

EXHIBIT A - Compensation

Acquisition Price: \$300,000 Completed under original MOU

Initial Start Up/One-Time Fees (billed once)

a. Building Improvements:	\$35,000	Covered Under this MOU
b. Furniture/Fixtures	\$8,000	Covered Under this MOU

Regular Total Annual Charges (billed monthly):

a. Staffing	\$4,500
b. Asset Mgmt fee	\$5,000
c. Electricity	\$2,400
d. Gas	\$700
e. Water	\$1,200
f. Sewer	\$500
g. Alarm System	\$360
h. Cable	\$1,200
i. Garbage/Trash	\$500
j. Materials/Supplies	\$900
k. Regular Repairs	\$300
l. Pest Control	\$1,416
m. Insurance	\$750
n. Damages/Capital Reserve	\$4,000
o. Resident Liaison	\$600
p. Rent Ready Curriculum	\$2,724

TOTAL \$27,000