

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

SCHEDULE 13D

Under the Securities Exchange Act of 1934
(Amendment No. ____)/*/

Cedar Income Fund, Ltd.

(Name of Issuer)

Common Stock, \$1.00 par value

(Title of Class of Securities)

15043810

(CUSIP Number)

Robert S. Jett, III
Counsel
AEGON USA, INC.
4333 Edgewood Road, NE
Cedar Rapids, Iowa 52499
(319) 398-8040

(Name, Address and Telephone Number of Person Authorized to Receive Notices and Communications)

December 5, 1997

(Date of Event which Requires Filing of this Statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition which is the subject of this Schedule 13D, and is filing this schedule because of Rule 13d-1(b)(3) or (4), check the following box [X].

*/ The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

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SCHEDULE 13D

CUSIP NO. 15043810

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NAME OF REPORTING PERSON

1 S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

AEGON, N.V.

CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*

2 (a) [X]
(b) []

SEC USE ONLY

3

SOURCE OF FUNDS

4

OO

CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT

TO ITEMS 2(d) or 2(e) []

5

CITIZENSHIP OR PLACE OF ORGANIZATION

6

THE NETHERLANDS

SOLE VOTING POWER

7

NUMBER OF

-0-

SHARES

SHARED VOTING POWER

BENEFICIALLY

8

OWNED BY

584,567

EACH

SOLE DISPOSITIVE POWER

REPORTING

9

-0-

PERSON

SHARED DISPOSITIVE POWER

WITH

10

584,567

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

11

584,567

CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*

12

[]

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

13

26.0%

TYPE OF REPORTING PERSON*

14

HC

SCHEDULE 13D

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NAME OF REPORTING PERSON

1

S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

AEGON USA, INC.

42-1310237

CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*

2

(a) [X]

(b) []

SEC USE ONLY

3

SOURCE OF FUNDS*

4

OO

CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEMS 2(d) or 2(e) []

5

CITIZENSHIP OR PLACE OF ORGANIZATION

6

IOWA

SOLE VOTING POWER

7

NUMBER OF

-0-

SHARES

SHARED VOTING POWER

BENEFICIALLY

8

OWNED BY 584,567

EACH SOLE DISPOSITIVE POWER
9
REPORTING

PERSON -0-

WITH 10 SHARED DISPOSITIVE POWER
584,567

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
584,567

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*
[_]

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)
26.0%

14 TYPE OF REPORTING PERSON*
HC

SCHEDULE 13D

CUSIP NO. 15043810 PAGE 4 OF 25 PAGES

1 NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON
AEGON USA Investment Management, Inc.

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*
(a) [X]
(b) [_]

3 SEC USE ONLY

4 SOURCE OF FUNDS*
00

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT
TO ITEMS 2(d) or 2(e) [_]

6 CITIZENSHIP OR PLACE OF ORGANIZATION

7 SOLE VOTING POWER
NUMBER OF 7
SHARES -0-

8 SHARED VOTING POWER
BENEFICIALLY 8
OWNED BY 584,567

9 SOLE DISPOSITIVE POWER
REPORTING 9
PERSON -0-

10 SHARED DISPOSITIVE POWER
WITH 10 584,567

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

584,567

CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*

[_]

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

26.0%

TYPE OF REPORTING PERSON*

IA

SCHEDULE 13D

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NAME OF REPORTING PERSON

S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

PFL LIFE INSURANCE COMPANY

CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*

(a) [X]
(b) [_]

SEC USE ONLY

SOURCE OF FUNDS*

WC

CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEMS 2(d) or 2(e) [_]

CITIZENSHIP OR PLACE OF ORGANIZATION

IOWA

SOLE VOTING POWER

7
NUMBER OF
SHARES

-0-

SHARED VOTING POWER

8
BENEFICIALLY
OWNED BY

375,550

SOLE DISPOSITIVE POWER

9
EACH
REPORTING

-0-

SHARED DISPOSITIVE POWER

10
PERSON
WITH

375,550

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

375,550

CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*

[_]

