

EXHIBIT 6

**RECEIVER'S, CRO'S AND DEBTOR'S SECOND AMENDED
DISCLOSURE STATEMENT (MAY 27, 2010)**

FINANCIAL PROJECTIONS OF TRUSTCO

**Sunwest Unitary Enterprise
TrustCo Projections
For the Years 2010-2012
With Liquidation Event at 12/2012**



	2010 PF	2011 Proj	2012 Proj
Balance Sheets			
Cash	1,766,679	2,945,885	4,803,710
Restricted Cash (Encore Collateral)	33,945,140	20,646,618	8,362,345
Estimated Market Value of Properties, net of Disposition Costs	77,433,457	84,095,537	92,901,439
	<u>113,145,276</u>	<u>107,688,039</u>	<u>106,067,493</u>
Advances from/(to) Estate	750,000	295,000	312,700
Estimated Insurance Liability Exposure	25,208,817	12,154,409	-
Mortgage Debt	76,502,951	76,346,780	76,112,762
Total Liabilities	<u>102,461,768</u>	<u>88,796,188</u>	<u>76,425,462</u>
Equity	10,683,508	18,891,851	29,642,031
Total Liabilities + Equity	<u>113,145,276</u>	<u>107,688,039</u>	<u>106,067,493</u>
Income Statements			
Revenue	8,756,271	9,953,753	10,180,355
Operating Expense	(3,620,891)	(4,037,388)	(3,923,138)
Net Operating Income	5,135,379	5,916,365	6,257,218
Interest Expense	(3,646,541)	(3,915,375)	(3,915,375)
Property Management & Receiver Oversight	(125,000)	(250,000)	(250,000)
Net Income	<u>1,363,839</u>	<u>1,750,990</u>	<u>2,091,843</u>
Statements of Cash Flow			
Net Income	1,363,839	1,750,990	2,091,843
Advances from Estate	750,000	(500,000)	-
Less:			
Principal Payments	(71,797)	(156,171)	(234,018)
Property Tax Payments not Accrued in Operating Exp	(531,758)	-	-
Change in Cash	1,510,284	1,094,819	1,857,825
Add: Beginning Cash Balance	256,395	1,851,066	2,945,885
Ending Cash Balance	<u>1,766,679</u>	<u>2,945,885</u>	<u>4,803,710</u>
Liquidation Event			
Market Value Received 2012			103,223,821
Market Value Received 2011			1,410,654
Less: Debt Payoff			(76,112,762)
Less: Transaction Costs			(10,322,382)
Less: Incentive Payments			(806,687)
Less: Repayment of Advances from the Estate			(312,700)
Add: Cash Accumulated			4,803,710
Add: Encore Residual Cash, net of Liability Payments			8,362,345
Net to Estate			<u>30,245,998</u>

DISCLAIMER: This presentation is provided only as a general guideline to the estimated potential performance of the Company, given the assumptions documented, and cannot be relied upon to reflect actual circumstances or results. It is based upon historical data, management's estimates and assumptions made by Hamstreet & Associates.