

**CONSOLIDATED (UC INVESTMENTS INC., EDGE MARKETING INC., 3214113 NOVA SCOTIA LTD.)**  
**WEEKLY CASH FLOW FORECAST**

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	
Beginning (Monday)	29-Oct-13	4-Nov-13	11-Nov-13	18-Nov-13	25-Nov-13	2-Dec-13	9-Dec-13	16-Dec-13	23-Dec-13	30-Dec-13	
Ending (Sunday)	3-Nov-13	10-Nov-13	17-Nov-13	24-Nov-13	1-Dec-13	8-Dec-13	15-Dec-13	22-Dec-13	29-Dec-13	5-Jan-14	<b>TOTAL</b>
<b><u>Operating Cashflow</u></b>											
<b>Receipts</b>											
Rent Payments	555,624.45	231,922.17	70,936.59	65,941.61	248,358.25	612,273.36	126,403.58	77,723.16	204,589.36	564,682.00	<b>2,758,454.53</b>
Other Revenue	-	-	11,845.00	10,581.00	-	-	11,845.00	-	10,581.00	-	<b>44,852.00</b>
<b>Total Receipts</b>	<b>555,624.45</b>	<b>231,922.17</b>	<b>82,781.59</b>	<b>76,522.61</b>	<b>248,358.25</b>	<b>612,273.36</b>	<b>138,248.58</b>	<b>77,723.16</b>	<b>215,170.36</b>	<b>564,682.00</b>	<b>2,803,306.53</b>
<b><u>Disbursements (Property Expenses)</u></b>											
Bad Debt	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	<b>50,000.00</b>
Equipment Leases	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	<b>48,000.00</b>
Garbage	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	<b>11,500.00</b>
Insurance Property	-	36,000.00	-	-	-	36,000.00	-	-	-	-	<b>72,000.00</b>
Pest Control	1,154.47	1,154.47	1,154.47	1,154.47	1,154.47	1,154.47	1,154.47	1,154.47	1,154.47	1,154.47	<b>11,544.65</b>
Property Tax	-	-	-	-	74,904.86	2,200.00	-	-	74,904.86	2,200.00	<b>154,209.72</b>
Repairs and Maintenance	16,270.00	16,270.00	16,270.00	16,270.00	16,270.00	16,270.00	16,270.00	16,270.00	16,270.00	16,270.00	<b>162,700.00</b>
Superintendent Fees	4,475.00	4,475.00	4,475.00	4,475.00	4,475.00	4,475.00	4,475.00	4,475.00	4,475.00	4,475.00	<b>44,750.00</b>
Utilities Fuel	26,843.67	26,843.67	26,843.67	26,843.67	26,843.67	26,843.67	26,843.67	26,843.67	26,843.67	26,843.67	<b>268,436.65</b>
Utilities Power	12,399.48	12,399.48	12,399.48	12,399.48	12,399.48	12,399.48	12,399.48	12,399.48	12,399.48	12,399.48	<b>123,994.75</b>
Utilities Water	9,239.84	9,239.84	9,239.84	9,239.84	9,239.84	9,239.84	9,239.84	9,239.84	9,239.84	9,239.84	<b>92,398.43</b>
Retained Security Deposits	(625.00)	(625.00)	(625.00)	(625.00)	(625.00)	(625.00)	(625.00)	(625.00)	(625.00)	(625.00)	<b>(6,250.00)</b>
Other (Rental Promotions, Cable, Security System, Dues & Fees)	974.84	974.84	974.84	974.84	974.84	974.84	974.84	974.84	974.84	974.84	<b>9,748.40</b>
<b><u>Disbursements (General &amp; Admin Expenses)</u></b>											
Salaries and Benefits	-	-	75,000.00	-	70,000.00	-	70,000.00	-	70,000.00	-	<b>285,000.00</b>
Workers Compensation	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	<b>3,750.00</b>
Banking Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	<b>7,500.00</b>
Moneris/Visa Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	<b>10,000.00</b>
Subcontractor Fees	-	-	15,000.00	-	15,000.00	-	15,000.00	-	15,000.00	-	<b>60,000.00</b>
Professional Fees	-	-	-	-	-	-	-	-	-	-	<b>-</b>
Office Supplies and Related Expenses	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	5,275.00	<b>52,750.00</b>
Other (Vending Machines, Travel, Misc. Vehicle)	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	<b>13,000.00</b>
Vehicle Lease	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	<b>17,500.00</b>
Vehicle Insurance	-	-	1,800.00	-	-	-	1,800.00	-	-	-	<b>3,600.00</b>
Misc./unplanned expenses	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	<b>100,000.00</b>
<b>Total Disbursements</b>	<b>102,132.29</b>	<b>138,132.29</b>	<b>193,932.29</b>	<b>102,132.29</b>	<b>262,037.15</b>	<b>140,332.29</b>	<b>188,932.29</b>	<b>102,132.29</b>	<b>262,037.15</b>	<b>104,332.29</b>	<b>1,596,132.60</b>
<b>Net Operating Cashflows before restructuring activities</b>	<b>453,492.16</b>	<b>93,789.88</b>	<b>(111,150.70)</b>	<b>(25,609.68)</b>	<b>(13,678.90)</b>	<b>471,941.07</b>	<b>(50,683.71)</b>	<b>(24,409.13)</b>	<b>(46,866.79)</b>	<b>460,349.71</b>	<b>1,207,173.94</b>
<b><u>Debt Servicing</u></b>											
BMO Bank of Montreal	-	-	-	-	-	28,481.08	-	-	-	-	<b>28,481.08</b>
First National	-	-	-	-	-	48,079.75	-	-	-	-	<b>48,079.75</b>
Harbour Edge	-	-	-	-	-	24,333.93	-	-	-	-	<b>24,333.93</b>
Trez Capital	-	-	-	-	-	238,605.24	-	-	-	-	<b>238,605.24</b>
	-	-	-	-	-	339,500.00	-	-	-	-	<b>339,500.00</b>
<b><u>Restructuring/Monitoring Costs</u></b>											
PricewaterhouseCoopers Inc.	37,500.00	37,500.00	-	-	-	-	-	-	-	-	<b>75,000.00</b>
Stewart McKelvey	50,000.00	-	-	-	-	-	-	-	-	-	<b>50,000.00</b>
Heritage Gas	-	60,000.00	-	-	-	-	-	-	-	-	<b>60,000.00</b>
Increased Banking Fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	<b>5,000.00</b>
	88,000.00	98,000.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	<b>190,000.00</b>
<b>Total Net Cashflow</b>	<b>365,492.16</b>	<b>(4,210.12)</b>	<b>(111,650.70)</b>	<b>(26,109.68)</b>	<b>(14,178.90)</b>	<b>131,941.07</b>	<b>(51,183.71)</b>	<b>(24,909.13)</b>	<b>(47,366.79)</b>	<b>459,849.71</b>	<b>1,356,673.94</b>
Opening cash balance (October 29, 2013)	53,546.57	419,038.73	158,937.21	47,286.51	21,176.83	6,997.93	138,939.01	87,755.30	62,846.17	15,479.38	

