

**VALUE AVERAGING LUMP SUM INVESTMENT ANALYSIS - BACKTEST REPORT**



Security: **VNQ - Vanguard REIT Index ETF**

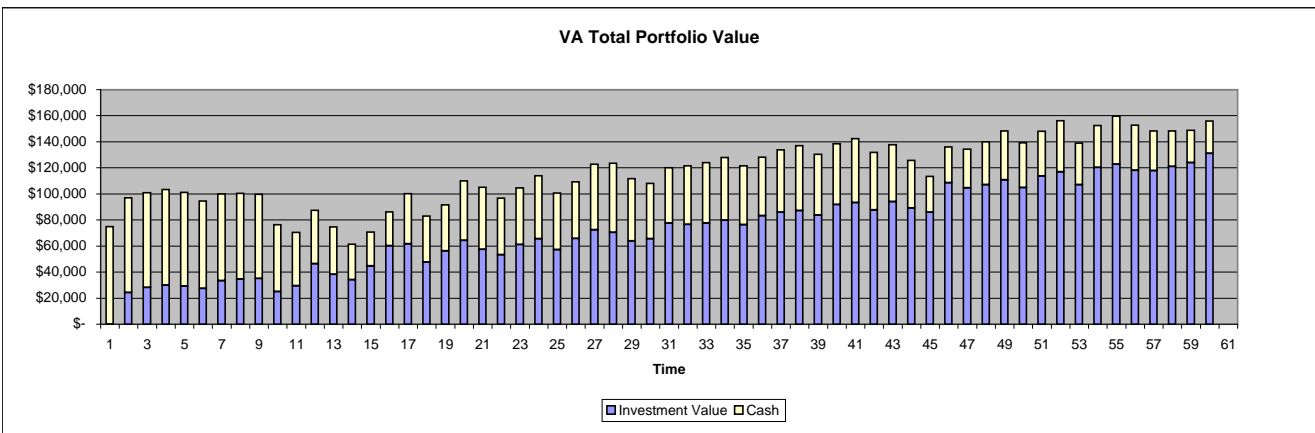
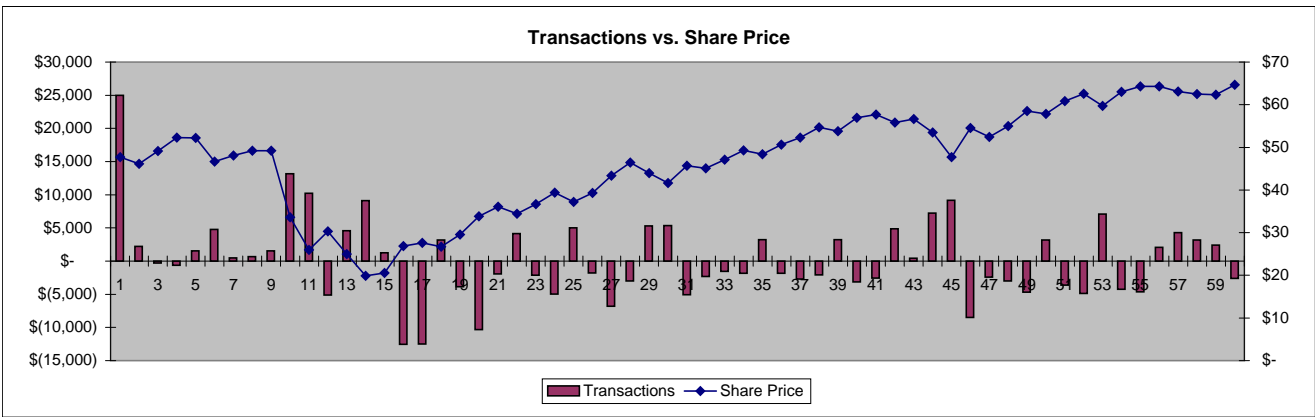
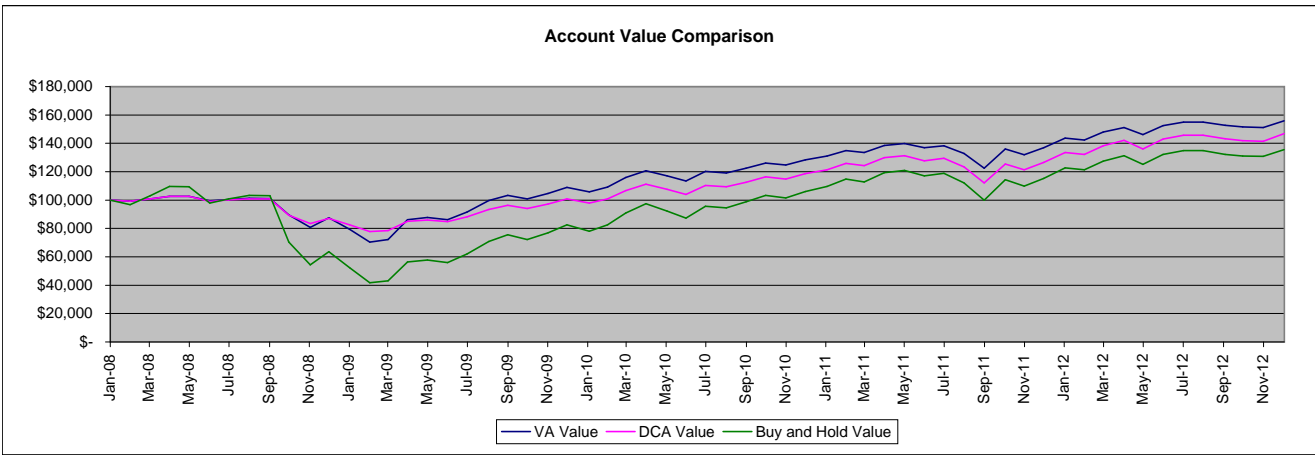
Dollar amount initially allocated to money market fund \$ **100,000**  
 Dollar amount of initial investment \$ **25,000** 25%  
 Desired annual portfolio growth rate 8.00%  
 Sell shares to force the portfolio to maintain the desired level Yes  
 Double confirm sell transaction Yes  
 Dollar amount of increase / decrease desired each month \$ **1,271**

