



MONTHLY NAV REPORT 1997

DATE	NET ASSET VALUE PER SHARE	ANNUAL DISTRIBUTION PER SHARE
31 Jan. 1997	1,000.00	
28 Feb. 1997	1,064.23	
31 Mar. 1997	1,109.51	
30 Apr. 1997	1,089.69	
31 May. 1997	1,105.03	
30 Jun. 1997	1,171.11	
31 Jul. 1997	1,200.17	
31 Aug. 1997	1,265.14	
30 Sep. 1997	1,252.04	
31 Oct. 1997	1,345.12	
30 Nov. 1997	1,347.19	
31 Dec. 1997	1,342.55*	39.93

* Year-End December NAV - After Distribution