

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

Housing 2_6.0%_Rev_Factored - Biannual payment

Initial Data

LOAN DATA

Loan amount:	\$1,062,000.00
Annual interest rate:	6.00%
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, unless you enter a value for "Entered payment."
Calculated payment:	\$5,002.00	

CALCULATIONS

Use payment of:	\$5,002.00	Beginning balance at payment 1:	\$34,426.00
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	31,860.00	1,093,860.00	31,860.00	0.00	31,860.00	1,093,860.00	31,860.00
2	6/1/2015	1,093,860.00	32,815.80	1,126,675.80	32,815.80	0.00	32,815.80	1,126,675.80	64,675.80
3	12/1/2015	1,126,675.80	33,800.27	1,160,476.07	33,800.27	0.00	33,800.27	1,160,476.07	98,476.07
4	6/1/2016	1,160,476.07	34,814.28	1,195,290.36	34,814.28	0.00	34,814.28	1,195,290.36	133,290.36
5	12/1/2016	1,195,290.36	35,858.71	1,231,149.07	0.00	97,295.00	97,295.00	1,133,854.07	169,149.07
6	6/1/2017	1,133,854.07	34,015.62	1,167,869.69	0.00	97,295.00	97,295.00	1,070,574.69	203,164.69
7	12/1/2017	1,070,574.69	32,117.24	1,102,691.93	0.00	97,295.00	97,295.00	1,005,396.93	235,281.93
8	6/1/2018	1,005,396.93	30,161.91	1,035,558.84	0.00	97,295.00	97,295.00	938,263.84	265,443.84
9	12/1/2018	938,263.84	28,147.92	966,411.75	0.00	97,295.00	97,295.00	869,116.75	293,591.75
10	6/1/2019	869,116.75	26,073.50	895,190.26	0.00	97,295.00	97,295.00	797,895.26	319,665.26
11	12/1/2019	797,895.26	23,936.86	821,832.11	0.00	97,295.00	97,295.00	724,537.11	343,602.11
12	6/1/2020	724,537.11	21,736.11	746,273.23	0.00	97,295.00	97,295.00	648,978.23	365,338.23
13	12/1/2020	648,978.23	19,469.35	668,447.57	0.00	97,295.00	97,295.00	571,152.57	384,807.57
14	6/1/2021	571,152.57	17,134.58	588,287.15	0.00	97,295.00	97,295.00	490,992.15	401,942.15
15	12/1/2021	490,992.15	14,729.76	505,721.91	0.00	97,295.00	97,295.00	408,426.91	416,671.91
16	6/1/2022	408,426.91	12,252.81	420,679.72	0.00	97,295.00	97,295.00	323,384.72	428,924.72
17	12/1/2022	323,384.72	9,701.54	333,086.26	0.00	97,295.00	97,295.00	235,791.26	438,626.26
18	6/1/2023	235,791.26	7,073.74	242,865.00	0.00	97,295.00	97,295.00	145,570.00	445,700.00
19	12/1/2023	145,570.00	4,367.10	149,937.10	0.00	97,295.00	97,295.00	52,642.10	450,067.10
20	6/1/2024	52,642.10	1,579.26	54,221.36	0.00	54,221.36	54,221.36	0.00	451,646.36

* 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