

2005 Dividend Information

Description	CUSIP No.	2005 Record Date	2005 Payment Date	Dividend Allocation per Share					% Taxable Ordinary Income	%ROC
				Cash Distribution	Taxable Ordinary Income	Return of Capital	20 Percent Rate Gain	Unrecaptured Section 1250 Gain		
Common	681936100	1/31/2005	2/15/2005	\$ 0.200000	\$ 0.129420	\$ 0.070580	\$ -	\$ -	64.71%	35.29%
Common	681936100	5/2/2005	5/16/2005	\$ 0.210000	\$ 0.135891	\$ 0.074109	\$ -	\$ -	64.71%	35.29%
Common	681936100	7/29/2005	8/15/2005	\$ 0.220000	\$ 0.142362	\$ 0.077638	\$ -	\$ -	64.71%	35.29%
Common	681936100	10/31/2005	11/15/2005	\$ 0.220000	\$ 0.142362	\$ 0.077638	\$ -	\$ -	64.71%	35.29%
Total Common				\$ 0.850000	\$ 0.550035	\$ 0.299965	\$ -	\$ -		
Preferred B	681936308	1/31/2005	2/15/2005	\$ 0.539060	\$ 0.539060	\$ -	\$ -	\$ -	100.00%	0.00%
Preferred B	681936308	5/2/2005	5/2/2005	\$ 0.551040	\$ 0.551040	\$ -	\$ -	\$ -	100.00%	0.00%
Total Preferred B				\$ 1.090100	\$ 1.090100	\$ -	\$ -	\$ -		
Preferred D	681936407	1/31/2005	2/15/2005	\$ 0.523440	\$ 0.523440	\$ -	\$ -	\$ -	100.00%	0.00%
Preferred D	681936407	5/2/2005	5/16/2005	\$ 0.523440	\$ 0.523440	\$ -	\$ -	\$ -	100.00%	0.00%
Preferred D	681936407	7/29/2005	8/15/2005	\$ 0.523440	\$ 0.523440	\$ -	\$ -	\$ -	100.00%	0.00%
Preferred D	681936407	10/31/2005	11/15/2005	\$ 0.523440	\$ 0.523440	\$ -	\$ -	\$ -	100.00%	0.00%
Total Preferred D				\$ 2.093760	\$ 2.093760	\$ -	\$ -	\$ -		