



MONTHLY NAV REPORT 2002

DATE	NET ASSET VALUE PER SHARE	ANNUAL DISTRIBUTION PER SHARE
31 Jan. 2002	1,725.08	
28 Feb. 2002	1,761.48	
31 Mar. 2002	1,844.42	
30 Apr. 2002	1,836.66	
31 May. 2002	1,830.75	
30 Jun. 2002	1,742.83	
31 Jul. 2002	1,664.16	
31 Aug. 2002	1,668.73	
30 Sep. 2002	1,568.41	
31 Oct. 2002	1,593.84	
30 Nov. 2002	1,672.64	
31 Dec. 2002	1,641.24*	32.81

* Year-End December NAV - After Distribution