	25	0	(100)	0	0	0	(75)
	4	0	0	0	0	0	25	0	(100)	0	0	0	(75)

ITC V
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2011	1	0	0	0	400	0	25	0	0	0	0	0	425
	2	0	0	0	0	0	25	0	0	0	0	0	25
	3	0	0	0	0	0	25	0	0	0	0	0	25
	4	0	0	0	0	0	25	0	0	0	0	0	25
		750,000	750,000	103,000	77,666	1,200,000	1,233,704	224,000	211,776	1,454,000	1,517,472	777,000	695,880
Actual as Percentage of Estimated						**102.81%**		**94.54%**		**104.37%**			
IRRs												**12.19%**	**12.16%**

ITC VI
Projected Holding Period IRR

Year	Qtr	Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1993	4	813,000	813,000	0	0	0	0	1,640	3,373	1,640	3,373	(811,360)	(809,627)
1994	1	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	7,275	34,635
	2	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	7,275	34,635
	3	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	7,275	34,635
	4	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	7,275	34,635
1995	1	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	44,060	43,043
	2	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	44,060	43,043
	3	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	44,060	43,043
	4	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	44,060	43,043
1996	1	0	0	0	0	40,000	41,560	45,945	47,901	85,945	89,461	45,945	47,901
	2	0	0	0	0	40,000	41,560	45,945	47,901	85,945	89,461	45,945	47,901
	3	0	0	0	0	40,000	41,560	45,945	47,901	85,945	89,461	45,945	47,901
	4	0	0	0	7,805	40,000	41,560	45,945	47,901	85,945	97,266	45,945	55,706
1997	1	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	45,125	39,564
	2	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	45,125	39,564
	3	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	45,125	39,564
	4	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	45,125	39,564
1998	1	0	0	0	0	31,250	32,204	35,658	36,611	66,908	68,815	35,658	36,611
	2	0	0	0	0	31,250	32,204	35,658	36,611	66,908	68,815	35,658	36,611
	3	0	0	0	0	31,250	32,204	35,658	36,611	66,908	68,815	35,658	36,611
	4	0	0	0	0	31,250	32,204	35,658	36,611	66,908	68,815	35,658	36,611
1999	1	0	0	0	0	25,000	26,125	29,408	30,533	54,408	56,658	29,408	30,533
	2	0	0	0	0	25,000	26,125	29,408	30,533	54,408	56,658	29,408	30,533
	3	0	0	0	0	25,000	26,125	29,408	30,533	54,408	56,658	29,408	30,533
	4	0	0	0	0	25,000	26,125	29,408	30,533	54,408	56,658	29,408	30,533
2000	1	0	0	0	0	25,000	26,125	29,203	30,328	54,203	56,453	29,203	30,328
	2	0	0	0	0	25,000	26,125	29,203	30,328	54,203	56,453	29,203	30,328
	3	0	0	0	0	25,000	26,125	29,203	30,328	54,203	56,453	29,203	30,328
	4	0	0	0	0	25,000	26,125	29,203	30,328	54,203	56,453	29,203	30,328
2001	1	0	0	0	0	25,000	26,125	28,588	29,713	53,588	55,838	28,588	29,713
	2	0	0	0	0	25,000	26,125	28,588	29,713	53,588	55,838	28,588	29,713
	3	0	0	0	0	25,000	26,125	28,588	29,713	53,588	55,838	28,588	29,713
	4	0	0	0	0	25,000	26,125	28,588	29,713	53,588	55,838	28,588	29,713
2002	1	0	0	0	0	25,000	26,125	28,075	29,200	53,075	55,325	28,075	29,200
	2	0	0	0	0	25,000	26,125	28,075	29,200	53,075	55,325	28,075	29,200

ITC VI
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2002	3	0	0	0	0	25,000	26,125	28,075	29,200	53,075	55,325	28,075	29,200
	4	0	0	0	0	25,000	26,125	28,075	29,200	53,075	55,325	28,075	29,200
2003	1	0	0	0	0	25,000	26,125	27,973	29,098	52,973	55,223	27,973	29,098
	2	0	0	0	0	25,000	26,125	27,973	29,098	52,973	55,223	27,973	29,098
	3	0	0	0	0	25,000	26,125	27,973	29,098	52,973	55,223	27,973	29,098
	4	0	0	0	0	25,000	26,125	27,973	29,098	52,973	55,223	27,973	29,098
2004	1	0	0	0	0	22,500	20,750	25,268	23,518	47,768	44,268	25,268	23,518
	2	0	0	0	0	22,500	20,750	25,268	23,518	47,768	44,268	25,268	23,518
	3	0	0	0	0	22,500	20,750	25,268	23,518	47,768	44,268	25,268	23,518
	4	0	0	0	0	22,500	20,750	25,268	23,518	47,768	44,268	25,268	23,518
2005	1	0	0	0	0	2,500	7,250	5,268	10,018	7,768	17,268	5,268	10,018
	2	0	0	0	0	2,500	7,250	5,268	10,018	7,768	17,268	5,268	10,018
	3	0	0	0	0	2,500	7,250	5,268	10,018	7,768	17,268	5,268	10,018
	4	0	0	0	0	2,500	7,250	5,268	10,018	7,768	17,268	5,268	10,018
2006	1	0	0	0	0	0	275	2,358	2,633	2,358	2,908	2,358	2,633
	2	0	0	0	0	0	275	2,358	2,633	2,358	2,908	2,358	2,633
	3	0	0	0	0	0	275	2,358	2,633	2,358	2,908	2,358	2,633
	4	0	0	0	0	0	275	2,358	2,633	2,358	2,908	2,358	2,633
2007	1	0	0	0	0	0	0	1,948	1,948	1,948	1,948	1,948	1,948
	2	0	0	0	0	0	0	1,948	1,948	1,948	1,948	1,948	1,948
	3	0	0	0	0	0	0	1,948	1,948	1,948	1,948	1,948	1,948
	4	0	0	0	0	0	0	1,948	1,948	1,948	1,948	1,948	1,948
2008	1	0	0	0	0	0	0	1,640	1,640	1,640	1,640	1,640	1,640
	2	0	0	0	0	0	0	1,640	1,640	1,640	1,640	1,640	1,640
	3	0	0	0	0	0	0	1,640	1,640	1,640	1,640	1,640	1,640
	4	0	0	0	0	0	0	1,640	1,640	1,640	1,640	1,640	1,640
2009	1	0	0	120,540	0	0	0	0	1,025	120,540	1,025	120,540	1,025
	2	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025
	3	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025
	4	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025
2010	1	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025
	2	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025
	3	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025
	4	0	0	0	0	0	0	0	1,025	0	1,025	0	1,025