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

16.7%

TYPE OF REPORTING PERSON*

IC

1 NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON
BANKERS UNITED LIFE ASSURANCE COMPANY

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*
(a)
(b)

3 SEC USE ONLY

4 SOURCE OF FUNDS*
WC

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT
TO ITEMS 2(d) or 2(e)

6 CITIZENSHIP OR PLACE OF ORGANIZATION
IOWA

		SOLE VOTING POWER
NUMBER OF	7	-0-
SHARES		

		SHARED VOTING POWER
BENEFICIALLY	8	
OWNED BY		84,700
EACH		

		SOLE DISPOSITIVE POWER
REPORTING	9	
PERSON		-0-

		SHARED DISPOSITIVE POWER
WITH	10	84,700

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
84,700

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)
3.8%

14 TYPE OF REPORTING PERSON*
IC

SCHEDULE 13D

1 NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON
LIFE INVESTORS INSURANCE COMPANY OF AMERICA

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*
(a)
(b)

3 SEC USE ONLY

SOURCE OF FUNDS*

4
WC

CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT
TO ITEMS 2(d) or 2(e) []

5

CITIZENSHIP OR PLACE OF ORGANIZATION

6
IOWA

SOLE VOTING POWER

7
NUMBER OF
SHARES

-0-

SHARED VOTING POWER

8
BENEFICIALLY
OWNED BY

76,000

SOLE DISPOSITIVE POWER

9
EACH
REPORTING
PERSON

-0-

SHARED DISPOSITIVE POWER

10
WITH

76,000

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

11
76,000

CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*

12
[]

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

13
3.4%

TYPE OF REPORTING PERSON*

14
IC

SCHEDULE 13D

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NAME OF REPORTING PERSON
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

1
AEGON USA REALTY ADVISORS, INC.

CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*

2
(a) [X]
(b) []

SEC USE ONLY

3

SOURCE OF FUNDS*

4
WC

CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT
TO ITEMS 2(d) or 2(e) []

5

CITIZENSHIP OR PLACE OF ORGANIZATION

6
IOWA

SOLE VOTING POWER

7
NUMBER OF

-0-

SHARES -----
 BENEFICIALLY 8 SHARED VOTING POWER
 OWNED BY 44,317

 EACH 9 SOLE DISPOSITIVE POWER
 REPORTING

 PERSON -0-

 WITH 10 SHARED DISPOSITIVE POWER
 44,317

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
 44,317

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*
 []

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)
 2.0%

14 TYPE OF REPORTING PERSON*
 IC

SCHEDULE 13D

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1 NAME OF REPORTING PERSON
 S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON
 FIRST AUSA LIFE INSURANCE COMPANY

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*
 (a) [X]
 (b) []

3 SEC USE ONLY

4 SOURCE OF FUNDS*
 WC

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT
 TO ITEMS 2(d) or 2(e) []

6 CITIZENSHIP OR PLACE OF ORGANIZATION
 MARYLAND

7 SOLE VOTING POWER
 NUMBER OF 7
 SHARES -----
 BENEFICIALLY 8 SHARED VOTING POWER
 OWNED BY 4,000

 EACH 9 SOLE DISPOSITIVE POWER
 REPORTING

 PERSON -0-

 WITH 10 SHARED DISPOSITIVE POWER
 4,000

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

11

4,000

CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES*

12

[_]

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11)

13

.2%

TYPE OF REPORTING PERSON*

14

IC

Item 1. SECURITY AND ISSUER

This Schedule relates to shares of Common Stock, \$1.00 par value, (the "Issuer Common Stock"), of Cedar Income Fund, Ltd. (the "Issuer"). Holders of Common Stock are entitled to one vote per share on all matters to be voted on by the Issuer's shareholders. According to information provided by the Issuer, as of December 5, 1997, there were 2,245,411 shares of Common Stock issued and outstanding.

The address of the Issuer's principal executive offices is 4333 Edgewood Road, N.E., Cedar Rapids, Iowa 52499.