Net cash flow (above)	365,492.16	(4,210.12)	(111,650.70)	(26,109.68)	(14,178.90)	131,941.07	(51,183.71)	(24,909.13)	(47,366.79)	459,849.71
Closing cash balance	419,038.73	414,828.62	47,286.51	21,176.83	6,997.93	138,939.01	87,755.30	62,846.17	15,479.38	475,329.10
Reallocate Rent Deposits to In-Trust Account	-	(255,891.41)	-	-	-	-	-	-	-	-
Closing cash balance	419,038.73	158,937.21	47,286.51	21,176.83	6,997.93	138,939.01	87,755.30	62,846.17	15,479.38	475,329.10

**Assumptions/Notes:**

- 1 Rent Payments Based on historical daily collections in September and October 2013.
- 2 Other Revenue Timing and amounts based on recent months: relates to coin laundry, vending machines, rebates (Bell-Aliant, Pepsi, Rogers), parking, and storage lockers.
- 3 Property Expenses Based on October 2013 actual results and expected November & December 2013 expenditures. Timing based on monthly expectation over four weeks evenly.
- 4 Equipment Leases Includes capital and non-capital equipment lease payments based on existing lease obligations. Timing based on monthly expectation over four weeks evenly.
- 5 Insurance Property Automatic withdrawal on approximately the 7th of every month.
- 6 Property Taxes Automatic withdrawals on approximately the 28th and 5th of every month.
- 7 Utilities (Fuel, Power, Water) Based on August 2013 actuals and budget billing information provided by the utility suppliers.
- 8 Salaries and Benefits, Subcontractor Fees Timing and amounts based on October 2013 actual results and expected November & December 2013. Week 1 payroll and subcontractor fees excluded as it was paid prior to October 29, 2013.
- 9 General & Administrative Expenses Based on October 2013 actual results and expected November & December 2013. Timing based on monthly expectation over four weeks evenly.
- 10 Professional Fees Reflected in restructuring/monitoring costs line.
- 11 Vehicle Leases Non-capital Includes capital and non-capital vehicle lease payments based on existing lease obligations. Timing based on monthly expectation over four weeks evenly.
- 12 Vehicle Insurance Timing and amount based on prior months and expected in November 2013 & December 2013.
- 13 Misc./unplanned expenses Cushion for unplanned expenses (creditors, increased up-front deposits, emergency issues, etc.)
- 14 Debt Servicing Payment made to secured creditors of \$350k based on funds/timing available during 10 week cash flow. Percentage allocation based on expected November 2013 monthly rents by secured creditor:

BMO Bank of Montreal	86,864.21	8%
First National	146,638.04	14%
Harbour Edge	74,215.86	7%
Trez Capital	727,720.16	70%
Total	1,035,438.27	100%

Scheduled debt servicing costs prior to NOI were:

	Monthly	Weekly (/4)
Principal Payments Mortgages & Capital Leases	49,360.00	12,340.00
Mortgage Interest expense	260,871.59	65,217.90
VTB Interest	8,573.50	2,143.38
Trez Loan A&B Payment	242,000.00	60,500.00
Drimmer cap ex	25,000.00	6,250.00
Capital Lease interest expense	4,329.59	1,082.40
Total Mortgage and Loan Interest	590,134.68	147,533.67