

CAP REIT

T3 TAX INFORMATION – YEAR ENDED DECEMBER 31, 1999

SCHEDULE OF TAXABLE AND NON-TAXABLE DISTRIBUTIONS

TIN# T18 037 603

PAYMENT DATE	DISTRIBUTION PER UNIT	% TAXABLE PER UNIT	AMOUNT TAXABLE PER UNIT (BOX 26)	% NON-TAXABLE PER UNIT	AMOUNT NON-TAXABLE PER UNIT (NOTE 1)
FEB 15, 1999	\$0.080	N/A	N/A	100	\$0.080
MAR 15, 1999	\$0.080			100	\$0.080
APR 15, 1999	\$0.060			100	\$0.060
APR 15, 1999	\$0.020			100	\$0.020
MAY 15, 1999	\$0.080			100	\$0.080
JUN 15, 1999	\$0.080			100	\$0.080
JUL 15, 1999	\$0.080			100	\$0.080
AUG 15, 1999	\$0.085			100	\$0.085
SEP 15, 1999	\$0.085			100	\$0.085
OCT 15, 1999	\$0.085			100	\$0.085
NOV 15, 1999	\$0.085			100	\$0.085
DEC 15, 1999	\$0.085			100	\$0.085
DEC 31, 1999	\$0.036			100	\$0.036
DEC 31, 1999	\$0.049			100	\$0.049
TOTAL	\$0.990				\$0.990

NOTE 1

- **NON-TAXABLE AMOUNT OF DISTRIBUTIONS TO BE TREATED AS A RETURN OF CAPITAL FOR TAX PURPOSES**