Item 2. IDENTITY AND BACKGROUND

(a), (b), (c) and (f). This Schedule is being filed by Aegon, N.V., a holding company organized under the laws of The Netherlands, Aegon USA, Inc., a subsidiary of Aegon, N.V. and a holding company incorporated under the laws of Iowa ("Aegon"), and by six wholly owned subsidiaries of Aegon: (i) Aegon USA Investment Management, Inc. ("AIM"), (ii) PFL Life Insurance Company ("PFL"), (iii) Bankers United Life Assurance Company ("Bankers"), (iv) Life Investors Insurance Company of America ("Life"), (v) Aegon USA Realty Advisors, Inc. ("Realty") and (vi) First AUSA Life Insurance Company ("AUSA") (the subsidiaries named in (ii) - (vi) above are referred to herein collectively as the "Subsidiaries"). Aegon, N.V., Aegon and the Subsidiaries (with the exception of Realty) are primarily engaged in the insurance business throughout Europe and the U.S. AIM provides investment management services and Realty provides real estate advisory services. Aegon, N.V.'s executive offices are located Mariahoeveplein 50, 2591 TV The Hague, The Netherlands. Aegon's and AUSA's executive offices are located at 1111 North Charles Street, Baltimore, Maryland 21201. The executive offices of AIM, PFL, Bankers, Life and Realty are located at 4333 Edgewood Road NE, Cedar Rapids, Iowa 52499.

The names, business addresses, principal occupations and citizenship of the directors and executive officers of Aegon, N.V., Aegon, AIM and each of the Subsidiaries are set forth in Annex A hereto.

Realty acts as Advisor and Aegon USA Realty Management, Inc. ("Management") acts as Property Manager for the Issuer. Both Realty and Management are wholly owned subsidiaries of Aegon.

(d) and (e). During the last five years, none of Aegon, N.V., Aegon, AIM or any of the Subsidiaries, and, to the best knowledge of Aegon, N.V., Aegon, AIM and the Subsidiaries, none of the directors and executive officers of Aegon, N.V., Aegon, AIM or the Subsidiaries, have (i) been convicted in a criminal proceeding (excluding traffic violations and similar misdemeanors) or (ii) been a party to a civil proceeding of a judicial or administrative body of competent jurisdiction and as a result of such proceeding have been or are subject to a judgment, decree or final order enjoining future violations of, or

prohibiting or mandating activities subject to, Federal or State securities laws or finding any violation with respect to such laws.

Item 3. SOURCE AND AMOUNT OF FUNDS OR OTHER CONSIDERATION

All shares of Common Stock were purchased by the Subsidiaries with working capital of the Subsidiaries.

Item 4. PURPOSE OF TRANSACTION

The Subsidiaries have entered into a tender agreement, dated as of December 5, 1997 (the "Tender Agreement"), with SKR Management Corp., a New York corporation ("SKR"), a copy of which is filed as an exhibit to the Form 8-K filed by the Issuer on December 8, 1997 (the "Form 8-K") and incorporated herein by reference. The Tender Agreement was executed in connection with the execution

of a Memorandum of Understanding, dated as of December 5, 1997, between the Issuer and SKR (the "Memorandum of Understanding"). The Memorandum of Understanding, a copy of which is filed as an exhibit to the Form 8-K, provides for, among other things and subject to certain conditions, a tender offer by SKR for all of the outstanding shares of Issuer Common Stock at a price of \$7.00 per share. For additional information with respect to the Tender Agreement, see Item 6 below.

Item 5. INTEREST IN SECURITIES OF THE ISSUER

(a) and (b) The Subsidiaries collectively own 584,567 shares of Issuer Common Stock, constituting 26.0% of the outstanding Common Stock of the Issuer (see pages 2-9 hereof for the number of shares beneficially owned by each reporting person). This represents 26.0% of the total voting power of the Issuer Common Stock.

(c) There have been no transactions in shares of Issuer Common Stock by Aegon, N.V., Aegon, AIM or the Subsidiaries, or to the best knowledge of Aegon, N.V., Aegon, AIM or the Subsidiaries, by any of the executive officers or directors of Aegon, N.V., Aegon, AIM or the Subsidiaries, during the past 60 days.

