Exhibit I

Fair Market Rental Value
FAIR MARKET RENT

According to the Resident Curator Program's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA established a rent value of **$9,808** per annum for the length of the base term, as determined by an independent appraiser.

Total
29.8 year lease:

Anticipated investment
Rehabilitation total: approximately $292,468.93
Lahey Lost Valley Annual FMRV = $33,000
Estimated Annual Maintenance Costs: $12,240
Advertised Annual Occupancy/Management Costs: $10,952
Advertised Adjusted Annual FMRV = $9,808