Start Date: January 2, 2008  
 End Date: December 3, 2012  
 Investment Term 5 years

VALUE AVERAGING	
Total Portfolio	\$ 155,893
Cost Base	\$ 87,160
Gain/Loss	\$ 68,733
Total Return	<b>78.86%</b>
Annual Return	<b>12.33%</b>
Avg cost/share	43.00
<b>VA BEATS DCA BY:</b>	<b>32.12%</b>
<b>VA BEATS LS BY:</b>	<b>43.23%</b>

DOLLAR COST AVERAGING	
Total Portfolio	\$ 146,738
Cost Base	\$ 100,000
Gain/Loss	\$ 46,738
Total Return	<b>46.74%</b>
Annual Return	<b>7.97%</b>
Avg cost/share	44.08

LUMP SUM	
Total Portfolio	\$ 135,626
Cost Base	\$ 100,000
Gain/Loss	\$ 35,626
Total Return	<b>35.63%</b>
Annual Return	<b>6.28%</b>
Avg cost/share	47.69





**VALUE AVERAGING LUMP SUM - CAPITAL GAINS / LOSS ANALYSIS**



Security:

**VNQ - Vanguard REIT Index ETF**

Taxable portion of capital gain  
Marginal tax rate

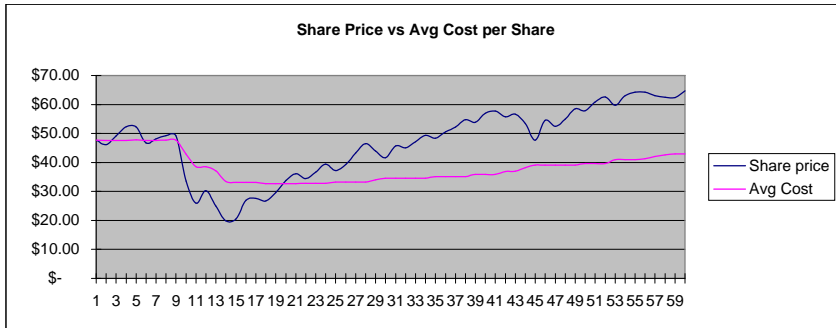
**50.00%**  
**46.00%**

Cash allocated  
Growth rate

**\$ 100,000**  
**8.00%**

DATE	NAV \$		Shares Bought or Sold	Share Balance	Cost of Shares	Adjusted Cost Base	Proceeds on Sale	Capital Gain or Loss*	Average cost per Share
1	02-Jan-08	\$ 47.69	purchase	524.219	524.2189 \$	25,000.00 \$	25,000.00 \$	-	47.69
2	01-Feb-08	\$ 46.17	purchase	48.401	572.6197 \$	2,234.67 \$	27,234.67 \$	-	47.56
3	03-Mar-08	\$ 49.17	sell	-	572.6197 \$	- \$	27,234.67 \$	-	47.56
4	01-Apr-08	\$ 52.31	sell	(11.687)	560.9325 \$	(555.86) \$	26,678.80 \$	611.36	47.56
5	01-May-08	\$ 52.20	purchase	29.282	590.2142 \$	1,528.50 \$	28,207.31 \$	-	47.79
6	02-Jun-08	\$ 46.65	purchase	101.871	692.0850 \$	4,752.27 \$	32,959.58 \$	-	47.62
7	01-Jul-08	\$ 48.11	purchase	9.894	701.9786 \$	475.98 \$	33,435.56 \$	-	47.63
8	01-Aug-08	\$ 49.25	purchase	14.134	716.1121 \$	696.08 \$	34,131.64 \$	-	47.66
9	02-Sep-08	\$ 49.19	purchase	31.496	747.6079 \$	1,549.28 \$	35,680.92 \$	-	47.73
10	01-Oct-08	\$ 33.58	purchase	392.689	1140.2973 \$	13,186.51 \$	48,867.43 \$	-	42.85
11	03-Nov-08	\$ 25.95	purchase	394.101	1534.3987 \$	10,226.93 \$	59,094.36 \$	-	38.51
12	01-Dec-08	\$ 30.29	sell	-	1534.3987 \$	- \$	59,094.36 \$	-	38.51
