

# EXHIBIT 4

220 Elm

Cash Flow Forecast  
220 Elm

	Week 1 2/1/2016	Week 2 2/15/2016	Week 3 2/22/2016	Week 4 2/29/2016	Week 5 3/7/2016	Week 6 3/14/2016	Week 7 3/21/2016	Week 8 3/28/2016	Week 9 4/4/2016	Week 10 4/11/2016	Week 11 4/18/2016	Week 12 4/25/2016	Week 13 5/2/2016	Total
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
<b>Cash Receipts</b>														
Rental and Other Income	-	81,801	-	-	-	-	81,801	-	-	-	81,801	-	-	245,403
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Cash Receipts</b>	\$ -	\$ 81,801	\$ -	\$ -	\$ -	\$ 81,801	\$ -	\$ -	\$ -	\$ 81,801	\$ -	\$ -	\$ -	245,403
<b>Operating Disbursements:</b>														
Insurance					903									903
Security														
Repairs and Capital Expenses		5,000			5,000									15,000
Other Operating Expenses		9,384			9,384									27,652
Utilities		6,193			5,912									18,017
<b>Sub-Total Building Expenses</b>		21,480			21,199									63,378
Operating Costs	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	1,503	10,523
<b>Sub-Total Operating Disbursements</b>	1,503	22,983	-	1,503	22,702	-	1,503	22,202	22,202	22,202	-	1,503	1,503	73,901
Real Estate Taxes				9,633										26,898
<b>Total Operating Disbursements</b>	1,503	22,983	-	11,136	22,702	-	11,136	22,202	22,202	22,202	-	11,136	11,136	102,800
<b>Net Cash Flow - Excluding Restructuring</b>	(1,503)	(22,983)	81,801	(11,136)	(22,702)	81,801	(11,136)	(22,202)	(22,202)	(22,202)	81,801	(11,136)	(11,136)	142,603
<b>Restructuring Expenses</b>														
Professional Fees														
CRD Fees and Expenses		5,730			5,730					5,730				17,189
Committee Professionals		917			573					573				2,063
Debtor's counsel					14,897					14,897				29,794
Board Member Fee		401			401					401				1,203
UCC counsel/advisors														
Other (UST, Anchin, Domlin, D&O)		1,719			1,146					1,146				5,961
<b>Total Restructuring Disbursements</b>		8,766			22,747					22,747				56,210
<b>Net Cash Flow</b>	\$ (1,503)	\$ (31,750)	\$ 81,801	\$ (11,136)	\$ (45,449)	\$ 81,801	\$ (11,136)	\$ (22,202)	\$ (44,949)	\$ 81,801	\$ (13,086)	\$ (13,086)	\$ (13,086)	\$ 86,393
<b>Cash Activity and Balance Summary</b>														
Beginning Cash														
Subtotal: Cash Receipts		81,801				81,801					81,801			245,403
Subtotal: Operating Disbursements	(1,503)	(22,983)		(11,136)	(22,702)		(11,136)	(22,202)	(22,202)					(102,800)
Subtotal: Restructuring Expenses		(8,766)			(22,747)			(22,747)	(22,747)					(56,210)
Subtotal: Debt Service														
<b>Ending Cash</b>	\$ (1,503)	\$ (33,253)	\$ 48,548	\$ 37,412	\$ (8,037)	\$ 73,764	\$ 73,764	\$ 62,627	\$ 17,678	\$ 99,479	\$ 99,479	\$ 99,479	\$ 99,479	\$ 86,393