

Exhibit I

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Sample Lookback Calculation - The Chalmers Phase 1

	2027	2028	2029	2030	2031	2032	2033
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
1. Pro Forma Financial Statement - Return Analysis							
NET OPERATING INCOME	1,260,054	1,285,255	1,310,961	1,337,180	1,363,923	1,391,202	1,419,026
Tax Increment Financing Revenue	Inflator: 0%	40,633	162,736	163,549	164,367	165,189	166,015
ADJUSTED NET OPERATING INCOME	1,300,688	1,447,991	1,474,510	1,501,547	1,529,112	1,557,217	1,585,871
Yield on Cost Annual Return	Average Annual	Goal 8.00%	4.84%	5.39%	5.49%	5.59%	5.69%
Yield on Cost Average Annual Return	Start From: Year 1	4.84%	5.12%	5.24%	5.33%	5.40%	5.47%

Total Estimated Project Cost (Used for Initial Yield on Cost)	26,862,663
Actual Total Project Cost (Used for Lookback Yield on Cost)	25,000,000

	2027	2028	2029	2030	2031	2032	2033
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
2. Lookback Adjustment Example							
NET OPERATING INCOME	1,260,054	1,367,159	1,483,368	1,609,454	1,746,257	1,894,689	2,055,738
Tax Increment Financing Revenue	Inflator: 0%	40,633	162,736	163,549	164,367	165,189	166,015
ADJUSTED NET OPERATING INCOME	1,300,688	1,529,895	1,646,917	1,773,821	1,911,446	2,060,704	2,222,583
Yield on Cost Annual Return	5.20%	6.12%	6.59%	7.10%	7.65%	8.24%	8.89%
Yield on Cost Average Annual Return	Start From: Year 1	5.20%	5.66%	5.97%	6.25%	6.53%	6.82%

	2027	2028	2029	2030	2031	2032	2033
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
3. TIF Note (Present Value) Calculation							
First Half Payment	08/01	20,317	81,368	81,775	82,184	82,594	83,007
Second Half Payment	02/01	20,317	81,368	81,775	82,184	82,594	83,007
Tax Increment Financing Revenue	40,633	162,736	163,549	164,367	165,189	166,015	166,845
Annual Present Value (Semi-Annual)	0.00% Interest Rate	40,633	203,369	366,918	531,285	696,474	862,489

TIF Note (Present Value) Difference	
Original TIF Term	10
Current TIF Term to reach average 8.00% YoC	9
Principal Amt. of Original TIF Note	\$ 1,534,891
Principal Amt. (Present Value) of TIF in Year 9	\$ 1,365,531
Difference	\$ 169,360
50% Difference	\$ 84,680
PV of TIF in Year 9	\$ 1,365,531
Plus 50% Difference	\$ 84,680
New Principal Amount of TIF Note (PV)	\$ 1,450,211
Estimated Revised TIF Note Term by Year	9

Original PAYGO	
Total PAYGO Collections	1,534,891
NPV	1,534,891
Rate for NPV	0.00%

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			2034	2035	2036	2037	2038	2039	2040		
1. Pro Forma Financial Statement - Return Analysis			Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14		
NET OPERATING INCOME			1,447,406	1,476,355	1,505,882	1,535,999					
Tax Increment Financing Revenue	Inflator:	0%	167,679	168,518	169,360	0					
ADJUSTED NET OPERATING INCOME			1,615,086	1,644,872	1,675,242	1,535,999	0	0	0		
Yield on Cost Annual Return			Average Annual	Goal 8.00%							
Yield on Cost Average Annual Return			Start From:	Year 1	6.01%	6.12%	6.24%	5.72%	0.00%	0.00%	0.00%
					5.59%	5.65%	5.71%	5.71%	5.23%	4.83%	4.49%
Total Estimated Project Cost (Used for Initial Yield on Cost)			26,862,663								
Actual Total Project Cost (Used for Lookback Yield on Cost)			25,000,000								

		2034	2035	2036	2037	2038	2039	2040
		Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
2. Lookback Adjustment Example								
NET OPERATING INCOME		2,230,476	2,420,066	2,625,772	2,848,962			
Tax Increment Financing Revenue	Inflator: 0%	167,679	168,518	0	0	0	0	0
ADJUSTED NET OPERATING INCOME		2,398,155	2,588,583	2,625,772	2,848,962	0	0	0
Yield on Cost Annual Return		9.59%	10.35%	10.50%	11.40%	0.00%	0.00%	0.00%
Yield on Cost Average Annual Return	Start From: Year 1	7.42%	7.75%	8.02%	8.33%	7.64%	7.05%	6.55%

		2034	2035	2036	2037	2038	2039	2040
		Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
3. TIF Note (Present Value) Calculation								
First Half Payment	08/01	83,840	84,259	0	0	0	0	0
Second Half Payment	02/01	83,840	84,259	0	0	0	0	0
Tax Increment Financing Revenue		167,679	168,518	0	0	0	0	0
Annual Present Value (Semi-Annual)	0.00% Interest Rate	1,197,013	1,365,531	1,365,531	1,365,531	1,365,531	1,365,531	1,365,531

TIF Note (Present Value) Difference	
Original TIF Term	10
Current TIF Term to reach average 8.00% YoC	9
Principal Amt. of Original TIF Note	\$ 1,534,891
Principal Amt. (Present Value) of TIF in Year 9	\$ 1,365,531
Difference	\$ 169,360
50% Difference	\$ 84,680
PV of TIF in Year 9	\$ 1,365,531
Plus 50% Difference	\$ 84,680
New Principal Amount of TIF Note (PV)	\$ 1,450,211
Estimated Revised TIF Note Term by Year	9