(d) Not applicable.

(e) Not applicable.

Item 6. CONTRACTS, ARRANGEMENTS, UNDERSTANDINGS OR RELATIONSHIPS WITH RESPECT TO SECURITIES OF THE ISSUER

The Tender Agreement

The Tender Agreement was executed by the Subsidiaries in order to induce SKR to execute the Memorandum of Understanding and in consideration of the substantial expenses

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incurred and to be incurred by SKR in connection therewith. In the Tender Agreement, each of the Subsidiaries has agreed, subject to the terms and conditions specified therein, to tender or cause to be tendered to SKR pursuant to the Tender Offer all of the shares of Issuer Common Stock owned by such Subsidiary. No consideration was paid in connection with the execution of the Tender Agreement. None of Aegon, N.V., Aegon or AIM is a party to the Tender Agreement.

In addition, the Tender Agreement provides for a "purchase option" (the "Option"), exercisable by SKR in certain circumstances. Upon receipt of notice from the Subsidiaries of a "Triggering Event," defined as "(i) the proposal by any person or group of persons of a Competing Transaction (as defined in the Memorandum of Understanding) in which the consideration to be received by holders of Issuer Common Stock is in excess of \$7.00 per share in cash and which is applicable to each share of Issuer Common Stock outstanding (other than any shares of Issuer Common Stock owned by the person or group of persons proposing such Competing Transaction or any of their respective affiliates), and (ii) the withdrawal by the Board of Directors of the Issuer of its recommendation or proposed recommendation to the shareholders of the Issuer that they tender their shares in the Tender Offer," SKR has the right, pursuant to the Tender Agreement, to purchase all shares of Issuer Common Stock owned by the Subsidiaries at a price determined as described below.

The purchase price payable by SKR upon exercise of the Option shall be equal to the price per share payable in the Competing Transaction giving rise to the Triggering Event; provided, however, in the event the price per share paid by SKR in the Tender Offer or in such Competing Transaction is increased (i) after SKR has given notice of its intent to exercise the Option, then SKR shall pay to the Subsidiaries in cash an additional amount per share for the shares to be purchased pursuant to the Option equal to the difference between (x) the highest price per share paid or to be paid by SKR in the Tender Offer or in such Competing Transaction, as applicable, and (y) the per share purchase price previously anticipated to be paid by SKR to the Subsidiaries, or (ii) after SKR has purchased the shares pursuant to the Option, then SKR shall pay to the Subsidiaries in cash an additional amount per share for the Shares so purchased equal to the difference between (x) the highest price per share paid by SKR in the Tender Offer or in any Competing Transaction, as applicable, and (y) the per share purchase price previously paid by SKR to the Subsidiaries.

Investment Management Agreements

Each of PFL, Bankers, Life and AUSA have entered into separate agreements with AIM, which gives AIM, subject to certain conditions in such agreements, power to direct the investment and reinvestment of the assets in such subsidiary's account, including the securities of the Issuer, in AIM's sole discretion. Realty has informally given AIM the same power over its assets.

Item 7. MATERIAL TO BE FILED AS EXHIBITS

(a) Agreement among Aegon USA, Inc., PFL Life Insurance Company, Bankers United Life Assurance Company, Life Investors Insurance Company of America, Aegon USA Realty Advisors, Inc. and First AUSA Life Insurance Company relating to the joint filing of the Schedule 13D.

(b) Tender Agreement, dated as of December 5, 1997, by and among the Subsidiaries and SKR Management Corp. (incorporated by reference to Exhibit 2.3 to the Issuer's Current Report on Form 8-K filed on December 8, 1997, File No. 0-14510).

(c) Memorandum of Understanding, dated as of December 5, 1997, by and among the Issuer and SKR Management Corp. (incorporated by reference to Exhibit 2.1 to the Issuer's Current Report on Form 8-K filed December 8, 1997, File No. 0-14510).

