

FYI

-----Original Message-----

From: Elaine Hoskin

Sent: Thursday, September 19, 2002 9:17 AM

To: Senior Leadership Team

Cc: Kimberly Lukes

Subject: Updated Metro Income Opportunities. Please review. Thanks.

Metro Q4 Income Opportunities FY2002 Progress Report *

09-19 Update

Completed	Revised Estimates	Follow-up	Progress, Next Steps
able Real Estate Deals		CPS	
William	10,000		- Includes Denver, 5J, Everett. On track for potential Q4 closing.
Monogram Homes	2,600		- Sale of optioned parcel
Dokane Valley Plaza	3,000		- Not likely, but still possible
REAL ESTATE SUBTOTAL	15,600		
Potential Income			
PAC Amortization	?????	BN	- Additional above \$5MM already in 09/12/02 FYI Projections
Vol Amort. Of Net Def. es	0 - 1,500	TS	- Need to calc and get methodology by off by E&Y
OTHER INCOME SUBTOTAL	0 - 1,500		
AL R/E and OTHER	15,700 - 17,300		

5/19/2004

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Realized to Date	DONE	
Interco Lottery Sale	2,676	
Bond Sales	2,800	+200 from last update
New, amortized equity kickers	1,200	
TOTAL REALIZED	6,676	

***Does Not Include In Impairments; Excludes Items Realized in Q3**