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Sample Lookback Calculation - The Chalmers Phase 3

			2027	2028	2029	2030	2031	2032	2033
1. Pro Forma Financial Statement - Return Analys	is		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
NET OPERATING INCOME			1,462,921	1,494,847	1,527,438	1,560,708	1,594,670	1,629,339	1,664,730
Tax Increment Financing Revenue	Inflator:	0%	0	222,903	224,018	225,138	226,264	227,395	228,532
ADJUSTED NET OPERATING INCOME			1,462,921	1,717,750	1,751,456	1,785,846	1,820,934	1,856,735	1,893,262
Viold on Cost Annual Poturn	Average Appuel	Cool 8 00%	5 62%	6 6 1 9/	6 7/9/	6 970/	7.01%	7 1 / 0/	7 20%
Vield on Cost Autorage Appuel Deturn	Average Annuar	Goal 8.00%	5.03%	0.0176	0.74%	0.07 /0	7.01/0	7.14/0	1.29/0
field on Cost Average Annual Return	Start From:	Year 1	0.03%	0.12%	0.33%	0.40%	0.37%	0.07%	0.70%
Total Estimated Project Cost (Used for Initial Yield	d on Cost)	25,988,388							
Actual Total Project Cost (Used for Lookback Yiel	ld on Cost)	25,600,000							
				-					
			0007	0000	0000	0000	0004	0000	0000
2 Lookbook Adjustment Evenue			2027	2028	2029	2030	2031	2032	2033
2. LOOKDACK ADJUSTMENT EXAMPLE						Y 44 41 4			VeerZ
,			Teal I	real Z	T Car J		Teal 5	Year 6	Year 7
			1 462 921	1 565 325	1 674 898	1 702 141	1 917 591	Year 6	Year 7
NET OPERATING INCOME	lationar	0%	1,462,921	1,565,325	1,674,898	1,792,141	1,917,591	Year 6	Year 7 2,195,450 228 532
NET OPERATING INCOME Tax Increment Financing Revenue	Inflator:	0%	1,462,921 0	1,565,325 222,903	1,674,898 224,018	1,792,141 225,138	1,917,591 226,264	Year 6 2,051,822 227,395	Year 7 2,195,450 228,532
NET OPERATING INCOME Tax Increment Financing Revenue ADJUSTED NET OPERATING INCOME	Inflator:	0%	1,462,921 0 1,462,921	1,565,325 222,903 1,788,229	1,674,898 224,018 1,898,916	1,792,141 225,138 2,017,279	1,917,591 226,264 2,143,855	Year 6 2,051,822 227,395 2,279,217	Year 7 2,195,450 228,532 2,423,982
NET OPERATING INCOME Tax Increment Financing Revenue ADJUSTED NET OPERATING INCOME Yield on Cost Annual Return	Inflator:	0%	1,462,921 0 1,462,921 5,71%	1,565,325 222,903 1,788,229 6,99%	1,674,898 224,018 1,898,916 7,42%	1,792,141 225,138 2,017,279 7.88%	1,917,591 226,264 2,143,855 8,37%	Year 6 2,051,822 227,395 2,279,217 8,90%	Year 7 2,195,450 228,532 2,423,982 9,47%
NET OPERATING INCOME Tax Increment Financing Revenue ADJUSTED NET OPERATING INCOME Yield on Cost Annual Return Yield on Cost Average Annual Return	Inflator:	0% Vear 1	1,462,921 0 1,462,921 5.71% 5.71%	1,565,325 222,903 1,788,229 6.99% 6.35%	1,674,898 224,018 1,898,916 7.42% 6.71%	1,792,141 225,138 2,017,279 7.88% 7.00%	1,917,591 226,264 2,143,855 8.37% 7.27%	Year 6 2,051,822 227,395 2,279,217 8.90% 7.55%	Year 7 2,195,450 228,532 2,423,982 9.47% 7 82%
NET OPERATING INCOME Tax Increment Financing Revenue ADJUSTED NET OPERATING INCOME Yield on Cost Annual Return Yield on Cost Average Annual Return	Inflator: Start From:	0% Year 1	1,462,921 0 1,462,921 5.71% 5.71%	1,565,325 222,903 1,788,229 6.99% 6.35%	1,674,898 224,018 1,898,916 7.42% 6.71%	1,792,141 225,138 2,017,279 7.88% 7.00%	1,917,591 226,264 2,143,855 8.37% 7.27%	Year 6 2,051,822 227,395 2,279,217 8.90% 7.55%	Year 7 2,195,450 228,532 2,423,982 9.47% 7.82%
NET OPERATING INCOME Tax Increment Financing Revenue ADJUSTED NET OPERATING INCOME Yield on Cost Annual Return Yield on Cost Average Annual Return	Inflator: Start From:	0% Year 1	1,462,921 0 1,462,921 5.71% 5.71%	1,565,325 222,903 1,788,229 6.99% 6.35%	1,674,898 224,018 1,898,916 7.42% 6.71%	1,792,141 225,138 2,017,279 7.88% 7.00%	1,917,591 226,264 2,143,855 8.37% 7.27%	Year 6 2,051,822 227,395 2,279,217 8.90% 7.55%	Year 7 2,195,450 228,532 2,423,982 9.47% 7.82%
NET OPERATING INCOME Tax Increment Financing Revenue ADJUSTED NET OPERATING INCOME Yield on Cost Annual Return Yield on Cost Average Annual Return	Inflator: Start From:	0% Year 1	1,462,921 0 1,462,921 5.71% 5.71% 2027	1,565,325 222,903 1,788,229 6.99% 6.35% 2028	1,674,898 224,018 1,898,916 7.42% 6.71%	1,792,141 225,138 2,017,279 7.88% 7.00%	1,917,591 226,264 2,143,855 8.37% 7.27%	Year 6 2,051,822 227,395 2,279,217 8.90% 7.55% 2032	Year 7 2,195,450 228,532 2,423,982 9.47% 7.82% 2033

