

Schedule F

Recovery Analysis

(\$ in thousands)

Value Available for Distribution

Cash - Senior Lender Collateral
UMBC Value
Cedar Crest Receivable - Senior Lender Collateral
Unencumbered Asset Value
Total Value Available for Distribution

Distributable Value	
Amount	Percentage
\$ 110,459	85.7%
12,300	9.5%
3,138	2.4%
3,000	2.3%
\$ 128,897	100.0%

Recovery Analysis

Super Priority Claims

	Claim	Amount	Percentage
DIP Borrowings	\$ 4,148	\$ 4,148	100.0%
Tax Claims	366	366	100.0%
Total Super Priority / Admin	<u>4,514</u>	<u>4,514</u>	100.0%

Remaining Value Available for Distribution

124,383

Admin Claims

Wind Down Costs	3,000	3,000	100.0%
Transaction Fees & Other Admin Claims	<u>8,666</u>	<u>8,666</u>	100.0%
Total Admin	<u>11,666</u>	<u>11,666</u>	100.0%

Remaining Value Available for Distribution

112,718

Secured Claims

Corporate Headquarters Mortgage	1,203	1,203	100.0%
Corporate Revolver	190,348	93,855	49.3%
UMBC Debt	18,401	12,300	66.8%
Interest Rate Swap	<u>4,787</u>	<u>2,360</u>	49.3%
Total Senior Secured	<u>214,739</u>	<u>109,718</u>	51.1%

Remaining Value Available for Distribution

3,000

Unsecured Claims

Unsecured Creditor Trust ⁽¹⁾	<u>196,670</u>	<u>3,000</u>	TBD
Total Unsecured	<u>196,670</u>	<u>3,000</u>	TBD

Remaining Value Available for Distribution

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Subordinate Unsecured Claims

Employees (GPP)	<u>38,822</u>	<u>-</u>	0.0%
Total Subordinate Unsecured	<u>38,822</u>	<u>-</u>	0.0%

Total

\$ 466,409	\$ 128,897	TBD
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(1) Represents estimated amount of general unsecured claims and distribution of proceeds to fund the Creditor Trust.
The ultimate recoveries from the Creditor Trust cannot be determined at this time.

(\$ in thousands)

	Ashburn (Ashby Ponds)			Columbus (Hickory Chase)			Concord (Maris Grove)		
Total Value Available for Distribution	\$ 178,036			\$ -			\$ 277,457		
	Claim	Rec.	Rec. %	Claim	Rec.	Rec. %	Claim	Rec.	Rec. %
<u>Super Priority Claims</u>									
DIP Borrowings	\$ 1,033	\$ 1,033	100.0%	\$ -	\$ -	0.0%	\$ 2,008	\$ 2,008	100.0%
STD/TIF Bond (Net of Reserves)	-	-	0.0%	-	-	0.0%	-	-	0.0%
Total Super Priority	1,033	1,033	100.0%	-	-	0.0%	2,008	2,008	100.0%
<u>Admin Claims</u>									
Transaction Fees & Other Admin Claims	6,227	6,227	100.0%	-	-	0.0%	5,421	5,421	100.0%
Local Taxes Outstanding	677	677	100.0%	-	-	0.0%	2,090	2,090	100.0%
Construction G.C. Payable	2,467	2,467	100.0%	-	-	0.0%	-	-	0.0%
Total Admin	9,372	9,372	100.0%	-	-	0.0%	7,511	7,511	100.0%
<u>Senior Secured Claims</u>									
Other Senior Secured Debt	-	-	0.0%	-	-	0.0%	-	-	0.0%
Construction Loan	62,269	60,516	97.2%	47,795	-	0.0%	65,092	62,810	96.5%
Total Senior Secured	62,269	60,516	97.2%	47,795	-	0.0%	65,092	62,810	96.5%
<u>Secured Claims</u>									
Purchase Option Deposit	-	-	0.0%	-	-	0.0%	-	-	0.0%
Mortgage Payable (NFP)	107,115	107,115	100.0%	-	-	0.0%	204,128	204,128	100.0%
Total Secured	107,115	107,115	100.0%	-	-	0.0%	204,128	204,128	100.0%
<u>Junior Secured Claims</u>									
Sub Debt Liability	52,672	-	0.0%	23,254	-	0.0%	26,336	1,000	3.8%
Total Junior Secured	52,672	-	0.0%	23,254	-	0.0%	26,336	1,000	3.8%
<u>Unsecured Claims</u>									
Intercompany/Affiliates	8,555	-	0.0%	2,920	-	0.0%	18,070	-	0.0%
Accounts Payable and Accrued	187	-	0.0%	9,189	-	0.0%	14	-	0.0%
Total Unsecured	8,742	-	0.0%	12,109	-	0.0%	18,084	-	0.0%
Total	\$ 241,203	\$ 178,036	73.8%	\$ 83,158	\$ -	0.0%	\$ 323,159	\$ 277,457	85.9%

(\$ in thousands)