ITC VI
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2011	1	0	0	0	0	0	0	0	(205)	0	(205)	0	(205)
	2	0	0	0	0	0	0	0	(205)	0	(205)	0	(205)
	3	0	0	0	0	0	0	0	(205)	0	(205)	0	(205)
	4	0	0	0	0	0	0	0	(205)	0	(205)	0	(205)
2012	1	0	0	0	89,749	0	0	0	0	0	89,749	0	89,749
		813,000	813,000	120,540	97,554	1,220,001	1,320,880	1,432,791	1,572,266	2,773,332	2,990,700	614,871	754,771
Actual as Percentage of Estimated						**108.27%**		**109.73%**		**107.84%**			
IRRs												12.32%	15.55%

ITC VII
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1994	2	725,000	725,000	0	0	0	1,688	0	(956)	0	732	(725,000)	(724,268)
	3	0	0	0	0	0	1,688	0	(956)	0	732	0	732
	4	0	0	0	0	0	1,688	0	(956)	0	732	0	732
1995	1	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
	2	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
	3	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
	4	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
1996	1	0	0	0	0	26,250	26,494	5,400	6,566	31,650	33,060	31,650	33,060
	2	0	0	0	0	26,250	26,494	5,400	6,566	31,650	33,060	31,650	33,060
	3	0	0	0	0	26,250	26,494	5,400	6,566	31,650	33,060	31,650	33,060
	4	0	0	0	2,023	26,250	26,494	5,400	6,566	31,650	35,083	31,650	35,083
1997	1	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
	2	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
	3	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
	4	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
1998	1	0	0	0	0	27,500	27,750	4,500	4,400	32,000	32,150	32,000	32,150
	2	0	0	0	0	27,500	27,750	4,500	4,400	32,000	32,150	32,000	32,150
	3	0	0	0	0	27,500	27,750	4,500	4,400	32,000	32,150	32,000	32,150
	4	0	0	0	0	27,500	27,750	4,500	4,400	32,000	32,150	32,000	32,150
1999	1	0	0	0	0	27,500	27,750	4,100	4,000	31,600	31,750	31,600	31,750
	2	0	0	0	0	27,500	27,750	4,100	4,000	31,600	31,750	31,600	31,750
	3	0	0	0	0	27,500	27,750	4,100	4,000	31,600	31,750	31,600	31,750
	4	0	0	0	0	27,500	27,750	4,100	4,000	31,600	31,750	31,600	31,750
2000	1	0	0	0	0	27,500	27,750	4,100	3,900	31,600	31,650	31,600	31,650
	2	0	0	0	0	27,500	27,750	4,100	3,900	31,600	31,650	31,600	31,650
	3	0	0	0	0	27,500	27,750	4,100	3,900	31,600	31,650	31,600	31,650
	4	0	0	0	0	27,500	27,750	4,100	3,900	31,600	31,650	31,600	31,650
2001	1	0	0	0	0	27,500	27,750	3,900	3,600	31,400	31,350	31,400	31,350
	2	0	0	0	0	27,500	27,750	3,900	3,600	31,400	31,350	31,400	31,350
	3	0	0	0	0	27,500	27,750	3,900	3,600	31,400	31,350	31,400	31,350
	4	0	0	0	0	27,500	27,750	3,900	3,600	31,400	31,350	31,400	31,350
2002	1	0	0	0	0	27,500	27,750	3,400	3,400	30,900	31,150	30,900	31,150
	2	0	0	1,000	0	27,500	27,750	3,400	3,400	31,900	31,150	31,900	31,150
	3	0	0	0	0	27,500	27,750	3,400	3,400	30,900	31,150	30,900	31,150
	4	0	0	0	0	27,500	27,750	3,400	3,400	30,900	31,150	30,900	31,150

ITC VII
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2003	1	0	0	0	0	27,500	27,750	3,000	3,600	30,500	31,350	30,500	31,350
	2	0	0	2,000	0	27,500	27,750	3,000	3,600	32,500	31,350	32,500	31,350
	3	0	0	0	0	27,500	27,750	3,000	3,600	30,500	31,350	30,500	31,350
	4	0	0	0	0	27,500	27,750	3,000	3,600	30,500	31,350	30,500	31,350
2004	1	0	0	0	0	27,500	27,200	2,700	3,600	30,200	30,800	30,200	30,800
	2	0	0	3,000	0	27,500	27,200	2,700	3,600	33,200	30,800	33,200	30,800
	3	0	0	0	0	27,500	27,200	2,700	3,600	30,200	30,800	30,200	30,800
	4	0	0	0	0	27,500	27,200	2,700	3,600	30,200	30,800	30,200	30,800
2005	1	0	0	0	0	17,500	18,225	2,400	3,500	19,900	21,725	19,900	21,725
	2	0	0	4,000	0	17,500	18,225	2,400	3,500	23,900	21,725	23,900	21,725
	3	0	0	0	0	17,500	18,225	2,400	3,500	19,900	21,725	19,900	21,725
	4	0	0	0	0	17,500	18,225	2,400	3,500	19,900	21,725	19,900	21,725
2006	1	0	0	0	0	0	1,325	2,000	3,200	2,000	4,525	2,000	4,525
	2	0	0	5,000	0	0	1,325	2,000	3,200	7,000	4,525	7,000	4,525
	3	0	0	0	0	0	1,325	2,000	3,200	2,000	4,525	2,000	4,525
	4	0	0	0	0	0	1,325	2,000	3,200	2,000	4,525	2,000	4,525
2007	1	0	0	0	0	0	6	1,600	2,800	1,600	2,806	1,600	2,806
	2	0	0	6,000	0	0	6	1,600	2,800	7,600	2,806	7,600	2,806
	3	0	0	0	0	0	6	1,600	2,800	1,600	2,806	1,600	2,806
	4	0	0	0	0	0	6	1,600	2,800	1,600	2,806	1,600	2,806
2008	1	0	0	0	0	0	6	1,200	2,400	1,200	2,406	1,200	2,406
	2	0	0	7,000	0	0	6	1,200	2,400	8,200	2,406	8,200	2,406
	3	0	0	0	0	0	6	1,200	2,400	1,200	2,406	1,200	2,406
	4	0	0	0	0	0	6	1,200	2,400	1,200	2,406	1,200	2,406
2009	1	0	0	0	0	0	6	800	200	800	206	800	206
	2	0	0	8,000	0	0	6	800	200	8,800	206	8,800	206
	3	0	0	0	0	0	6	800	200	800	206	800	206
	4	0	0	0	0	0	6	800	200	800	206	800	206
2010	1	0	0	100,200	78,443	0	0	0	0	100,200	78,443	100,200	78,443
		725,000	725,000	136,200	80,466	1,100,000	1,113,923	180,800	210,748	1,417,000	1,405,137	692,000	680,137
Actual as Percentage of Estimated						**101.27%**		**116.56%**		**99.16%**			
IRRs												**11.00%**	**11.17%**

