

SUSSEX HALL, INC.

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 1991 AND 1990

NOTE 3 - Short-Term Investments:

Short-term investments consist of the following:

	<u>12/31/91</u>	<u>12/31/90</u>
Dreyfus Liquid Assets, Inc.	\$122,768	\$115,963
The Hanover Cash Management Fund	<u>344,454</u>	<u>121,366</u>
	<u>\$467,222</u>	<u>\$237,329</u>

Dividends are earned at prevailing money market rates.

NOTE 4 - Investments in Partnerships and Prior Period Adjustments:

	<u>12/31/91</u>	<u>12/31/90</u>
220 Prospect Street Co.	\$ -0-	\$ -0-
The Trump Palace Co.	<u>-0-</u>	<u>1,163,857</u>
	<u>\$ -0-</u>	<u>\$1,163,857</u>

220 Prospect Street Co.:

The investment in 220 Prospect Street Co. represents a 24% limited partnership interest for which \$251,063 has been invested to date. The Company as a limited partner has no liability in excess of its investment. The accumulated deficit of the Company has been adjusted as of December 1, 1990 for cumulative losses in excess of the Company's investment and for the years ended December 31, 1991 and 1990 the investment has been stated at \$-0-.

For the years ended December 31, 1991 and 1990 the amount of the distribution received from 220 Prospect Street Co. has been reported as income.

The Trump Palace Co.:

On December 31, 1987 the Company acquired a .5747% interest in the tenancy-in-common known as The Trump Palace Company for a purchase price of \$1,189,631 paid by the Company's cancellation of a promissory note made by Donald J. Trump in the original principal amount of \$672,493 plus accrued interest thereon in the amount of \$517,138.

On December 23, 1991 the Company sold its interest in The Trump Palace Co. for \$766 and realized a loss of \$967,167 on the transaction.