

EXHIBIT "C"Purchase Agreements

1. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Charleston Arms, a South Carolina general partnership, covering the Charleston Arms Apartments, a 138 unit residential apartment project located in Charleston County, South Carolina.
2. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Charleston Arms, a South Carolina general partnership, covering the Plantation Apartments, a 288 unit residential apartment project located in Charleston County, South Carolina.
3. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Charleston Arms, a South Carolina general partnership, covering the Riviera Apartments, a 48 unit residential apartment project located in Berkeley County, South Carolina.
4. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Norton, Womack & Kirby Co., a South Carolina general partnership, covering the Spanish Oaks Apartments, a 115 unit residential apartment project located in Charleston County, South Carolina.
5. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Norton, Womack & Kirby Co., a South Carolina general partnership, covering the Georgetown Apartments, a 160 unit residential apartment project located in Charleston County, South Carolina.
6. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Botany Arms Apartments, a South Carolina general partnership, covering the Botany Arms Apartments, a 156 unit residential apartment project located in Greenville County, South Carolina.
7. Purchase Agreement dated June 18, 1983, by and between Dain Corporation, a Minnesota corporation, and Hampton Arms (also known as Hampton Arms Apartments), a South Carolina general partnership, covering the Hampton Arms Apartments, a 90 unit residential apartment project located in Greenville County, South Carolina.