ITC VIII
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1994	4	956,700	956,700	0	0	0	0	0	256	0	256	(956,700)	(956,444)
1995	1	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
	2	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
	3	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
	4	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
1996	1	0	0	0	0	30,000	35,042	6,900	8,503	36,900	43,545	36,900	43,545
	2	0	0	0	0	30,000	35,042	6,900	8,503	36,900	43,545	36,900	43,545
	3	0	0	0	0	30,000	35,042	6,900	8,503	36,900	43,545	36,900	43,545
	4	0	0	0	16,026	30,000	35,042	6,900	8,503	36,900	59,571	36,900	59,571
1997	1	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
	2	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
	3	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
	4	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
1998	1	0	0	0	0	36,250	35,875	6,300	7,090	42,550	42,965	42,550	42,965
	2	0	0	0	0	36,250	35,875	6,300	7,090	42,550	42,965	42,550	42,965
	3	0	0	0	0	36,250	35,875	6,300	7,090	42,550	42,965	42,550	42,965
	4	0	0	0	0	36,250	35,875	6,300	7,090	42,550	42,965	42,550	42,965
1999	1	0	0	0	0	36,250	35,875	5,900	6,490	42,150	42,365	42,150	42,365
	2	0	0	0	0	36,250	35,875	5,900	6,490	42,150	42,365	42,150	42,365
	3	0	0	0	0	36,250	35,875	5,900	6,490	42,150	42,365	42,150	42,365
	4	0	0	0	0	36,250	35,875	5,900	6,490	42,150	42,365	42,150	42,365
2000	1	0	0	0	0	36,250	35,875	5,800	6,190	42,050	42,065	42,050	42,065
	2	0	0	0	0	36,250	35,875	5,800	6,190	42,050	42,065	42,050	42,065
	3	0	0	0	0	36,250	35,875	5,800	6,190	42,050	42,065	42,050	42,065
	4	0	0	0	0	36,250	35,875	5,800	6,190	42,050	42,065	42,050	42,065
2001	1	0	0	0	0	36,250	35,875	5,600	5,690	41,850	41,565	41,850	41,565
	2	0	0	0	0	36,250	35,875	5,600	5,690	41,850	41,565	41,850	41,565
	3	0	0	0	0	36,250	35,875	5,600	5,690	41,850	41,565	41,850	41,565
	4	0	0	0	0	36,250	35,875	5,600	5,690	41,850	41,565	41,850	41,565
2002	1	0	0	0	0	36,250	35,875	5,100	5,090	41,350	40,965	41,350	40,965
	2	0	0	0	0	36,250	35,875	5,100	5,090	41,350	40,965	41,350	40,965
	3	0	0	0	0	36,250	35,875	5,100	5,090	41,350	40,965	41,350	40,965
	4	0	0	0	0	36,250	35,875	5,100	5,090	41,350	40,965	41,350	40,965
2003	1	0	0	0	0	36,250	35,875	4,300	4,290	40,550	40,165	40,550	40,165
	2	0	0	0	0	36,250	35,875	4,300	4,290	40,550	40,165	40,550	40,165

ITC VIII
Projected Holding Period IRR

Year	Qtr	Capital Investment Estimated	Capital Investment Actual	Cash Distribution Estimated	Cash Distribution Actual	Federal Tax Credits Estimated	Federal Tax Credits Actual	Tax Losses Estimated	Tax Losses Actual	Net After Tax Benefit Estimated	Net After Tax Benefit Actual	IRR Flows Estimated	IRR Flows Actual
2003	3	0	0	0	0	36,250	35,875	4,300	4,290	40,550	40,165	40,550	40,165
	4	0	0	0	0	36,250	35,875	4,300	4,290	40,550	40,165	40,550	40,165
2004	1	0	0	0	0	36,250	35,875	4,000	4,290	40,250	40,165	40,250	40,165
	2	0	0	0	0	36,250	35,875	4,000	4,290	40,250	40,165	40,250	40,165
	3	0	0	0	0	36,250	35,875	4,000	4,290	40,250	40,165	40,250	40,165
	4	0	0	0	0	36,250	35,875	4,000	4,290	40,250	40,165	40,250	40,165
2005	1	0	0	0	0	30,000	27,750	3,700	4,140	33,700	31,890	33,700	31,890
	2	0	0	0	0	30,000	27,750	3,700	4,140	33,700	31,890	33,700	31,890
	3	0	0	0	0	30,000	27,750	3,700	4,140	33,700	31,890	33,700	31,890
	4	0	0	0	0	30,000	27,750	3,700	4,140	33,700	31,890	33,700	31,890
2006	1	0	0	0	0	10,000	875	2,800	3,690	12,800	4,565	12,800	4,565
	2	0	0	0	0	10,000	875	2,800	3,690	12,800	4,565	12,800	4,565
	3	0	0	0	0	10,000	875	2,800	3,690	12,800	4,565	12,800	4,565
	4	0	0	0	0	10,000	875	2,800	3,690	12,800	4,565	12,800	4,565
2007	1	0	0	0	0	0	0	2,500	3,390	2,500	3,390	2,500	3,390
	2	0	0	0	0	0	0	2,500	3,390	2,500	3,390	2,500	3,390
	3	0	0	0	0	0	0	2,500	3,390	2,500	3,390	2,500	3,390
	4	0	0	0	0	0	0	2,500	3,390	2,500	3,390	2,500	3,390
2008	1	0	0	0	0	0	0	2,200	2,890	2,200	2,890	2,200	2,890
	2	0	0	0	0	0	0	2,200	2,890	2,200	2,890	2,200	2,890
	3	0	0	0	0	0	0	2,200	2,890	2,200	2,890	2,200	2,890
	4	0	0	0	0	0	0	2,200	2,890	2,200	2,890	2,200	2,890
2009	1	0	0	0	0	0	0	1,900	1,090	1,900	1,090	1,900	1,090
	2	0	0	0	0	0	0	1,900	1,090	1,900	1,090	1,900	1,090
	3	0	0	0	0	0	0	1,900	1,090	1,900	1,090	1,900	1,090
	4	0	0	0	0	0	0	1,900	1,090	1,900	1,090	1,900	1,090
2010	1	0	0	123,880	85,854	0	0	0	0	123,880	85,854	123,880	85,854
		956,700	956,700	123,880	101,880	1,450,000	1,439,672	258,800	290,416	1,832,680	1,831,968	875,980	875,268
Actual as Percentage of Estimated						99.29%		112.22%		99.96%			
IRRs												11.02%	12.06%

