



Community Redevelopment Authority (CRA)

Wednesday, May 11, 2016
Regular Meeting

Item H1

TIF Request for Talon Apartments

Staff Contact: Chad Nabity

**BACKGROUND INFORMATION RELATIVE TO
TAX INCREMENT FINANCING REQUEST**

PROJECT REDEVELOPER INFORMATION

Business Name: Talon Apartments
Business Address: 1201 Allen Drive #240
Grand Island, NE 68803
Business Telephone: 308.390.7203
Business Email: phsotto@gmail.com

Business Contact: Mark Otto

Brief Description of Applicant's Business: Applicant has experience in various real estate endeavors including multi-family residential rentals.

Present Ownership Proposed Project Site:

Wayne Vanosdall Sanitation Service Inc.
P.O. Box 1284
Grand Island NE 68802-1284

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan if available.

1. Square footage per building - 10,850 per floor
Total 3 floors (building) – 30,255
Total project – 242,040
Total garage square footage -
2. Size of Property – 466,963 Sq. Ft
3. Description of buildings/materials – Wood frame; vinyl siding and windows; composite shingles; laminate countertops; all electric HVAC and water; fire sprinkled.
4. Copy of Site Plan (See Exhibit A)

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

| | |
|--------------|-----------|
| A. Land: | \$306,000 |
| B. Building: | \$ |

Construction Costs:

| | |
|----------------------------------|--------------|
| A. Renovation or Building Costs: | \$20,304,752 |
| B. On-Site Improvements: | \$ 3,161,778 |

Soft Costs:

| | |
|--|-------------|
| A. Architectural & Engineering Fees: | \$ 703,147 |
| B. Financing Fees: | \$ 25,000 |
| C. Legal/Developer/Audit Fees: | \$1,436,664 |
| D. Contingency Reserves: | \$ 622,744 |
| E. Other (please specify) – Building Permits | \$ 80,000 |

TOTAL COSTS \$26,640,085

TOTAL ESTIMATED MARKET VALUE AT COMPLETION: \$19,484,580

Source of Financing:

| | |
|------------------------------|---------------|
| A. Developer Equity: | \$ 5,328,017 |
| B. Commercial Bank Loan: | \$ 16,533,593 |
| C. Tax Credits: | |
| 1. N.I.F.A. | \$ |
| 2. Historic Tax Credits | \$ |
| D. Industrial Revenue Bonds: | \$ |
| E. Tax Increment Assistance: | \$ 4,778,475 |
| F. Other: | \$ |

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

ARCHITECT: Stephen Granger
1120 Sherman Court
North Platte, NE 69101
Stephen@grangerarc.com

ENGINEER: Matt Rief – Olson Associates
201 E. 2nd
P.O. Box 1072
Grand Island, NE 68802
308.384.8750 (phone) 308.384.8752 (fax)
mrief@olsonassociates.com

GENERAL CONTRACTOR: Mark Otto
1603 Coventry Lane
Grand Island, NE 68801
308.390.7203
phsotto@gmail.com

Estimated Real Estate Taxes on Project Site Upon Completion of Project: (Please Show Calculations)

\$47,345.43 per unit x 288 Units = \$13,635,485
Land Value \$300,000
Taxable Value Land and Buildings = \$13,935,485
Tax Increment \$13,635,485 x .021870* = \$298,208

*this mill levy rate was determined based on fully developed adjacent land

Project Construction Schedule:

- A. Construction Start Date: June 10, 2016
- B. Construction Completion Date: March 1, 2020
- C. If Phased Project:
 - March 1, 2017 25%
 - March 1, 2018 25%
 - March 1, 2019 25%
 - March 1, 2020 25%

XII. Please See Attached Construction Pro Forma (Exhibit B)

XIII. Please See Attached Income & Expense Pro Forma (With Appropriate Schedules):
(Exhibit C)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment funding is Requested: We are requesting \$4,473,120. See attachment of expenditures (Exhibit B).

