

ETIMATED PROJECTED CASH FLOW FOR TID

Year	Development Description	Add'l Value	Value	Tax	Balance	Interest @ 6%
2010			0	0	0	0
2011	64 Apartments at Eagle Ridge	6,000,000	6,000,000	0	1,633,056	97,983
2012	Walmart & Retail	14,756,000	20,756,000	60,000	1,731,039	103,862
2013	\$3million Retail (Outlot)	3,000,000	23,756,000	355,120	1,774,902	106,494
2014	\$3million Retail (Outlot)	3,000,000	26,756,000	415,120	1,526,276	91,577
2015	\$3million Retail (Outlot)	3,000,000	29,756,000	475,120	1,202,732	72,164
2016		0	29,756,000	535,120	799,776	47,987
2017	\$3million Retail (Outlot)	3,000,000	32,756,000	535,120	312,643	18,759
2018	\$3million Retail (Outlot)	3,000,000	35,756,000	595,120	0	0
2019	\$3million Retail (Outlot)	3,000,000	38,756,000	655,120	0	0
2020		0	38,756,000	715,120	0	0
2021		0	38,756,000	715,120	0	0
2022		0	38,756,000	715,120	0	0
2023		0	38,756,000	715,120	0	0
2024		0	38,756,000	715,120	0	0
2025		0	38,756,000	715,120	0	0
2026		0	38,756,000	715,120	0	0
2027		0	38,756,000	715,120	0	0
2028		0	38,756,000	715,120	0	0
2029		0	38,756,000	715,120	0	0
2030		0	38,756,000	715,120	0	0
						<u>538,825</u>

Based on 6% Interest Rate

ETIMATED PROJECTED CASH FLOW FOR TID

Year	Development Description	Add'l Value	Value	Tax	Balance	Interest @ 7%
2010			0	0	0	0
2011	64 Apartments at Eagle Ridge	6,000,000	6,000,000	0	1,633,056	114,314
2012	Walmart & Retail	14,756,000	20,756,000	60,000	1,747,370	122,316
2013	\$3million Retail (Outlot)	3,000,000	23,756,000	355,120	1,809,686	126,678
2014	\$3million Retail (Outlot)	3,000,000	26,756,000	415,120	1,581,244	110,687
2015	\$3million Retail (Outlot)	3,000,000	29,756,000	475,120	1,276,811	89,377
2016		0	29,756,000	535,120	891,068	62,375
2017	\$3million Retail (Outlot)	3,000,000	32,756,000	535,120	418,322	29,283
2018	\$3million Retail (Outlot)	3,000,000	35,756,000	595,120	0	0
2019	\$3million Retail (Outlot)	3,000,000	38,756,000	655,120	0	0
2020		0	38,756,000	715,120	0	0
2021		0	38,756,000	715,120	0	0
2022		0	38,756,000	715,120	0	0
2023		0	38,756,000	715,120	0	0
2024		0	38,756,000	715,120	0	0
2025		0	38,756,000	715,120	0	0
2026		0	38,756,000	715,120	0	0
2027		0	38,756,000	715,120	0	0
2028		0	38,756,000	715,120	0	0
2029		0	38,756,000	715,120	0	0
2030		0	38,756,000	715,120	0	0
						<u>655,029</u>

Based on 7% Interest Rate

ETIMATED PROJECTED CASH FLOW FOR TID

Year	Development Description	Addt'l Value	Value	Tax	Balance	Interest @ 8%
2010			0	0	0	0
2011	64 Apartments at Eagle Ridge	6,000,000	6,000,000	0	1,633,056	130,644
2012	Walmart & Retail	14,756,000	20,756,000	60,000	1,763,700	141,096
2013	\$3million Retail (Outlot)	3,000,000	23,756,000	355,120	1,844,797	147,584
2014	\$3million Retail (Outlot)	3,000,000	26,756,000	415,120	1,637,260	130,981
2015	\$3million Retail (Outlot)	3,000,000	29,756,000	475,120	1,353,121	108,250
2016		0	29,756,000	535,120	986,251	78,900
2017	\$3million Retail (Outlot)	3,000,000	32,756,000	535,120	530,031	42,402
2018	\$3million Retail (Outlot)	3,000,000	35,756,000	595,120	37,313	2,985
2019	\$3million Retail (Outlot)	3,000,000	38,756,000	655,120	0	0
2020		0	38,756,000	715,120	0	0
2021		0	38,756,000	715,120	0	0
2022		0	38,756,000	715,120	0	0
2023		0	38,756,000	715,120	0	0
2024		0	38,756,000	715,120	0	0
2025		0	38,756,000	715,120	0	0
2026		0	38,756,000	715,120	0	0
2027		0	38,756,000	715,120	0	0
2028		0	38,756,000	715,120	0	0
2029		0	38,756,000	715,120	0	0
2030		0	38,756,000	715,120	0	0
						782,842

Based on 8% Interest Rate

ETIMATED PROJECTED CASH FLOW FOR TID

Year	Development Description	Addt'l Value	Value	Tax	Balance	Interest @ 9%
2010			0	0	0	0
2011	64 Apartments at Eagle Ridge	6,000,000	6,000,000	0	1,633,056	146,975
2012	Walmart & Retail	14,756,000	20,756,000	60,000	1,780,031	160,203
2013	\$3million Retail (Outlot)	3,000,000	23,756,000	355,120	1,880,234	169,221
2014	\$3million Retail (Outlot)	3,000,000	26,756,000	415,120	1,694,335	152,490
2015	\$3million Retail (Outlot)	3,000,000	29,756,000	475,120	1,431,705	128,853
2016		0	29,756,000	535,120	1,085,438	97,689
2017	\$3million Retail (Outlot)	3,000,000	32,756,000	535,120	648,008	58,321
2018	\$3million Retail (Outlot)	3,000,000	35,756,000	595,120	171,209	15,409
2019	\$3million Retail (Outlot)	3,000,000	38,756,000	655,120	0	0
2020		0	38,756,000	715,120	0	0
2021		0	38,756,000	715,120	0	0
2022		0	38,756,000	715,120	0	0
2023		0	38,756,000	715,120	0	0
2024		0	38,756,000	715,120	0	0
2025		0	38,756,000	715,120	0	0
2026		0	38,756,000	715,120	0	0
2027		0	38,756,000	715,120	0	0
2028		0	38,756,000	715,120	0	0
2029		0	38,756,000	715,120	0	0
2030		0	38,756,000	715,120	0	0
						<u>929,161</u>

Based on 9% Interest Rate