ITC IX
Projected Holding Period IRR

Year	Qtr	Capital Investment Estimated	Capital Investment Actual	Cash Distribution Estimated	Cash Distribution Actual	Federal Tax Credits Estimated	Federal Tax Credits Actual	Tax Losses Estimated	Tax Losses Actual	Net After Tax Benefit Estimated	Net After Tax Benefit Actual	IRR Flows Estimated	IRR Flows Actual
1995	2	147,000	147,000	0	0	167	8,116	0	6,104	167	14,220	(146,833)	(136,442)
	3	0	0	0	0	167	8,116	0	6,104	167	14,220	167	10,558
	4	350,000	350,000	0	14,273	167	8,116	0	6,104	167	28,493	(349,833)	(325,169)
1996	1	0	0	0	0	23,000	26,382	14,750	15,232	37,750	41,614	28,900	32,475
	2	0	0	0	0	23,000	26,382	14,750	15,232	37,750	41,614	28,900	32,475
	3	553,000	553,000	0	0	23,000	26,382	14,750	15,232	37,750	41,614	(524,100)	(520,525)
	4	0	0	0	0	23,000	26,382	14,750	15,232	37,750	41,614	28,900	32,475
1997	1	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	43,550	45,673
	2	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	43,550	45,673
	3	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	43,550	45,673
	4	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	43,550	45,673
1998	1	0	0	0	0	36,750	36,328	18,500	16,375	55,250	52,703	44,150	42,878
	2	0	0	0	0	36,750	36,328	18,500	16,375	55,250	52,703	44,150	42,878
	3	0	0	0	0	36,750	36,328	18,500	16,375	55,250	52,703	44,150	42,878
	4	0	0	0	0	36,750	36,328	18,500	16,375	55,250	52,703	44,150	42,878
1999	1	0	0	0	0	36,750	36,328	19,250	14,750	56,000	51,078	44,450	42,228
	2	0	0	0	0	36,750	36,328	19,250	14,750	56,000	51,078	44,450	42,228
	3	0	0	0	0	36,750	36,328	19,250	14,750	56,000	51,078	44,450	42,228
	4	0	0	0	0	36,750	36,328	19,250	14,750	56,000	51,078	44,450	42,228
2000	1	0	0	0	0	36,750	36,328	17,500	13,500	54,250	49,828	43,750	41,728
	2	0	0	0	0	36,750	36,328	17,500	13,500	54,250	49,828	43,750	41,728
	3	0	0	0	0	36,750	36,328	17,500	13,500	54,250	49,828	43,750	41,728
	4	0	0	0	0	36,750	36,328	17,500	13,500	54,250	49,828	43,750	41,728
2001	1	0	0	0	0	36,750	36,328	16,250	12,625	53,000	48,953	43,250	41,378
	2	0	0	0	0	36,750	36,328	16,250	12,625	53,000	48,953	43,250	41,378
	3	0	0	0	0	36,750	36,328	16,250	12,625	53,000	48,953	43,250	41,378
	4	0	0	0	0	36,750	36,328	16,250	12,625	53,000	48,953	43,250	41,378
2002	1	0	0	0	0	36,750	36,328	15,250	11,250	52,000	47,578	42,850	40,828
	2	0	0	0	0	36,750	36,328	15,250	11,250	52,000	47,578	42,850	40,828
	3	0	0	0	0	36,750	36,328	15,250	11,250	52,000	47,578	42,850	40,828
	4	0	0	0	0	36,750	36,328	15,250	11,250	52,000	47,578	42,850	40,828
2003	1	0	0	0	0	36,750	36,328	13,500	9,750	50,250	46,078	42,150	40,228
	2	0	0	0	0	36,750	36,328	13,500	9,750	50,250	46,078	42,150	40,228
	3	0	0	0	0	36,750	36,328	13,500	9,750	50,250	46,078	42,150	40,228
	4	0	0	0	0	36,750	36,328	13,500	9,750	50,250	46,078	42,150	40,228

ITC IX

Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2004	1	0	0	0	0	36,750	36,328	12,500	8,375	49,250	44,703	41,750	39,678
	2	0	0	0	0	36,750	36,328	12,500	8,375	49,250	44,703	41,750	39,678
	3	0	0	0	0	36,750	36,328	12,500	8,375	49,250	44,703	41,750	39,678
	4	0	0	0	0	36,750	36,328	12,500	8,375	49,250	44,703	41,750	39,678
2005	1	0	0	0	0	36,625	31,250	11,500	7,250	48,125	38,500	41,225	34,150
	2	0	0	0	0	36,625	31,250	11,500	7,250	48,125	38,500	41,225	34,150
	3	0	0	0	0	36,625	31,250	11,500	7,250	48,125	38,500	41,225	34,150
	4	0	0	0	0	36,625	31,250	11,500	7,250	48,125	38,500	41,225	34,150
2006	1	0	0	0	0	13,750	10,000	11,000	6,000	24,750	16,000	18,150	12,400
	2	0	0	0	0	13,750	10,000	11,000	6,000	24,750	16,000	18,150	12,400
	3	0	0	0	0	13,750	10,000	11,000	6,000	24,750	16,000	18,150	12,400
	4	0	0	0	0	13,750	10,000	11,000	6,000	24,750	16,000	18,150	12,400
2007	1	0	0	0	0	0	0	9,000	4,875	9,000	4,875	3,600	1,950
	2	0	0	0	0	0	0	9,000	4,875	9,000	4,875	3,600	1,950
	3	0	0	0	0	0	0	9,000	4,875	9,000	4,875	3,600	1,950
	4	0	0	0	0	0	0	9,000	4,875	9,000	4,875	3,600	1,950
2008	1	0	0	0	0	0	0	8,500	3,500	8,500	3,500	3,400	1,400
	2	0	0	0	0	0	0	8,500	3,500	8,500	3,500	3,400	1,400
	3	0	0	0	0	0	0	8,500	3,500	8,500	3,500	3,400	1,400
	4	0	0	0	0	0	0	8,500	3,500	8,500	3,500	3,400	1,400
2009	1	0	0	0	0	0	0	7,250	2,125	7,250	2,125	2,900	850
	2	0	0	0	0	0	0	7,250	2,125	7,250	2,125	2,900	850
	3	0	0	0	0	0	0	7,250	2,125	7,250	2,125	2,900	850
	4	0	0	0	0	0	0	7,250	2,125	7,250	2,125	2,900	850
2010	1	0	0	0	0	0	0	5,000	(750)	5,000	(750)	2,000	(300)
	2	0	0	0	0	0	0	5,000	(750)	5,000	(750)	2,000	(300)
	3	0	0	0	0	0	0	5,000	(750)	5,000	(750)	2,000	(300)
	4	0	0	0	0	0	0	5,000	(750)	5,000	(750)	2,000	(300)
2011	1	0	0	26,300	42,153	0	0	0	0	26,300	42,153	26,300	42,153
	2	0	0	26,300	42,153	0	0	0	0	26,300	42,153	26,300	42,153
	3	0	0	26,300	42,153	0	0	0	0	26,300	42,153	26,300	42,153
	4	0	0	26,300	42,153	0	0	0	0	26,300	42,153	26,300	42,153
		1,050,000	1,050,000	105,200	182,886	1,470,001	1,457,379	787,000	611,193	2,362,201	2,251,459	840,000	834,743
Actual as Percentage of Estimated						**99.14%**		**77.66%**		**95.31%**			
IRRs												**12.13%**	**12.81%**

