

## PROJECTED PRELIMINARY PROBABLE TID CASH FLOW

YEAR	Increment	EST. PRICE	TOTAL		INCREMENTAL TAX	BALANCE	INTEREST
2012	Fall Construction Sewer	\$ -	\$ -	\$ 2,072,100	\$ 44,983	\$ 3,914,182	\$ 293,564
2013	Hotel, C-Store, /sm Restaurant	\$ 5,500,000	\$ -	\$ 2,072,100	\$ 44,983	\$ 4,162,762	\$ 312,207
2014	Restaurant & Retail Store 3000 sf.	\$ 7,500,000		\$ 2,072,100	\$ 44,983	\$ 4,429,986	\$ 332,249
2015	Medical 20,000 SF & 1 Restaurant	\$ 11,500,000	\$ 7,572,100	\$ 7,572,100	\$ 164,383	\$ 4,717,252	\$ 353,794
2016	15000 SF Retail & Medical & Restaurant	\$ 9,100,000	\$ 15,072,100	\$ 15,072,100	\$ 327,200	\$ 4,906,663	\$ 368,000
2017	39000 SF Retail & 2 Restaurants	\$ 12,500,000	\$ 26,572,100	\$ 26,572,100	\$ 576,854	\$ 4,947,463	\$ 371,060
2018	65000 SF Retail & Restaurant	\$ 10,802,040	\$ 35,672,100	\$ 35,672,100	\$ 774,406	\$ 4,741,669	\$ 355,625
2019	Retail/Office	\$ 9,000,000	\$ 48,172,100	\$ 48,172,100	\$ 1,045,768	\$ 4,322,888	\$ 324,217
2020	Retail	\$ 5,000,000	\$ 58,974,140	\$ 58,974,140	\$ 1,280,270	\$ 3,601,337	\$ 270,100
2021	Office	\$ 2,000,000	\$ 67,974,140	\$ 67,974,140	\$ 1,475,651	\$ 2,591,168	\$ 194,338
2022	Retail/Office	\$ 2,000,000	\$ 72,974,140	\$ 72,974,140	\$ 1,584,196	\$ 1,309,855	\$ 98,239
2023	Retail/Office	\$ 2,000,000	\$ 74,974,140	\$ 74,974,140	\$ 1,627,614	\$ (176,102)	\$ (13,208)
2024	Retail	\$ 2,000,000	\$ 76,974,140	\$ 76,974,140	\$ 1,671,032	\$ (1,816,923)	\$ (136,269)
2025	Office	\$ 2,000,000	\$ 78,974,140	\$ 78,974,140	\$ 1,714,450	\$ (3,624,224)	\$ (271,817)
2026	Office	\$ 4,000,000	\$ 80,974,140	\$ 80,974,140	\$ 1,757,868	\$ (5,610,490)	\$ (420,787)
2027	Medical	\$ 4,000,000	\$ 82,974,140	\$ 82,974,140	\$ 1,801,286	\$ (7,789,145)	\$ (584,186)
2028	Retail/Office	\$ 4,000,000	\$ 86,974,140	\$ 86,974,140	\$ 1,888,122	\$ (10,174,616)	\$ (763,096)
2029	Retail/Office	\$ 4,000,000	\$ 90,974,140	\$ 90,974,140	\$ 1,974,958	\$ (12,825,834)	\$ (961,938)

PROJECTIONS ARE BASED ON :  
MILL LEVY OF .021790  
INTEREST RATE OF 7.5%