

**EXHIBIT C  
PURCHASE PRICES AND SHARE ALLOCATIONS**

205 East 10th Street  
New York, New York

Apt. (1)	Status (1)	Rooms & Baths (2)	Share Allo- cations (3)	Total Cash Purchase Price by Tenants at \$175 per Share (4)	Total Cash Purchase Price by Non-Tenants at \$350 per Share (4)	Approximate Amount of Mortgage Allocable to Shares at \$94.6611 per Share (5)	Estimated Annual Maintenance Charges at \$18.811 per Share (6)	Estimated Monthly Maintenance Charges at \$1.5676 per Share (6)	Estimated Annual Income Tax Deduction at \$11.8788 per Share (7)
1-A	S	3-1	370	\$64,750	\$129,500	\$35,024.61	\$6,960.07	\$580.01	\$4,395.16
2-A	S	4-1	429	75,075	150,150	40,609.61	8,069.92	672.50	5,096.01
3-A	S	4-1	433	75,775	151,550	40,988.26	8,145.16	678.77	5,143.52
4-A	S	4-1	437	76,475	152,950	41,366.90	8,220.41	685.04	5,191.04
5-A	S	4-1	441	77,175	154,350	41,745.55	8,295.65	691.31	5,238.55
6-A	S	4-1	445	77,875	155,750	42,124.19	8,370.90	697.58	5,286.07
1-B	S	4-1 1/2	374	65,450	130,900	35,403.25	7,035.31	586.28	4,442.67
2-B	S	4-1	429	75,075	150,150	40,609.61	8,069.92	672.50	5,096.01
3-B	S	4-1	433	75,775	151,550	40,988.26	8,145.16	678.77	5,143.52
4-B	S	4-1	437	76,475	152,950	41,366.90	8,220.41	685.04	5,191.04
5-B	C	4-1	441	77,175	154,350	41,745.55	8,295.65	691.31	5,238.55
6-B	C	4-1	445	77,875	155,750	42,124.19	8,370.90	697.58	5,286.07
1-C	S	2-1	187	32,725	65,450	17,701.63	3,517.66	293.14	2,221.34
2-C	S	3-1	313	54,775	109,550	29,628.92	5,887.84	490.66	3,718.06
3-C	S	3-1	316	55,300	110,600	29,912.91	5,944.28	495.36	3,753.70
4-C	C	3-1	319	55,825	111,650	30,196.89	6,000.71	500.06	3,789.34
5-C	S	3-1	322	56,350	112,700	30,480.87	6,057.14	504.77	3,824.97
6-C	C	3-1	325	56,875	113,750	30,764.86	6,113.58	509.47	3,860.61

All charges are based on a projected first year of operation from July 1, 1989 to June 30, 1990.

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1-D	S	3 1/2-1	319	\$55,825	\$111,650	\$30,196.89	\$6,000.71	\$500.06	\$3,789.34
2-D	S	3 1/2-1	343	60,025	120,050	32,468.76	6,452.17	537.69	4,074.43
3-D	S	3 1/2-1	346	60,550	121,100	32,752.74	6,508.61	542.39	4,110.06
4-D	S	3 1/2-1	349	61,075	122,150	33,036.72	6,565.04	547.09	4,145.70
5-D	S	3 1/2-1	352	61,600	123,200	33,320.71	6,621.47	551.80	4,181.34
6-D	S	3 1/2-1	355	62,125	124,250	33,604.69	6,677.91	556.50	4,216.97
1-E	S	2 1/2-1	249	43,575	87,150	23,570.61	4,683.94	390.33	2,957.82
2-E	C	2 1/2-1	267	46,725	93,450	25,274.51	5,022.54	418.55	3,171.64
3-E	S	2 1/2-1	269	47,075	94,150	25,463.84	5,060.16	421.68	3,195.40
4-E	C	2 1/2-1	271	47,425	94,850	25,653.16	5,097.78	424.82	3,219.15
5-E	S	2 1/2-1	273	47,775	95,550	25,842.48	5,135.40	427.95	3,242.91
6-E	S	2 1/2-1	275	48,125	96,250	26,031.80	5,173.03	431.09	3,266.67
<b>TOTAL</b>			<b>10,564</b>	<b>\$1,848,700</b>	<b>\$3,697,400</b>	<b>\$999,999.86</b>	<b>\$198,719.40</b>	<b>\$16,560.13</b>	<b>\$125,487.64</b>

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