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

December 15, 1997

AEGON, N.V.

/s/ Donald J. Shepard
By: _____
Donald J. Shepard
Name: _____
Executive
Title: _____

AEGON USA, INC.

/s/ Brenda Clancy
By: _____
Brenda Clancy
Name: _____
Senior V.P. and Treasurer
Title: _____

AEGON USA INVESTMENT MANAGEMENT, INC.

/s/ Patrick E. Falconio
By: _____
Patrick E. Falconio
Name: _____
President
Title: _____

PFL LIFE INSURANCE COMPANY

/s/ William L. Burler
By: _____
William L. Burler
Name: _____
President
Title: _____

BANKERS UNITED LIFE ASSURANCE COMPANY

/s/ Brenda Clancy
By: _____
Brenda Clancy
Name: _____
CFO and Treasurer
Title: _____

/s/ Patrick S. Baird
 By: _____
 Patrick S. Baird
 Name: _____
 Senior V.P.
 Title: _____

AEGON USA REALTY ADVISORS, INC.

/s/ Patrick E. Falconio
 By: _____
 Patrick E. Falconio
 Name: _____
 Director
 Title: _____

FIRST AUSA LIFE INSURANCE COMPANY

/s/ Patrick S. Baird
 By: _____
 Patrick S. Baird
 Name: _____
 President
 Title: _____

Annex A

The following sets forth the company, name of individual and present principal occupation or employment of each of the directors and executive officers of Aegon, N.V., Aegon, AIM, PFL, Bankers, Life, Realty and AUSA. The business address for directors and executive officers of AEGON, N.V. is Mariahoeveplein 50, 2591 TV the Hague, The Netherlands. The business address for each of the AEGON and AUSA directors and executive officers is 1111 N. Charles Street, Baltimore, Maryland 21201. The business address for each of the AIM, PFL, Bankers, Life and Realty directors and executive officers is 4333 Edgewood Road, N.E., Cedar Rapids, Iowa 52499.

<TABLE>

<CAPTION>

Company	Name	Position
<S>	<C>	<C>
Aegon, N.V.	Van Wijk, H.B.	Principal Account Officer
Aegon, N.V.	Van de Veijn, P.	Executive Officer
Aegon, N.V.	Shepard, Donald J.	Executive Officer
Aegon, N.V.	Storm, K.J.	Chief Executive Officer
Aegon, N.V.	Van Schaik, G.	Supervisory Board Member
Aegon, N.V.	Oort, C.J.	Supervisory Board Member
Aegon, N.V.	DeWit, F.J.	Supervisory Board Member
Aegon, N.V.	Gerritse, G.	Supervisory Board Member
Aegon, N.V.	Van Hoof, J.A.P.	Supervisory Board Member
Aegon, N.V.	Scholten, W.	Supervisory Board Member
Aegon, N.V.	Tabaksblat, M.	Supervisory Board Member
Aegon, N.V.	Paijs, K.M.H.	Supervisory Board Member
Aegon, N.V.	Leysen, A.	Supervisory Board Member
Aegon, N.V.	Davis, P.J.	Supervisory Board Member
Aegon, N.V.	Okay, O.J.	Supervisory Board Member

Aegon, N.V.	Peters, J.F.M.	Supervisory Board Member
Aegon, N.V.	DeRuiter, H.	Supervisory Board Member
Aegon USA, Inc.	Bailey, II, Irving W.	Director
Aegon USA, Inc.	Disharoon, Leslie B.	Director
Aegon USA, Inc.	Dunn, Jr., Edward K.	Director
Aegon USA, Inc.	Foster, William H.	Director
Aegon USA, Inc.	Meyer, Edward C.	Director
Aegon USA, Inc.	Shepard, Donald J.	Director
Aegon USA, Inc.	Storm, Kornelis J.	Director
Aegon USA, Inc.	Warren, E. Kirby	Director
Aegon USA, Inc.	Bailey, II, Irving W.	Vice Chairman of The Board
Aegon USA, Inc.	Baird, Patrick S.	Chief Operating officer
Aegon USA, Inc.	Shepard, Donald J.	Chairman of The Board, C.E.O. and President
Aegon USA, Inc.	Baird, Patrick S.	Executive Vice President
Aegon USA, Inc.	Clancy, Brenda K.	Senior Vice President and Treasurer
Aegon USA, Inc. President	Falconio, Patrick E.	Chief Investment officer and Executive Vice
Aegon USA, Inc.	Herbert, Jr., Bart	Executive Vice President
Aegon USA, Inc.	Kolsrud, Douglas C.	Executive Vice President
Aegon USA, Inc.	Vermie, Craig D.	Secretary
Aegon USA, Inc.	Dutcher, Joseph A.	Director of Internal Audit

