

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

Housing 2\_9%\_Rev\_Factored - Biannual payment

**Initial Data**

**LOAN DATA**

Loan amount:	<b>\$1,062,000.00</b>
Annual interest rate:	<b>9.00%</b>
Term in years:	<b>20</b>
Payments per year:	<b>2</b>
First payment due:	<b>12/1/2014</b>

**TABLE DATA**

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

**PERIODIC PAYMENT**

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

**CALCULATIONS**

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

**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	47,790.00	1,109,790.00	47,790.00	0.00	47,790.00	1,109,790.00	47,790.00
2	6/1/2015	1,109,790.00	49,940.55	1,159,730.55	49,940.55	0.00	49,940.55	1,159,730.55	97,730.55
3	12/1/2015	1,159,730.55	52,187.87	1,211,918.42	52,187.87	0.00	52,187.87	1,211,918.42	149,918.42
4	6/1/2016	1,211,918.42	54,536.33	1,266,454.75	54,536.33	0.00	54,536.33	1,266,454.75	204,454.75
5	12/1/2016	1,266,454.75	56,990.46	1,323,445.22	0.00	97,295.00	97,295.00	1,226,150.22	261,445.22
6	6/1/2017	1,226,150.22	55,176.76	1,281,326.98	0.00	97,295.00	97,295.00	1,184,031.98	316,621.98
7	12/1/2017	1,184,031.98	53,281.44	1,237,313.42	0.00	97,295.00	97,295.00	1,140,018.42	369,903.42
8	6/1/2018	1,140,018.42	51,300.83	1,191,319.25	0.00	97,295.00	97,295.00	1,094,024.25	421,204.25
9	12/1/2018	1,094,024.25	49,231.09	1,143,255.34	0.00	97,295.00	97,295.00	1,045,960.34	470,435.34
10	6/1/2019	1,045,960.34	47,068.22	1,093,028.55	0.00	97,295.00	97,295.00	995,733.55	517,503.55
11	12/1/2019	995,733.55	44,808.01	1,040,541.56	0.00	97,295.00	97,295.00	943,246.56	562,311.56
12	6/1/2020	943,246.56	42,446.10	985,692.66	0.00	97,295.00	97,295.00	888,397.66	604,757.66
13	12/1/2020	888,397.66	39,977.89	928,375.55	0.00	97,295.00	97,295.00	831,080.55	644,735.55
14	6/1/2021	831,080.55	37,398.62	868,479.18	0.00	97,295.00	97,295.00	771,184.18	682,134.18
15	12/1/2021	771,184.18	34,703.29	805,887.46	0.00	97,295.00	97,295.00	708,592.46	716,837.46
16	6/1/2022	708,592.46	31,886.66	740,479.12	0.00	97,295.00	97,295.00	643,184.12	748,724.12
17	12/1/2022	643,184.12	28,943.29	672,127.41	0.00	97,295.00	97,295.00	574,832.41	777,667.41
18	6/1/2023	574,832.41	25,867.46	600,699.87	0.00	97,295.00	97,295.00	503,404.87	803,534.87
19	12/1/2023	503,404.87	22,653.22	526,058.09	0.00	97,295.00	97,295.00	428,763.09	826,188.09
20	6/1/2024	428,763.09	19,294.34	448,057.43	0.00	97,295.00	97,295.00	350,762.43	845,482.43
21	12/1/2024	350,762.43	15,784.31	366,546.74	0.00	97,295.00	97,295.00	269,251.74	861,266.74
22	6/1/2025	269,251.74	12,116.33	281,368.06	0.00	97,295.00	97,295.00	184,073.06	873,383.06
23	12/1/2025	184,073.06	8,283.29	192,356.35	0.00	97,295.00	97,295.00	95,061.35	881,666.35
24	6/1/2026	95,061.35	4,277.76	99,339.11	0.00	97,295.00	97,295.00	2,044.11	885,944.11
25	12/1/2026	2,044.11	91.99	2,136.10	0.00	2,136.10	2,136.10	0.00	886,036.10
26	6/1/2027	0.00	0.00	0.00	0.00	0.00	0.00	0.00	886,036.10

\* 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