ITC X
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1995	3	300,000	300,000	0	0	650	1,148	0	4,650	650	5,798	(299,350)	(296,992)
	4	0	0	0	0	650	1,148	0	4,650	650	5,798	650	3,008
1996	1			0	0	16,750	13,750	14,500	9,697	31,250	23,448	22,550	17,629
	2	300,000	300,000	0	0	16,750	13,750	14,500	9,697	31,250	23,448	(277,450)	(282,371)
	3	430,000	430,000	0	0	16,750	13,750	14,500	9,697	31,250	23,448	(407,450)	(412,371)
	4	0	0	0	0	16,750	13,750	14,500	9,697	31,250	23,448	22,550	17,629
1997	1	0	0	0	0	36,000	33,411	20,750	24,093	56,750	57,504	44,300	43,048
	2	0	0	0	13,000	36,000	33,411	20,750	24,093	56,750	70,504	44,300	56,048
	3	0	0	0	0	36,000	33,411	20,750	24,093	56,750	57,504	44,300	43,048
	4	0	0	0	0	36,000	33,411	20,750	24,093	56,750	57,504	44,300	43,048
1998	1	0	0	0	0	36,000	36,250	18,250	20,500	54,250	56,750	43,300	44,450
	2	0	0	0	2,000	36,000	36,250	18,250	20,500	54,250	58,750	43,300	46,450
	3	0	0	0	0	36,000	36,250	18,250	20,500	54,250	56,750	43,300	44,450
	4	0	0	0	0	36,000	36,250	18,250	20,500	54,250	56,750	43,300	44,450
1999	1	0	0	0	0	36,000	36,250	17,000	18,825	53,000	55,075	42,800	43,780
	2	0	0	0	0	36,000	36,250	17,000	18,825	53,000	55,075	42,800	43,780
	3	0	0	0	0	36,000	36,250	17,000	18,825	53,000	55,075	42,800	43,780
	4	0	0	0	0	36,000	36,250	17,000	18,825	53,000	55,075	42,800	43,780
2000	1	0	0	0	0	36,000	36,250	16,250	17,825	52,250	54,075	42,500	43,380
	2	0	0	0	0	36,000	36,250	16,250	17,825	52,250	54,075	42,500	43,380
	3	0	0	0	0	36,000	36,250	16,250	17,825	52,250	54,075	42,500	43,380
	4	0	0	0	0	36,000	36,250	16,250	17,825	52,250	54,075	42,500	43,380
2001	1	0	0	0	0	36,000	36,250	15,750	17,000	51,750	53,250	42,300	43,050
	2	0	0	0	0	36,000	36,250	15,750	17,000	51,750	53,250	42,300	43,050
	3	0	0	0	0	36,000	36,250	15,750	17,000	51,750	53,250	42,300	43,050
	4	0	0	0	0	36,000	36,250	15,750	17,000	51,750	53,250	42,300	43,050
2002	1	0	0	0	0	36,000	36,250	14,750	16,400	50,750	52,650	41,900	42,810
	2	0	0	0	0	36,000	36,250	14,750	16,400	50,750	52,650	41,900	42,810
	3	0	0	0	0	36,000	36,250	14,750	16,400	50,750	52,650	41,900	42,810
	4	0	0	0	0	36,000	36,250	14,750	16,400	50,750	52,650	41,900	42,810
2003	1	0	0	0	0	36,000	36,250	12,750	15,250	48,750	51,500	41,100	42,350
	2	0	0	0	0	36,000	36,250	12,750	15,250	48,750	51,500	41,100	42,350
	3	0	0	0	0	36,000	36,250	12,750	15,250	48,750	51,500	41,100	42,350
	4	0	0	0	0	36,000	36,250	12,750	15,250	48,750	51,500	41,100	42,350
2004	1	0	0	0	0	36,000	36,250	11,750	14,000	47,750	50,250	40,700	41,850
	2	0	0	0	0	36,000	36,250	11,750	14,000	47,750	50,250	40,700	41,850