</TABLE>

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<TABLE>
<CAPTION>

<S> Aegon USA Investment Management, Inc.	<C> Clancy, Brenda K.	<C> Director
Aegon USA Investment Management, Inc.	Falconio, Patrick E.	Director
Aegon USA Investment Management, Inc.	Vermie, Craig D.	Director
Aegon USA Investment Management, Inc.	Falconio, Patrick E.	President
Aegon USA Investment Management, Inc.	Flynn, Donald E.	Executive Vice President
Aegon USA Investment Management, Inc.	Halfpap, David R.	Senior Vice President
Aegon USA Investment Management, Inc.	Kolsrud, Douglas C.	Executive Vice President
Aegon USA Investment Management, Inc.	O'Brien, Ralph M.	Senior Vice President
Aegon USA Investment Management, Inc.	Opp, Steven P.	Senior Vice President
Aegon USA Investment Management, Inc.	Ross, James D.	Executive Vice President
Aegon USA Investment Management, Inc.	Sheets, Clifford A.	Executive Vice President
Aegon USA Investment Management, Inc.	Vanmeter, Michael	Senior Vice President

Aegon USA Investment Management, Inc.	Theobald, Gregory W.	Secretary
Aegon USA Investment Management, Inc.	Kettering, Jon D.	Treasurer
PFL Life Insurance Company	Baird, Patrick S.	Director
PFL Life Insurance Company	Busler, William L.	Director
PFL Life Insurance Company	Falconio, Patrick E.	Director
PFL Life Insurance Company	Kolsrud, Douglas C.	Director
PFL Life Insurance Company	Vermie, Craig D.	Director
PFL Life Insurance Company	Baird, Patrick S.	Chief Operating officer and Senior Vice President
PFL Life Insurance Company	Busler, William L.	Chairman of The Board and President
PFL Life Insurance Company	Rekoski, David G.	Division Executive Vice Pres.

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<TABLE>
<CAPTION>
<S>

<C>

<C>

PFL Life Insurance Company	Barry, Leo C.	Executive Vice President
PFL Life Insurance Company	Brown, Larry G.	Senior Vice President
PFL Life Insurance Company	Dykhouse, Jack R.	Executive Vice President
PFL Life Insurance Company	Eno, Rex B.	Executive Vice President
PFL Life Insurance Company	Falconio, Patrick E.	Chief Investment Officer and Senior Vice President
PFL Life Insurance Company	Herbert, Jr., Bart	Executive Vice President
PFL Life Insurance Company	Jenkins, B. Larry	Executive Vice President
PFL Life Insurance Company	Kenney, John R.	Executive Vice President
PFL Life Insurance Company	Schlossberg, Tom A.	Executive Vice President
PFL Life Insurance Company	Soppe, Janet M.	Executive Vice President
PFL Life Insurance Company	Vermie, Craig D.	Secretary
PFL Life Insurance Company	Clancy, Brenda K.	Treasurer
PFL Life Insurance Company	Kolsrud, Danny L.	Director of Taxes
Bankers United Life Assurance Company	Baird, Patrick S.	Director
Bankers United Life Assurance Company	Falconio, Patrick E.	Director
Bankers United Life Assurance Company	Kenney, John R.	Director
Bankers United Life Assurance Company	Kolsrud, Douglas C.	Director
Bankers United Life Assurance Company	Vermie, Craig D.	Director
Bankers United Life Assurance Company	Baird, Patrick S.	Chief Operating Officer and Senior Vice President
Bankers United Life Assurance Company	Collins, Herb C.	Division Executive Vice Pres.
Bankers United Life Assurance Company	Hurley, G. John	Division Executive Vice Pres.
Bankers United Life Assurance Company	Kenney, John R.	Chairman of The Board and President
Bankers United Life Assurance Company	Yaeger, Alan M.	Division Executive Vice Pres.

