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Sent: Friday, September 12, 2008 7:04 PM (GMT)
To: Hughson, Paul A <phughson@lehman.com>
Subject: ASN valuation assumptions
Attach: ASN Pro Forma Build-Up Analysis 08-22-08 v5 3Q08.pdf

Underlying Assumptions (Drivers of the cash flows illustrated in item #5 in the attached)

Exit date: 09/30/14

Rent Growth CAGR: 4.90%

Exit Cap Rate (avg): 5.57%

Monetization of Platform Value at Exit: \$2bn

Development: Merchant build of existing development; 2,500 units of unidentified development in 2009, and 3,500 units/yr thereafter; achieve 150bps spread in merchant build model.

-All executed asset sales, assets under contract, and assets in negotiation with price visibility are marked to the sales/contract/negotiated price

-Failed Syndication Provisions: No promote or asset management fees to GP

-Debt Flex: Term Loan A repaid at par with asset sales proceeds, Term Loan B syndicated at 90, Revolver syndicated at 90, Asset level mezzanine debt sold at 450bps spreads

-IRR calculated based on 12/31/08 equity syndication, at a bridge equity carrying value of \$1.435bn (inclusive of \$665m of equity marks and \$41.8mm of debt marks)

1pg cash flow summary at current marked basis attached

<<ASN Pro Forma Build-Up Analysis 08-22-08 v5 3Q08.pdf>>

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