

EXHBIT -6
PROJECT DEVELOPMENT PRO FORMA

ITEM	TOTAL DEV. COSTS	TIF INFRASTRUCTURE	NON-TIF INFRASTRUCTURE
OFFSITE & REGIONAL INFRASTRUCTURE			
Minnesota Street	6,145,200	6,145,200	
Grading	713,800	713,800	
Storm Water Pipe	425,000	425,000	
Power Line Relocation	307,000	307,000	
Traffic Signal	140,000	140,000	
Drainage Pond	450,000	450,000	
Irrigation Pipe	220,000	220,000	
INTERNAL INFRASTRUCTURE			
Streets	8,400,000		8,400,000
Drainage	450,000		450,000
Grading	1,000,000		1,000,000
Water Mains	1,800,000		1,800,000
Sanitary Sewer Mains	1,400,000		1,400,000
TOTAL PROJECT DEVELOPMENT COSTS	21,451,000	8,401,000	13,050,000
Land Estimated @ \$10,000/Acre	200	10,000	2,000,000
TOTAL COSTS			15,050,000

TOTAL INCOME:

ITEM	QUANTITY	NET REVENUE	TOTAL
Commercial Property (SQFT)	750,000	4	3,000,000
Apartments (SQFT)	871,200	2	1,524,600
Single Family Residential (LOTS)	300	40,000	12,000,000
TOTAL INCOME BEFORE LAND COSTS			16,524,600

NET INCOME AFTER EXPENSES WITH TIF	1,474,600	10%
NET INCOME AFTER EXPENSES WITHOUT TIF	-6,926,400	-30%