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Bankers United Life Assurance Company	Barry, Leo C.	Senior Vice President
Bankers United Life Assurance Company	Brown, Larry G.	Senior Vice President
Bankers United Life Assurance Company	Busler, William L.	Executive Vice President
Bankers United Life Assurance Company	Dykhouse, Jack R.	Executive Vice President
Bankers United Life Assurance Company	Eno, Rex B.	Executive Vice President
Bankers United Life Assurance Company	Falconio, Patrick E.	Chief Investment Officer and Senior Vice President
Bankers United Life Assurance Company	Greer, Richard R.	Senior Vice President
Bankers United Life Assurance Company	Herbert, Jr., Bart	Executive Vice President
Bankers United Life Assurance Company	Soppe, Janet M.	Executive Vice President
Bankers United Life Assurance Company	Vermie, Craig D.	Secretary
Bankers United Life Assurance Company	Clancy, Brenda K.	Treasurer
Bankers United Life Assurance Company	Kolsrud, Danny L.	Director of Taxes
Life Investors Insurance Company of America	Baird, Patrick S.	Director
Life Investors Insurance Company of America	Busler, William L.	Director
Life Investors Insurance Company of America	Clancy, Brenda K.	Director
Life Investors Insurance Company of America	Eno, Rex B.	Director
Life Investors Insurance Company of America	Falconio, Patrick E.	Director
Life Investors Insurance Company of America	Kolsrud, Douglas C	Director
Life Investors Insurance Company of America	Vermie, Craig D.	Director
Life Investors Insurance Company of America	Baird, Patrick S.	Chief Operating Officer and Senior Vice President
Life Investors Insurance Company of America	Eno, Rex B.	Chairman of The Board and President

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Life Investors Insurance Company of America	Rekoski, David G.	Division Executive Vice Pres.
Life Investors Insurance Company of America	Verhagen, Cor H.	International Director
Life Investors Insurance Company of America	Brown, Larry G.	Senior Vice President
Life Investors Insurance Company of America	Busler, William L.	Executive Vice President

Life Investors Insurance Company of America	Dykhouse, Jack R.	Executive Vice President
Life Investors Insurance Company of America	Falconio, Patrick E.	Chief Investment Officer and Senior Vice President
Life Investors Insurance Company of America	Herbert, Jr., Bart	Executive Vice President
Life Investors Insurance Company of America	Jenkins, B. Larry	Executive Vice President
Life Investors Insurance Company of America	Kenney, John R.	Executive Vice President
Life Investors Insurance Company of America	Schlossberg, Tom A.	Executive Vice President
Life Investors Insurance Company of America	Soppe, Janet M.	Executive Vice President
Life Investors Insurance Company of America	Vermie, Craig D.	Secretary
Life Investors Insurance Company of America	Clancy, Brenda K.	Treasurer
Life Investors Insurance Company of America	Kolsrud, Danny L.	Director of Taxes

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Aegon USA Realty Advisors Inc.	Blankenship, David L.	Director
Aegon USA Realty Advisors Inc.	Clancy, Brenda K.	Director
Aegon USA Realty Advisors Inc.	Falconio, Patrick E.	Director
Aegon USA Realty Advisors Inc.	Kaplan, Steven J.	Director
Aegon USA Realty Advisors Inc.	Kolsrud, Douglas C.	Director
Aegon USA Realty Advisors Inc.	Schlossberg, Tom A.	Director
Aegon USA Realty Advisors Inc.	Blankenship, David L.	Chairman of the Board and President
Aegon USA Realty Advisors Inc.	Dewald, Maureen	Senior Vice President and Secretary
Aegon USA Realty Advisors Inc.	Fletcher, Alan F.	Senior Vice President
Aegon USA Realty Advisors Inc.	Ford, J. Dennis	Senior Vice President
Aegon USA Realty Advisors Inc.	Nordstrom, Thomas L.	Senior Vice President
Aegon USA Realty Advisors Inc.	Schumacher, Lindsay	Senior Vice President