ITC X
Projected Holding Period IRR

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
2004	3	0	0	0	0	36,000	36,250	11,750	14,000	47,750	50,250	40,700	41,850
	4	0	0	0	0	36,000	36,250	11,750	14,000	47,750	50,250	40,700	41,850
2005	1	0	0	0	0	35,675	35,950	11,250	13,600	46,925	49,550	40,175	41,390
	2	0	0	0	0	35,675	35,950	11,250	13,600	46,925	49,550	40,175	41,390
	3	0	0	0	0	35,675	35,950	11,250	13,600	46,925	49,550	40,175	41,390
	4	0	0	0	0	35,675	35,950	11,250	13,600	46,925	49,550	40,175	41,390
2006	1	0	0	0	0	19,250	22,500	10,000	13,000	29,250	35,500	23,250	27,700
	2	0	0	0	0	19,250	22,500	10,000	13,000	29,250	35,500	23,250	27,700
	3	0	0	0	0	19,250	22,500	10,000	13,000	29,250	35,500	23,250	27,700
	4	0	0	0	0	19,250	22,500	10,000	13,000	29,250	35,500	23,250	27,700
2007	1	0	0	0	0	0	2,875	8,750	12,050	8,750	14,925	3,500	7,695
	2	0	0	0	0	0	2,875	8,750	12,050	8,750	14,925	3,500	7,695
	3	0	0	0	0	0	2,875	8,750	12,050	8,750	14,925	3,500	7,695
	4	0	0	0	0	0	2,875	8,750	12,050	8,750	14,925	3,500	7,695
2008	1	0	0	0	0	0	13	8,000	11,375	8,000	11,388	3,200	4,562
	2	0	0	0	0	0	13	8,000	11,375	8,000	11,388	3,200	4,562
	3	0	0	0	0	0	13	8,000	11,375	8,000	11,388	3,200	4,562
	4	0	0	0	0	0	13	8,000	11,375	8,000	11,388	3,200	4,562
2009	1	0	0	0	0	0	13	6,000	10,425	6,000	10,438	2,400	4,182
	2	0	0	0	0	0	13	6,000	10,425	6,000	10,438	2,400	4,182
	3	0	0	0	0	0	13	6,000	10,425	6,000	10,438	2,400	4,182
	4	0	0	0	0	0	13	6,000	10,425	6,000	10,438	2,400	4,182
2010	1	0	0	0	0	0	13	5,000	9,250	5,000	9,263	2,000	3,712
	2	0	0	0	0	0	13	5,000	9,250	5,000	9,263	2,000	3,712
	3	0	0	0	0	0	13	5,000	9,250	5,000	9,263	2,000	3,712
	4	0	0	0	0	0	13	5,000	9,250	5,000	9,263	2,000	3,712
2011	1	0	0	26,700	0	0	13	0	3,375	26,700	3,388	26,700	1,362
	2	0	0	26,700	0	0	13	0	3,375	26,700	3,388	26,700	1,362
	3	0	0	26,700	0	0	13	0	3,375	26,700	3,388	26,700	1,362
	4	0	0	26,700	0	0	13	0	3,375	26,700	3,388	26,700	1,362
2012	1	0	0	0	11,404	0	0	0	0	0	11,404	0	11,404
	2	0	0	0	11,404	0	0	0	0	0	11,404	0	11,404
	3	0	0	0	11,404	0	0	0	0	0	11,404	0	11,404
	4	0	0	0	11,404	0	0	0	0	0	11,404	0	11,404
		1,030,000	1,030,000	106,800	60,615	1,440,000	1,451,440	763,000	915,962	2,309,800	2,428,017	822,000	848,440
Actual as Percentage of Estimated						**100.79%**		**120.05%**		**105.12%**			
IRRs												11.96%	12.34%

ITC I

IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1990	3	750,000	750,000	0	0	11,500	11,886	2,600	6,121	14,100	18,007	(735,900)	(731,993)
	4	0	0	0	0	11,500	11,886	2,600	6,121	14,100	18,007	14,100	18,007
1991	1	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
	2	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
	3	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
	4	0	0	0	0	25,000	21,541	4,000	9,615	29,000	31,156	29,000	31,156
1992	1	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
	2	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
	3	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
	4	0	0	0	0	27,500	29,471	10,000	13,284	37,500	42,755	37,500	42,755
1993	1	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
	2	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
	3	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
	4	0	0	0	0	27,500	29,624	14,000	11,167	41,500	40,791	41,500	40,791
1994	1	0	0	0	0	27,500	29,769	14,000	11,131	41,500	40,900	41,500	40,900
	2	0	0	5,000	0	27,500	29,769	14,000	11,131	46,500	40,900	46,500	40,900
	3	0	0	0	0	27,500	29,769	14,000	11,131	41,500	40,900	41,500	40,900
	4	0	0	0	0	27,500	29,769	14,000	11,131	41,500	40,900	41,500	40,900
1995	1	0	0	0	0	27,500	29,769	14,000	10,753	41,500	40,522	41,500	40,522
	2	0	0	7,000	0	27,500	29,737	14,000	10,753	48,500	40,490	48,500	40,490
	3	0	0	0	0	27,500	29,737	14,000	10,753	41,500	40,490	41,500	40,490
	4	0	0	0	0	27,500	29,737	14,000	10,753	41,500	40,490	41,500	40,490
1996	1	0	0	0	0	27,500	29,735	14,000	12,077	41,500	41,812	41,500	41,812
	2	0	0	9,000	0	27,500	29,735	14,000	12,077	50,500	41,812	50,500	41,812
	3	0	0	0	0	27,500	29,735	14,000	12,077	41,500	41,812	41,500	41,812
	4	0	0	0	0	27,500	29,735	14,000	12,077	41,500	41,812	41,500	41,812
1997	1	0	0	0	0	27,500	29,229	14,000	10,586	41,500	39,815	41,500	39,815
	2	0	0	10,000	0	27,500	29,229	14,000	10,586	51,500	39,815	51,500	39,815
	3	0	0	0	0	27,500	29,229	14,000	10,586	41,500	39,815	41,500	39,815
	4	0	0	0	0	27,500	29,229	14,000	10,586	41,500	39,815	41,500	39,815
1998	1	0	0	0	0	27,500	28,250	12,000	11,000	39,500	39,250	39,500	39,250
		750,000	750,000	21,000	0	810,500	848,478	353,200	337,694	1,194,700	1,186,172	444,700	436,172
Actual as Percentage of Estimated						**104.69%**		**95.61%**		**99.29%**			
IRRs												**12.90%**	**13.26%**