13	02-Jan-09	\$ 24.98	purchase	183.022	1717.4205 \$	4,571.89 \$	63,666.24 \$	-	37.07
14	02-Feb-09	\$ 19.85	purchase	458.303	2175.7235 \$	9,097.31 \$	72,763.56 \$	-	33.44
15	02-Mar-09	\$ 20.58	purchase	60.716	2236.4400 \$	1,249.55 \$	74,013.10 \$	-	33.09
16	01-Apr-09	\$ 26.89	sell	-	2236.4400 \$	- \$	74,013.10 \$	-	33.09
17	01-May-09	\$ 27.59	sell	(453.457)	1782.9832 \$	(15,006.77) \$	59,006.33 \$	12,510.87	33.09
18	01-Jun-09	\$ 26.71	purchase	118.613	1901.5965 \$	3,168.16 \$	62,174.49 \$	-	32.70
19	01-Jul-09	\$ 29.59	sell	-	1901.5965 \$	- \$	62,174.49 \$	-	32.70
20	03-Aug-09	\$ 33.83	sell	(304.731)	1596.8658 \$	(9,963.46) \$	52,211.03 \$	10,309.04	32.70
21	01-Sep-09	\$ 36.06	sell	(53.513)	1543.3528 \$	(1,749.66) \$	50,461.38 \$	1,929.68	32.70
22	01-Oct-09	\$ 34.45	purchase	119.797	1663.1498 \$	4,127.01 \$	54,588.38 \$	-	32.82
23	02-Nov-09	\$ 36.71	sell	-	1663.1498 \$	- \$	54,588.38 \$	-	32.82
24	01-Dec-09	\$ 39.42	sell	(125.533)	1537.6166 \$	(4,120.29) \$	50,468.09 \$	4,948.52	32.82
25	04-Jan-10	\$ 37.24	purchase	134.997	1672.6133 \$	5,027.28 \$	55,495.37 \$	-	33.18
26	01-Feb-10	\$ 39.32	sell	-	1672.6133 \$	- \$	55,495.37 \$	-	33.18
27	01-Mar-10	\$ 43.33	sell	(156.983)	1515.6299 \$	(5,208.53) \$	50,286.84 \$	6,802.09	33.18
28	01-Apr-10	\$ 46.43	sell	(64.386)	1451.2437 \$	(2,136.26) \$	48,150.58 \$	2,989.45	33.18
29	03-May-10	\$ 43.95	purchase	121.035	1572.2784 \$	5,319.48 \$	53,470.06 \$	-	34.01
30	01-Jun-10	\$ 41.66	purchase	127.998	1700.2761 \$	5,332.38 \$	58,802.44 \$	-	34.58
31	01-Jul-10	\$ 45.66	sell	-	1700.2761 \$	- \$	58,802.44 \$	-	34.58
32	02-Aug-10	\$ 45.07	sell	(51.021)	1649.2555 \$	(1,764.50) \$	57,037.94 \$	2,299.50	34.58
33	01-Sep-10	\$ 47.09	sell	(33.229)	1616.0263 \$	(1,149.20) \$	55,888.74 \$	1,564.76	34.58
34	01-Oct-10	\$ 49.32	sell	(37.008)	1579.0184 \$	(1,279.88) \$	54,608.86 \$	1,825.23	34.58
35	01-Nov-10	\$ 48.41	purchase	66.665	1645.6839 \$	3,227.27 \$	57,836.14 \$	-	35.14
36	01-Dec-10	\$ 50.61	sell	-	1645.6839 \$	- \$	57,836.14 \$	-	35.14
37	03-Jan-11	\$ 52.26	sell	(52.033)	1593.6505 \$	(1,828.67) \$	56,007.47 \$	2,719.26	35.14
