Exhibit I

Sample Lookback Calculation - RyKey Properties, LLC- Lot 8

1. Pro Forma Financial Statement - Return Analysis			2026 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	2030 Year 6	2031 Year 7
NET OPERATING INCOME			567,681	579,212	590,973	602,970	615,207	627,689	640,420
Tax Increment Financing Revenue	*Inflator:*	0%	26,235	104,940	104,940	104,940	105,465	105,992	106,522
ADJUSTED NET OPERATING INCOME			593,916	684,152	695,913	707,910	720,672	733,680	746,942
Yield on Cost Annual Return	***Average Annual***	***Goal 8.00%***	4.95%	5.71%	5.80%	5.90%	6.01%	6.12%	6.23%
Yield on Cost Average Annual Return	Start From:	*Year 1*	4.95%	5.33%	5.49%	5.59%	5.68%	5.75%	5.82%

Total Estimated Project Cost (Used for Initial Yield on Cost)	**11,990,835**
Actual Total Project Cost (Used for Lookback Yield on Cost)	**11,990,835**

2. Lookback Adjustment Example			2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7
NET OPERATING INCOME			567,681	593,794	621,109	649,680	679,565	710,825	743,523
Tax Increment Financing Revenue	*Inflator:*	0%	26,235	104,940	104,940	104,940	105,465	105,992	106,522
ADJUSTED NET OPERATING INCOME			593,916	698,734	726,048	754,619	785,029	816,817	850,045
Yield on Cost Annual Return			4.95%	5.83%	6.06%	6.29%	6.55%	6.81%	7.09%
Yield on Cost Average Annual Return	Start From:	*Year 1*	4.95%	5.39%	5.61%	5.78%	5.94%	6.08%	6.23%

3. TIF Note (Present Value) Calculation	Payment Date	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7
First Half Payment	08/01	13,117	52,470	52,470	52,470	52,732	52,996	53,261
Second Half Payment	02/01	13,117	52,470	52,470	52,470	52,732	52,996	53,261
Tax Increment Financing Revenue		26,235	104,940	104,940	104,940	105,465	105,992	106,522
Annual Present Value (Semi-Annual)	0.00% Interest Rate	26,235	131,175	236,115	341,054	446,519	552,511	659,033

TIF Note (Present Value) Difference		
Original TIF Term		20
Current TIF Term to reach average 8.00% YoC		18
Principal Amt. of Original TIF Note	$	2,093,266
Principal Amt. (Present Value) of TIF in Year 18	$	1,866,517
Difference	**$**	**226,749**
50% Difference	**$**	**113,375**
PV of TIF in Year 18	$	1,866,517
Plus 50% Difference	$	113,375
New Principal Amount of TIF Note (PV)	**$**	**1,979,892**
Estimated Revised TIF Note Term by Year		**18**

Original PAYGO	
Total PAYGO Collections	2,093,266
NPV	2,093,266
Rate for NPV	0.00%

Sample Lookback Calculation - RyKey Properties, LLC- Lot 8

1. Pro Forma Financial Statement - Return Analysis			2032 Year 8	2033 Year 9	2034 Year 10	2035 Year 11	2036 Year 12	2037 Year 13	2038 Year 14	2039 Year 15
NET OPERATING INCOME			653,405	666,651	680,161	693,942	707,998	722,336	736,960	751,876
Tax Increment Financing Revenue	*Inflator:*	0%	107,054	107,590	108,128	108,668	109,212	109,758	110,306	110,858
ADJUSTED NET OPERATING INCOME			760,460	774,241	788,289	802,610	817,210	832,093	847,266	862,734
Yield on Cost Annual Return	***Average Annual***	***Goal 8.00%***	6.34%	6.46%	6.57%	6.69%	6.82%	6.94%	7.07%	7.19%
Yield on Cost Average Annual Return	Start From:	*Year 1*	5.88%	5.95%	6.01%	6.07%	6.13%	6.20%	6.26%	6.32%

Total Estimated Project Cost (Used for Initial Yield on Cost)	**11,990,835**
Actual Total Project Cost (Used for Lookback Yield on Cost)	**11,990,835**