ITC II

IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1991	3	680,000	680,000	0	0	3,000	6,251	4,800	4,948	7,800	11,199	(672,200)	(668,801)
	4	0	0	0	0	3,000	6,251	4,800	4,948	7,800	11,199	7,800	11,199
1992	1	0	0	0	0	15,000	14,209	8,000	4,356	23,000	18,565	23,000	18,565
	2	0	0	0	13,048	15,000	14,209	8,000	4,356	23,000	31,613	23,000	31,613
	3	0	0	0	0	15,000	14,209	8,000	4,356	23,000	18,565	23,000	18,565
	4	0	0	0	0	15,000	14,209	8,000	4,356	23,000	18,565	23,000	18,565
1993	1	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
	2	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
	3	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
	4	0	0	0	0	27,500	28,134	9,000	8,286	36,500	36,420	36,500	36,420
1994	1	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
	2	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
	3	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
	4	0	0	0	0	27,500	31,288	9,000	8,677	36,500	39,965	36,500	39,965
1995	1	0	0	0	0	27,500	31,666	9,000	7,407	36,500	39,073	36,500	39,073
	2	0	0	0	0	27,500	31,666	9,000	7,407	36,500	39,073	36,500	39,073
	3	0	0	0	0	27,500	31,666	9,000	7,407	36,500	39,073	36,500	39,073
	4	0	0	0	15,000	27,500	31,666	9,000	7,407	36,500	54,073	36,500	54,073
1996	1	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
	2	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
	3	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
	4	0	0	0	0	27,500	31,642	9,000	8,112	36,500	39,754	36,500	39,754
1997	1	0	0	0	0	27,500	31,294	8,500	7,164	36,000	38,458	36,000	38,458
	2	0	0	3,000	9,237	27,500	31,294	8,500	7,164	39,000	47,695	39,000	47,695
	3	0	0	0	0	27,500	31,294	8,500	7,164	36,000	38,458	36,000	38,458
	4	0	0	0	0	27,500	31,294	8,500	7,164	36,000	38,458	36,000	38,458
1998	1	0	0	0	0	27,500	30,000	7,500	6,900	35,000	36,900	35,000	36,900
		680,000	680,000	3,000	37,285	643,500	715,434	227,100	192,804	873,600	945,523	193,600	265,523
Actual as Percentage of Estimated						**111.18%**		**84.90%**		**108.23%**			
IRRs												7.45%	9.87%

ITC III
IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1992	2	690,000	690,000	0	0	3,333	11,520	4,000	5,019	7,333	16,539	(682,667)	(673,461)
	3	0	0	0	0	3,333	11,520	4,000	5,019	7,333	16,539	7,333	16,539
	4	0	0	0	0	3,333	11,520	4,000	5,019	7,333	16,539	7,333	16,539
1993	1	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
	2	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
	3	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
	4	0	0	0	0	15,000	14,037	8,000	3,541	23,000	17,578	23,000	17,578
1994	1	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
	2	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
	3	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
	4	0	0	0	0	27,500	25,449	10,000	5,827	37,500	31,276	37,500	31,276
1995	1	0	0	0	0	27,500	31,992	9,500	7,375	37,000	39,367	37,000	39,367
	2	0	0	0	1,174	27,500	31,992	9,500	7,375	37,000	40,541	37,000	40,541
	3	0	0	0	0	27,500	31,992	9,500	7,375	37,000	39,367	37,000	39,367
	4	0	0	0	0	27,500	31,992	9,500	7,375	37,000	39,367	37,000	39,367
1996	1	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
	2	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
	3	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
	4	0	0	0	0	27,500	31,992	9,000	6,580	36,500	38,572	36,500	38,572
1997	1	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
	2	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
	3	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
	4	0	0	0	0	27,500	31,986	9,000	5,736	36,500	37,722	36,500	37,722
1998	1	0	0	0	0	27,500	31,625	9,000	5,700	36,500	37,325	36,500	37,325
		690,000	690,000	0	1,174	537,499	608,009	203,000	136,993	740,499	746,176	50,499	56,176
Actual as Percentage of Estimated						**113.12%**		**67.48%**		**100.77%**			
IRRs												**2.17%**	**2.41%**

ITC IV
IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1993	1	720,000	720,000	0	0	1,083	1,485	520	996	1,603	2,481	(718,397)	(717,519)
	2	0	0	0	0	1,083	1,485	520	996	1,603	2,481	1,603	2,481
	3	0	0	0	0	1,083	1,485	520	996	1,603	2,481	1,603	2,481
	4	0	0	0	0	1,083	1,485	520	996	1,603	2,481	1,603	2,481
1994	1	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
	2	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
	3	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
	4	0	0	0	0	15,000	17,720	5,400	3,944	20,400	21,664	20,400	21,664
1995	1	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
	2	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
	3	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
	4	0	0	0	0	28,750	30,908	6,500	5,380	35,250	36,288	35,250	36,288
1996	1	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
	2	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
	3	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
	4	0	0	0	0	30,875	31,060	5,700	5,989	36,575	37,049	36,575	37,049
1997	1	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
	2	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
	3	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
	4	0	0	0	0	30,875	31,047	5,300	5,874	36,175	36,921	36,175	36,921
1998	1	0	0	0	0	30,875	31,000	4,500	4,500	35,375	35,500	35,375	35,500
		720,000	720,000	0	0	457,207	479,880	98,180	93,232	555,387	573,112	(164,613)	(146,888)
Actual as Percentage of Estimated						104.96%		94.96%		103.19%			
IRRs												-7.76%	-6.93%

ITC V

IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1993	3	750,000	750,000	0	0	0	0	0	886	0	886	(750,000)	(749,114)
	4	0	0	0	0	0	0	0	886	0	886	0	886
1994	1	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
	2	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
	3	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
	4	0	0	0	0	7,500	8,735	1,000	1,088	8,500	9,823	8,500	9,823
1995	1	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
	2	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
	3	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
	4	0	0	0	0	27,500	28,383	6,000	5,645	33,500	34,028	33,500	34,028
1996	1	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
	2	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
	3	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
	4	0	0	0	0	30,000	31,252	6,000	6,358	36,000	37,610	36,000	37,610
1997	1	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
	2	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
	3	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
	4	0	0	0	0	30,000	30,831	4,500	5,010	34,500	35,841	34,500	35,841
1998	1	0	0	0	0	30,000	30,375	4,500	4,800	34,500	35,175	34,500	35,175
		750,000	750,000	0	0	410,000	427,179	74,500	78,976	484,500	506,155	(265,500)	(243,845)
Actual as Percentage of Estimated						**104.19%**		**106.01%**		**104.47%**			
IRRs												-13.81%	-12.63%

ITC VI

IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal and State Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1993	4	813,000	813,000	0	0	0	0	1,640	3,373	1,640	3,373	(811,360)	(809,627)
1994	1	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	13,525	62,071
	2	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	13,525	62,071
	3	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	13,525	62,071
	4	0	0	0	0	6,250	27,436	7,275	34,635	13,525	62,071	13,525	62,071
1995	1	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	81,560	79,369
	2	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	81,560	79,369
	3	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	81,560	79,369
	4	0	0	0	0	37,500	36,326	44,060	43,043	81,560	79,369	81,560	79,369
1996	1	0	0	0	0	40,000	41,560	45,945	47,901	85,945	89,461	85,945	89,461
	2	0	0	0	0	40,000	41,560	45,945	47,901	85,945	89,461	85,945	89,461
	3	0	0	0	0	40,000	41,560	45,945	47,901	85,945	89,461	85,945	89,461
	4	0	0	0	7,805	40,000	41,560	45,945	47,901	85,945	97,266	85,945	97,266
1997	1	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	85,125	73,358
	2	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	85,125	73,358
	3	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	85,125	73,358
	4	0	0	0	0	40,000	33,794	45,125	39,564	85,125	73,358	85,125	73,358
1998	1	0	0	0	0	31,250	32,204	35,658	36,611	66,908	68,815	66,908	68,815
		813,000	813,000	0	7,805	526,250	588,668	606,918	700,556	1,133,168	1,297,029	320,168	484,029
Actual as Percentage of Estimated							**111.86%**		**115.43%**		**114.46%**		
IRRs												13.80%	24.18%

