

**Revised to reflect Development Value of \$9,870,000
Factored Non-Ag Levy**

Housing 2_7.5%_Rev_Factored - Biannual payment

Initial Data

LOAN DATA

Loan amount:	\$1,062,000.00
Annual interest rate:	7.50%
Term in years:	20
Payments per year:	2
First payment due:	12/1/2014

TABLE DATA

Table starts at date:
 or at payment number: **1**

PERIODIC PAYMENT

Entered payment:	\$5,002.00	The table uses the calculated periodic payment amount,
Calculated payment:	\$5,002.00	unless you enter a value for "Entered payment."

CALCULATIONS

Use payment of:	\$5,002.00	Beginning balance at payment 1:	\$34,426.00
t payment in table: 1		Cumulative interest prior to payment 1:	\$0.00

TABLE

No.	Payment Date	Beginning Balance	Interest	Total Due	Capital Int Payment	Tax Inc Payment	Total Pay	Loan Balance	Cumulative Interest
1	12/1/2014	1,062,000.00	39,825.00	1,101,825.00	47,790.00	0.00	47,790.00	1,101,825.00	39,825.00
2	6/1/2015	1,101,825.00	41,318.44	1,143,143.44	49,940.55	0.00	49,940.55	1,143,143.44	81,143.44
3	12/1/2015	1,143,143.44	42,867.88	1,186,011.32	52,187.87	0.00	52,187.87	1,186,011.32	124,011.32
4	6/1/2016	1,186,011.32	44,475.42	1,230,486.74	54,536.33	0.00	54,536.33	1,230,486.74	168,486.74
5	12/1/2016	1,230,486.74	46,143.25	1,276,629.99	0.00	97,295.00	97,295.00	1,179,334.99	214,629.99
6	6/1/2017	1,179,334.99	44,225.06	1,223,560.06	0.00	97,295.00	97,295.00	1,126,265.06	258,855.06
7	12/1/2017	1,126,265.06	42,234.94	1,168,500.00	0.00	97,295.00	97,295.00	1,071,205.00	301,090.00
8	6/1/2018	1,071,205.00	40,170.19	1,111,375.18	0.00	97,295.00	97,295.00	1,014,080.18	341,260.18
9	12/1/2018	1,014,080.18	38,028.01	1,052,108.19	0.00	97,295.00	97,295.00	954,813.19	379,288.19
10	6/1/2019	954,813.19	35,805.49	990,618.68	0.00	97,295.00	97,295.00	893,323.68	415,093.68
11	12/1/2019	893,323.68	33,499.64	926,823.32	0.00	97,295.00	97,295.00	829,528.32	448,593.32
12	6/1/2020	829,528.32	31,107.31	860,635.63	0.00	97,295.00	97,295.00	763,340.63	479,700.63
13	12/1/2020	763,340.63	28,625.27	791,965.91	0.00	97,295.00	97,295.00	694,670.91	508,325.91
14	6/1/2021	694,670.91	26,050.16	720,721.07	0.00	97,295.00	97,295.00	623,426.07	534,376.07
15	12/1/2021	623,426.07	23,378.48	646,804.54	0.00	97,295.00	97,295.00	549,509.54	557,754.54
16	6/1/2022	549,509.54	20,606.61	570,116.15	0.00	97,295.00	97,295.00	472,821.15	578,361.15
17	12/1/2022	472,821.15	17,730.79	490,551.95	0.00	97,295.00	97,295.00	393,256.95	596,091.95
18	6/1/2023	393,256.95	14,747.14	408,004.08	0.00	97,295.00	97,295.00	310,709.08	610,839.08
19	12/1/2023	310,709.08	11,651.59	322,360.67	0.00	97,295.00	97,295.00	225,065.67	622,490.67
20	6/1/2024	225,065.67	8,439.96	233,505.63	0.00	97,295.00	97,295.00	136,210.63	630,930.63
21	12/1/2024	136,210.63	5,107.90	141,318.53	0.00	97,295.00	97,295.00	44,023.53	636,038.53
22	6/1/2025	44,023.53	1,650.88	45,674.42	0.00	45,674.42	45,674.42	0.00	637,689.42

* Change made to reflect estimated property valuation after development of \$9,870,000. Increment calculated as follows:

Est valuation	\$9,870,000
Base valuation	(\$491,900)
Increment valuation	\$9,378,100
Tax rate - 23.055/\$1,000*.9 (factored value)	
Tax inc payment/year	\$194,590.89