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First AUSA Life Insurance Company	Baird, Patrick S.	Director
First AUSA Life Insurance Company	Brown, Larry G.	Director
First AUSA Life Insurance Company	Busler, William L.	Director
First AUSA Life Insurance Company	Clancy, Brenda K.	Director
First AUSA Life Insurance Company	Falconio, Patrick E.	Director

First AUSA Life Insurance Company	Herbert, Jr., Bart	Director
First AUSA Life Insurance Company	Kolsrud, Douglas C.	Director
First AUSA Life Insurance Company	Kontz, Robert J.	Director
First AUSA Life Insurance Company	Vermie, Craig D.	Director
First AUSA Life Insurance	Baird, Patrick S.	Chairman of The Board and President
First AUSA Life Insurance Company	Falconio, Patrick E.	Chief Investment Officer and Senior Vice President
First AUSA Life Insurance Company	Vermie, Craig D.	Secretary
First AUSA Life Insurance Company	Clancy, Brenda K.	Treasurer
First AUSA Life Insurance Company	Kontz, Robert J.	Controller
First AUSA Life Insurance Company	Kolsrud, Danny L.	Director of Taxes

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Exhibit (a)

Agreement

This Agreement is made by and among (i) Aegon, N.V., (ii) Aegon USA, Inc., (iii) Aegon USA Investment Management, Inc., (iv) PFL Life Insurance Company, (v) Bankers United Life Assurance Company, (vi) Life Investors Insurance Company of America, (vii) Aegon USA Realty Advisors, Inc. and (viii) First AUSA Life Insurance Company.

Whereas, each of the parties hereto may be required to file a statement with the U.S. Securities and Exchange Commission containing the information required by Schedule 13D with respect to shares of Common Stock of Cedar Income Fund, Ltd.; and

Whereas, the parties hereto desire to set forth their agreement regarding the joint filing of a statement containing such information.

Now, therefore, the parties hereto hereby agree as follows:

1. Pursuant to Rule 13d-1(f) under the Securities Exchange Act of 1934, the parties hereto shall jointly prepare and file a single statement on behalf of each of them containing the information required by Schedule 13D with respect to shares of Common Stock of Cedar Income Fund, Ltd. and any amendments thereto. Each party shall be responsible for the timely filing of such statement and amendments thereto and for the completeness and accuracy of information concerning such party contained therein.

2. This Agreement may be executed in one or more counterparts.

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In Witness Whereof, the parties hereunto have executed this Agreement.

Aegon, N.V.

By: /s/ Donald J. Shepard

Name: Donald J. Shepard

Title: Executive

Aegon USA, Inc.

By: /s/ Brenda Clancy

Name: Brenda Clancy

Title: Senior V.P. and Treasurer

Aegon USA Investment Management, Inc.

By: /s/ Patrick E. Falconio

Name: Patrick E. Falconio

Title: President

PFL Life Insurance Company

By: /s/ William L. Busler

Name: William L. Busler

Title: President

Bankers United Life Assurance Company

By: /s/ Brenda Clancy

Name: Brenda Clancy

Title: CFO and Treasurer

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Life Investors Insurance Company of America

By: /s/ Patrick S. Baird

Name: /s/ Patrick S. Baird

Title: Senior Vice President

Aegon USA Realty Advisors, Inc.

By: /s/ Patrick E. Falconio

Name: /s/ Patrick E. Falconio

Title: Director

First AUSA Life Insurance Company

By: /s/ Patrick S. Baird

Name: /s/ Patrick S. Baird

Title: President

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