ITC VII
IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1994	2	725,000	725,000	0	0	0	1,688	0	(956)	0	732	(725,000)	(724,268)
	3	0	0	0	0	0	1,688	0	(956)	0	732	0	732
	4	0	0	0	0	0	1,688	0	(956)	0	732	0	732
1995	1	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
	2	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
	3	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
	4	0	0	0	0	11,250	9,605	1,200	1,758	12,450	11,363	12,450	11,363
1996	1	0	0	0	0	26,250	26,494	5,400	6,566	31,650	33,060	31,650	33,060
	2	0	0	0	0	26,250	26,494	5,400	6,566	31,650	33,060	31,650	33,060
	3	0	0	0	0	26,250	26,494	5,400	6,566	31,650	33,060	31,650	33,060
	4	0	0	0	2,023	26,250	26,494	5,400	6,566	31,650	35,083	31,650	35,083
1997	1	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
	2	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
	3	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
	4	0	0	0	0	27,500	27,847	4,900	6,480	32,400	34,327	32,400	34,327
1998	1	0	0	0	0	27,500	27,750	4,500	4,400	32,000	32,150	32,000	32,150
		725,000	725,000	0	2,023	287,500	288,598	50,500	60,748	338,000	351,369	(387,000)	(373,631)
Actual as Percentage of Estimated						**100.38%**		**120.29%**		**103.96%**			
IRRs												-25.32%	-24.17%

ITC VIII
IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1994	4	956,700	956,700	0	0	0	0	0	256	0	256	(956,700)	(956,444)
1995	1	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
	2	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
	3	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
	4	0	0	0	0	2,500	9,168	1,000	1,081	3,500	10,249	3,500	10,249
1996	1	0	0	0	0	30,000	35,042	6,900	8,503	36,900	43,545	36,900	43,545
	2	0	0	0	0	30,000	35,042	6,900	8,503	36,900	43,545	36,900	43,545
	3	0	0	0	0	30,000	35,042	6,900	8,503	36,900	43,545	36,900	43,545
	4	0	0	0	16,026	30,000	35,042	6,900	8,503	36,900	59,571	36,900	59,571
1997	1	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
	2	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
	3	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
	4	0	0	0	0	36,250	35,958	6,700	8,626	42,950	44,584	42,950	44,584
1998	1	0	0	0	0	36,250	35,875	6,300	7,090	42,550	42,965	42,550	42,965
		956,700	956,700	0	16,026	311,250	356,547	64,700	80,186	375,950	452,759	(580,750)	(503,941)
Actual as Percentage of Estimated						**114.55%**		**123.94%**		**120.43%**			
IRRs												**-33.08%**	**-28.91%**

ITC IX
IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1995	2	147,000	147,000	0	0	167	8,116	0	6,104	167	14,220	(146,833)	(132,780)
	3	0	0	0	0	167	8,116	0	6,104	167	14,220	167	14,220
	4	350,000	350,000	0	14,273	167	8,116	0	6,104	167	28,493	(349,833)	(321,507)
1996	1	0	0	0	0	23,000	26,382	14,750	15,232	37,750	41,614	37,750	41,614
	2	0	0	0	0	23,000	26,382	14,750	15,232	37,750	41,614	37,750	41,614
	3	553,000	553,000	0	0	23,000	26,382	14,750	15,232	37,750	41,614	(515,250)	(511,386)
	4	0	0	0	0	23,000	26,382	14,750	15,232	37,750	41,614	37,750	41,614
1997	1	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	53,750	59,691
	2	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	53,750	59,691
	3	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	53,750	59,691
	4	0	0	0	0	36,750	36,328	17,000	23,363	53,750	59,691	53,750	59,691
1998	1	0	0	0	0	36,750	36,328	18,500	16,375	55,250	52,703	55,250	52,703
		1,050,000	1,050,000	0	14,273	276,251	311,516	145,500	189,067	421,751	514,856	(628,249)	(535,144)
Actual as Percentage of Estimated						**112.77%**		**129.94%**		**122.08%**			
IRRs												**-56.61%**	**-52.42%**

ITC X
IRR - Inception to 3/31/98

		Capital Investment		Cash Distribution		Federal Tax Credits		Tax Losses		Net After Tax Benefit		IRR Flows	
		Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
1995	3	300,000	300,000	0	0	650	1,148	0	4,650	650	5,798	(299,350)	(294,202)
	4	0	0	0	0	650	1,148	0	4,650	650	5,798	650	5,798
1996	1	0	0	0	0	16,750	13,750	14,500	9,697	31,250	23,447	31,250	23,447
	2	300,000	300,000	0	0	16,750	13,750	14,500	9,697	31,250	23,447	(268,750)	(276,553)
	3	430,000	430,000	0	0	16,750	13,750	14,500	9,697	31,250	23,447	(398,750)	(406,553)
	4	0	0	0	0	16,750	13,750	14,500	9,697	31,250	23,447	31,250	23,447
1997	1	0	0	0	0	36,000	33,411	20,750	24,093	56,750	57,504	56,750	57,504
	2	0	0	0	13,000	36,000	33,411	20,750	24,093	56,750	70,504	56,750	70,504
	3	0	0	0	0	36,000	33,411	20,750	24,093	56,750	57,504	56,750	57,504
	4	0	0	0	0	36,000	33,411	20,750	24,093	56,750	57,504	56,750	57,504
1998	1	0	0	0	0	36,000	36,250	18,250	20,500	54,250	56,750	54,250	56,750
		1,030,000	1,030,000	0	13,000	248,300	227,190	159,250	164,960	407,550	405,150	(622,450)	(624,850)
Actual as Percentage of Estimated						**91.50%**		**103.59%**		**99.41%**			
IRRs												**-57.23%**	**-56.50%**