38	01-Feb-11	\$ 54.72	sell	(38.267)	1555.3836 \$	(1,344.86) \$	54,662.61 \$	2,093.97	35.14
39	01-Mar-11	\$ 53.83	purchase	59.871	1615.2551 \$	3,222.88 \$	57,885.50 \$	-	35.84
40	01-Apr-11	\$ 56.93	sell	-	1615.2551 \$	- \$	57,885.50 \$	-	35.84
41	02-May-11	\$ 57.71	sell	(44.241)	1571.0140 \$	(1,585.46) \$	56,300.04 \$	2,553.16	35.84
42	01-Jun-11	\$ 55.81	purchase	87.091	1658.1047 \$	4,860.53 \$	61,160.57 \$	-	36.89
43	01-Jul-11	\$ 56.68	purchase	7.861	1665.9657 \$	445.56 \$	61,606.13 \$	-	36.98
44	01-Aug-11	\$ 53.49	purchase	134.887	1800.8532 \$	7,215.13 \$	68,821.26 \$	-	38.22
45	01-Sep-11	\$ 47.69	purchase	192.086	1992.9387 \$	9,160.56 \$	77,981.82 \$	-	39.13
46	03-Oct-11	\$ 54.51	sell	-	1992.9387 \$	- \$	77,981.82 \$	-	39.13
47	01-Nov-11	\$ 52.44	sell	(45.835)	1947.1034 \$	(1,793.49) \$	76,188.33 \$	2,403.60	39.13
48	01-Dec-11	\$ 54.98	sell	(54.452)	1892.6518 \$	(2,130.64) \$	74,057.69 \$	2,993.75	39.13
49	03-Jan-12	\$ 58.49	sell	(79.985)	1812.6671 \$	(3,129.72) \$	70,927.96 \$	4,678.30	39.13
50	01-Feb-12	\$ 57.82	purchase	55.214	1867.8815 \$	3,192.49 \$	74,120.46 \$	-	39.68
51	01-Mar-12	\$ 60.82	sell	-	1867.8815 \$	- \$	74,120.46 \$	-	39.68
52	02-Apr-12	\$ 62.56	sell	(77.655)	1790.2264 \$	(3,081.47) \$	71,038.98 \$	4,858.10	39.68
53	01-May-12	\$ 59.74	purchase	118.284	1908.5101 \$	7,066.27 \$	78,105.25 \$	-	40.92
54	01-Jun-12	\$ 63.04	sell	-	1908.5101 \$	- \$	78,105.25 \$	-	40.92
55	02-Jul-12	\$ 64.30	sell	(71.955)	1836.5553 \$	(2,944.73) \$	75,160.52 \$	4,626.70	40.92
56	01-Aug-12	\$ 64.29	purchase	32.304	1868.8592 \$	2,076.82 \$	77,237.34 \$	-	41.33
57	04-Sep-12	\$ 63.09	purchase	68.391	1937.2506 \$	4,314.81 \$	81,552.15 \$	-	42.10
58	01-Oct-12	\$ 62.52	purchase	51.027	1988.2779 \$	3,190.23 \$	84,742.38 \$	-	42.62
59	01-Nov-12	\$ 62.36	purchase	38.775	2027.0531 \$	2,418.03 \$	87,160.40 \$	-	43.00
60	03-Dec-12	\$ 64.68	sell	-	2027.0531 \$	- \$	87,160.40 \$	-	43.00

Total Proceeds	\$ 72,717.34
Capital Gain/Loss	\$ 11,943.88
Taxable gain	\$ 5,971.94
Tax payable	\$ 2,747.09
<b>Net Gain</b>	<b>\$ 9,196.79</b>
Net Proceeds	\$ 69,970.24



\* Average Cost Method