2. Lookback Adjustment Example			2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15
NET OPERATING INCOME			777,725	813,500	850,921	890,064	931,007	973,833	1,018,629	1,065,486
Tax Increment Financing Revenue	*Inflator:*	0%	107,054	107,590	108,128	108,668	109,212	109,758	110,306	110,858
ADJUSTED NET OPERATING INCOME			884,779	921,090	959,049	998,732	1,040,218	1,083,591	1,128,936	1,176,344
Yield on Cost Annual Return			7.38%	7.68%	8.00%	8.33%	8.68%	9.04%	9.41%	9.81%
Yield on Cost Average Annual Return	Start From:	*Year 1*	6.37%	6.52%	6.66%	6.81%	6.97%	7.13%	7.29%	7.46%

3. TIF Note (Present Value) Calculation	Payment Date	2033 Year 8	2034 Year 9	2035 Year 10	2036 Year 11	2037 Year 12	2038 Year 13	2039 Year 14	2040 Year 15
First Half Payment	08/01	53,527	53,795	54,064	54,334	54,606	54,879	55,153	55,429
Second Half Payment	02/01	53,527	53,795	54,064	54,334	54,606	54,879	55,153	55,429
Tax Increment Financing Revenue		107,054	107,590	108,128	108,668	109,212	109,758	110,306	110,858
Annual Present Value (Semi-Annual)	0.00% Interest Rate	766,087	873,677	981,804	1,090,473	1,199,684	1,309,442	1,419,748	1,530,606

TIF Note (Present Value) Difference		
Original TIF Term		20
Current TIF Term to reach average 8.00% YoC		18
Principal Amt. of Original TIF Note	$	2,093,266
Principal Amt. (Present Value) of TIF in Year 18	$	1,866,517
Difference	**$**	**226,749**
50% Difference	**$**	**113,375**
PV of TIF in Year 18	$	1,866,517
Plus 50% Difference	$	113,375
New Principal Amount of TIF Note (PV)	**$**	**1,979,892**
Estimated Revised TIF Note Term by Year		**18**

Exhibit I

Sample Lookback Calculation - RyKey Properties, LLC- Lot 8

1. Pro Forma Financial Statement - Return Analysis			2040 Year 16	2041 Year 17	2042 Year 18	2043 Year 19	2044 Year 20
NET OPERATING INCOME			767,091	782,610	798,440	814,586	831,055
Tax Increment Financing Revenue	*Inflator:*	0%	111,412	111,969	112,529	113,092	113,657
ADJUSTED NET OPERATING INCOME			878,503	894,580	910,969	927,678	944,712
Yield on Cost Annual Return	***Average Annual***	***Goal 8.00%***	7.33%	7.46%	7.60%	7.74%	7.88%
Yield on Cost Average Annual Return	Start From:	*Year 1*	6.38%	6.45%	6.51%	6.58%	6.64%

Total Estimated Project Cost (Used for Initial Yield on Cost)	**11,990,835**
Actual Total Project Cost (Used for Lookback Yield on Cost)	**11,990,835**

2. Lookback Adjustment Example			2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20
NET OPERATING INCOME			1,114,498	1,165,765	1,219,391	1,275,483	1,334,155
Tax Increment Financing Revenue	*Inflator:*	0%	111,412	111,969	112,529	0	0
ADJUSTED NET OPERATING INCOME			1,225,911	1,277,735	1,331,920	1,275,483	1,334,155
Yield on Cost Annual Return			10.22%	10.66%	11.11%	10.64%	11.13%
Yield on Cost Average Annual Return	Start From:	*Year 1*	7.63%	7.81%	7.99%	8.13%	8.28%

3. TIF Note (Present Value) Calculation	Payment Date	2041 Year 16	2042 Year 17	2043 Year 18	2044 Year 19	2045 Year 20
First Half Payment	08/01	55,706	55,985	56,265	0	0
Second Half Payment	02/01	55,706	55,985	56,265	0	0
Tax Increment Financing Revenue		111,412	111,969	112,529	0	0
Annual Present Value (Semi-Annual)	0.00% Interest Rate	1,642,019	1,753,988	1,866,517	1,866,517	1,866,517

TIF Note (Present Value) Difference		
Original TIF Term		20
Current TIF Term to reach average 8.00% YoC		18
Principal Amt. of Original TIF Note	$	2,093,266
Principal Amt. (Present Value) of TIF in Year 18	$	1,866,517
Difference	**$**	**226,749**
50% Difference	**$**	**113,375**
PV of TIF in Year 18	$	1,866,517
Plus 50% Difference	$	113,375
New Principal Amount of TIF Note (PV)	**$**	**1,979,892**
Estimated Revised TIF Note Term by Year		**18**