2009 Dividend Information

Description	CUSIP No.	2009 Record Date	2009 Payment Date	Dividend Allocation per Share: Cash Distribution	Taxable Ordinary Income	Return of Capital	20 Percent Rate Gain	Unrecaptured Section 1250 Gain	% Taxable Ordinary Income	%ROC
Common	681936100	1/30/2009	2/17/2009	$ 0.300000	$ 0.221281	$ 0.078719	$ -	$ -	73.76%	26.24%
Common	681936100	4/30/2009	5/15/2009	$ 0.300000	$ 0.221281	$ 0.078719	$ -	$ -	73.76%	26.24%
Common	681936100	7/31/2009	8/17/2009	$ 0.300000	$ 0.221281	$ 0.078719	$ -	$ -	73.76%	26.24%
Common	681936100	11/2/2009	11/16/2009	$ 0.300000	$ 0.221281	$ 0.078719	$ -	$ -	73.76%	26.24%
Total Common				$ 1.200000	$ 0.885124	$ 0.314876	$ -	$ -		
Preferred D	681936407	1/30/2009	2/17/2009	$ 0.523440	$ 0.523440	$ -	$ -	$ -	100.00%	0.00%
Preferred D	681936407	4/30/2009	5/15/2009	$ 0.523440	$ 0.523440	$ -	$ -	$ -	100.00%	0.00%
Preferred D	681936407	7/31/2009	8/17/2009	$ 0.523440	$ 0.523440	$ -	$ -	$ -	100.00%	0.00%
Preferred D	681936407	11/2/2009	11/16/2009	$ 0.523440	$ 0.523440	$ -	$ -	$ -	100.00%	0.00%
Total Preferred D				$ 2.093760	$ 2.093760	$ -	$ -	$ -		