		2021	2020	2025	2000	2001	2002	2000
3. TIF Note (Present Value) Calculation	Payment Date	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
First Half Payment	08/01	0) 111,452	112,009	112,569	113,132	113,698	114,266
Second Half Payment	02/01	0) 111,452	112,009	112,569	113,132	113,698	114,266
Tax Increment Financing Revenue		0	222,903	224,018	225,138	226,264	227,395	228,532
Annual Present Value (Semi-Annual)	0.00% Interest Rate	0	222,903	446,921	672,059	898,323	1,125,718	1,354,250

TIF Note (Present Value) Difference	
Original TIF Term	8
Current TIF Term to reach average 8.00% YoC	7
Principal Amt. of Original TIF Note	\$ 1,814,748
Principal Amt. (Present Value) of TIF in Year 7	\$ 1,374,250
Difference	\$ 440,498
50% Difference	\$ 220,249
PV of TIF in Year 7	\$ 1,374,250
Plus 50% Difference	\$ 220,249
New Principal Amount of TIF Note (PV)	\$ 1,594,499
Estimated Revised TIF Note Term by Year	8

Original PAYGO	
Total PAYGO Collections	1,814,748
NPV	1,814,748
Rate for NPV	0.00%

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Sample Lookback Calculation - The Chalmers Phase 3

			2034	2035	2036
1. Pro Forma Financial Statement - Return Analysis				Year 9	Year 10
NET OPERATING INCOME			1,700,856	1,737,733	1,775,376
Tax Increment Financing Revenue	Inflator:	0%	229,675	230,823	0
ADJUSTED NET OPERATING INCOME			1,930,531	1,968,556	1,775,376
Yield on Cost Annual Return	Average Annual	Goal 8.00%	7.43%	7.57%	6.83%
Yield on Cost Average Annual Return	Start From:	Year 1	6.84%	6.92%	6.91%
Total Estimated Project Cost (Used for Initial Yield of	on Cost)	25,988,388			
Actual Total Project Cost (Used for Lookback Yield	on Cost)	25,600,000			

			2034	2035	2036
2. Lookback Adjustment Example			Year 8	Year 9	Year 10
NET OPERATING INCOME			2,349,131	2,513,570	2,689,520
Tax Increment Financing Revenue	Inflator:	0%	20,000	0	0
ADJUSTED NET OPERATING INCOME			2,369,131	2,513,570	2,689,520
Yield on Cost Annual Return			9.25%	9.82%	10.51%
Yield on Cost Average Annual Return	Start From:	Year 1	8.00%	8.20%	8.43%

		2034	2035	2036
3. TIF Note (Present Value) Calculation	Payment Date	Year 8	Year 9	Year 10
First Half Payment	08/01	10,000	0	0
Second Half Payment	02/01	10,000	0	0
Tax Increment Financing Revenue		20,000	0	0
Annual Present Value (Semi-Annual)	0.00% Interest Rate	1,374,250	1,374,250	1,374,250

TIE Note (Present Value) Difference	
Original TIF Term	8
Current TIF Term to reach average 8.00% YoC	7
Principal Amt. of Original TIF Note	\$ 1,814,748
Principal Amt. (Present Value) of TIF in Year 7	\$ 1,374,250
Difference	\$ 440,498
50% Difference	\$ 220,249
PV of TIF in Year 7	\$ 1,374,250
Plus 50% Difference	\$ 220,249
New Principal Amount of TIF Note (PV)	\$ 1,594,499
Estimated Revised TIF Note Term by Year	8