	Dallas (Highland Springs)			Houston (Eagle's Trace)			Kansas (Tallgrass Creek)		
Total Value Available for Distribution	\$ 115,217			\$ 99,314			\$ 53,538		
	Claim	Rec.	Rec. %	Claim	Rec.	Rec. %	Claim	Rec.	Rec. %
<u>Super Priority Claims</u>									
DIP Borrowings	\$ 827	\$ 827	100.0%	\$ 967	\$ 967	100.0%	\$ 669	\$ 669	100.0%
STD/TIF Bond (Net of Reserves)	-	-	0.0%	-	-	0.0%	14,950	14,950	100.0%
Total Super Priority	827	827	100.0%	967	967	100.0%	15,619	15,619	100.0%
<u>Admin Claims</u>									
Transaction Fees & Other Admin Claims	2,404	2,404	100.0%	1,149	1,149	100.0%	-	-	0.0%
Local Taxes Outstanding	1,767	1,767	100.0%	1,651	1,651	100.0%	2,224	2,224	100.0%
Construction G.C. Payable	-	-	0.0%	-	-	0.0%	-	-	0.0%
Total Admin	4,171	4,171	100.0%	2,800	2,800	100.0%	2,224	2,224	100.0%
<u>Senior Secured Claims</u>									
Other Senior Secured Debt	4,154	3,440	82.8%	-	-	0.0%	-	-	0.0%
Construction Loan	55,328	19,801	35.8%	44,541	7,032	15.8%	63,183	2,210	3.5%
Total Senior Secured	59,481	23,241	39.1%	44,541	7,032	15.8%	63,183	2,210	3.5%
<u>Secured Claims</u>									
Purchase Option Deposit	-	-	0.0%	-	-	0.0%	-	-	0.0%
Mortgage Payable (NFP)	86,978	86,978	100.0%	88,515	88,515	100.0%	33,484	33,484	100.0%
Total Secured	86,978	86,978	100.0%	88,515	88,515	100.0%	33,484	33,484	100.0%
<u>Junior Secured Claims</u>									
Sub Debt Liability	19,319	-	0.0%	25,300	-	0.0%	27,527	-	0.0%
Total Junior Secured	19,319	-	0.0%	25,300	-	0.0%	27,527	-	0.0%
<u>Unsecured Claims</u>									
Intercompany/Affiliates	12,078	-	0.0%	36,398	-	0.0%	14,782	-	0.0%
Accounts Payable and Accrued	20	-	0.0%	22	-	0.0%	5	-	0.0%
Total Unsecured	12,098	-	0.0%	36,420	-	0.0%	14,788	-	0.0%
Total	\$ 182,874	\$ 115,217	63.0%	\$ 198,543	\$ 99,314	50.0%	\$ 156,825	\$ 53,538	34.1%

(\$ in thousands)

	Littleton (Wind Crest)			Novi (Fox Run)			Warminster (Ann's Choice)		
Total Value Available for Distribution	\$ 208,156			\$ 197,796			\$ 364,672		
	Claim	Rec.	Rec. %	Claim	Rec.	Rec. %	Claim	Rec.	Rec. %
<u>Super Priority Claims</u>									
DIP Borrowings	\$ 3,448	\$ 3,448	100.0%	\$ 1,080	\$ 1,080	100.0%	\$ -	\$ -	0.0%
STD/TIF Bond (Net of Reserves)	-	-	0.0%	-	-	0.0%	-	-	0.0%
Total Super Priority	3,448	3,448	100.0%	1,080	1,080	100.0%	-	-	0.0%
<u>Admin Claims</u>									
Transaction Fees & Other Admin Claims	5,057	5,057	100.0%	3,311	3,311	100.0%	-	-	0.0%
Local Taxes Outstanding	1,227	1,227	100.0%	2,842	2,842	100.0%	-	-	0.0%
Construction G.C. Payable	-	-	0.0%	-	-	0.0%	-	-	0.0%
Total Admin	6,284	6,284	100.0%	6,153	6,153	100.0%	-	-	0.0%
<u>Senior Secured Claims</u>									
Other Senior Secured Debt	-	-	0.0%	-	-	0.0%	-	-	0.0%
Construction Loan	63,004	53,934	85.6%	31,871	25,060	78.6%	-	-	0.0%
Total Senior Secured	63,004	53,934	85.6%	31,871	25,060	78.6%	-	-	0.0%
<u>Secured Claims</u>									
Purchase Option Deposit	-	-	0.0%	-	-	0.0%	75,000	75,000	100.0%
Mortgage Payable (NFP)	141,340	141,340	100.0%	165,504	165,504	100.0%	276,759	276,759	100.0%
Total Secured	141,340	141,340	100.0%	165,504	165,504	100.0%	351,759	351,759	100.0%
<u>Junior Secured Claims</u>									
Sub Debt Liability	26,331	3,150	12.0%	18,716	-	0.0%	19,500	12,912	66.2%
Total Junior Secured	26,331	3,150	12.0%	18,716	-	0.0%	19,500	12,912	66.2%
<u>Unsecured Claims</u>									
Intercompany/Affiliates	9,143	-	0.0%	33,841	-	0.0%	3,706	-	0.0%
Accounts Payable and Accrued	47	-	0.0%	78	-	0.0%	78	-	0.0%
Total Unsecured	9,191	-	0.0%	33,919	-	0.0%	3,784	-	0.0%
Total	\$ 249,598	\$ 208,156	83.4%	\$ 257,242	\$ 197,796	76.9%	\$ 375,043	\$ 364,672	97.2%