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project:

The market value of the finished project at completion compared to the cost to build is deficient by almost \$7,200,000. The reason for this is, this site offers more obstacles to develop than potentially any site in town. The Sanitary is across the lake, water is not at the location, and there is not a proper access. It is by all purposes an in-lot. Yet it is located at the entrance point to Grand Island on the South Locust Corridor which has consistently shown its inability to grow in population and therefore business.

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:
Pending -- available at request

XIV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years: N/A – New entity

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308.385.5240
Fax: 308.385.5423
Email: cnabity@grand-island.com



Exhibit A

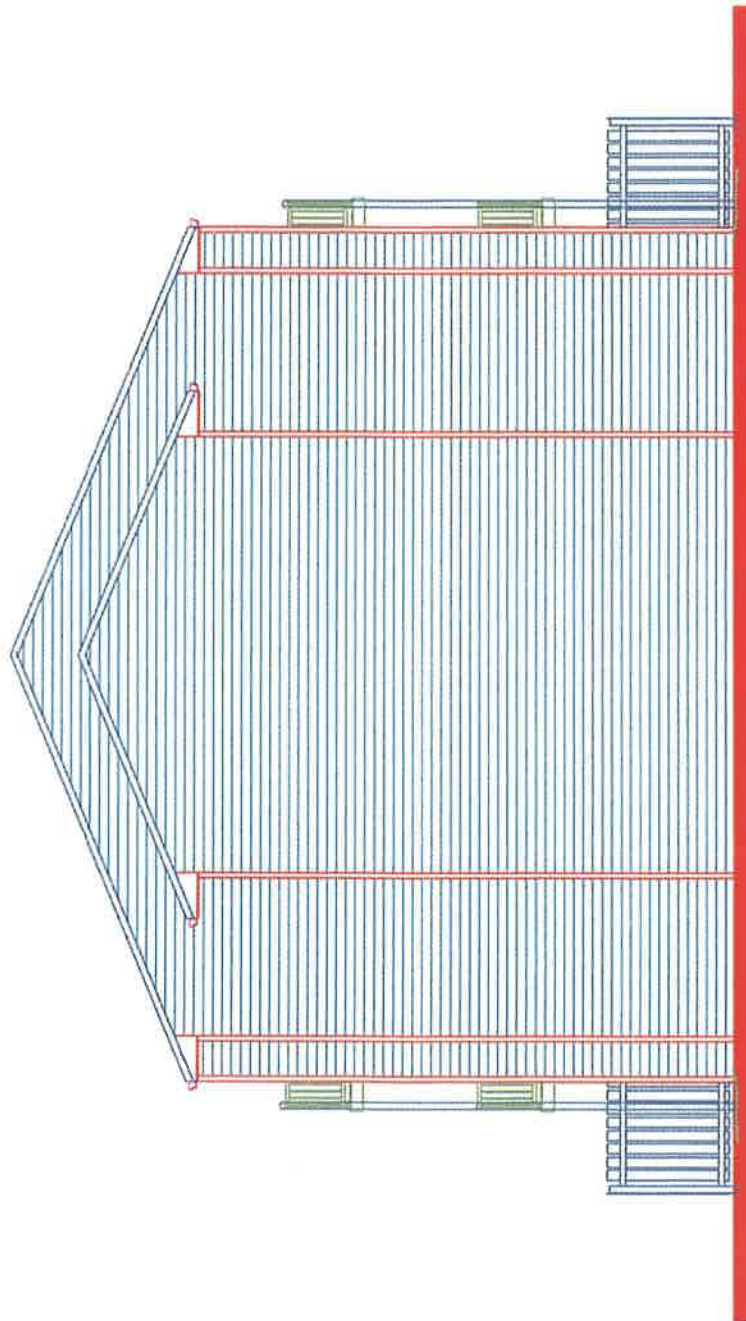


Exhibit A

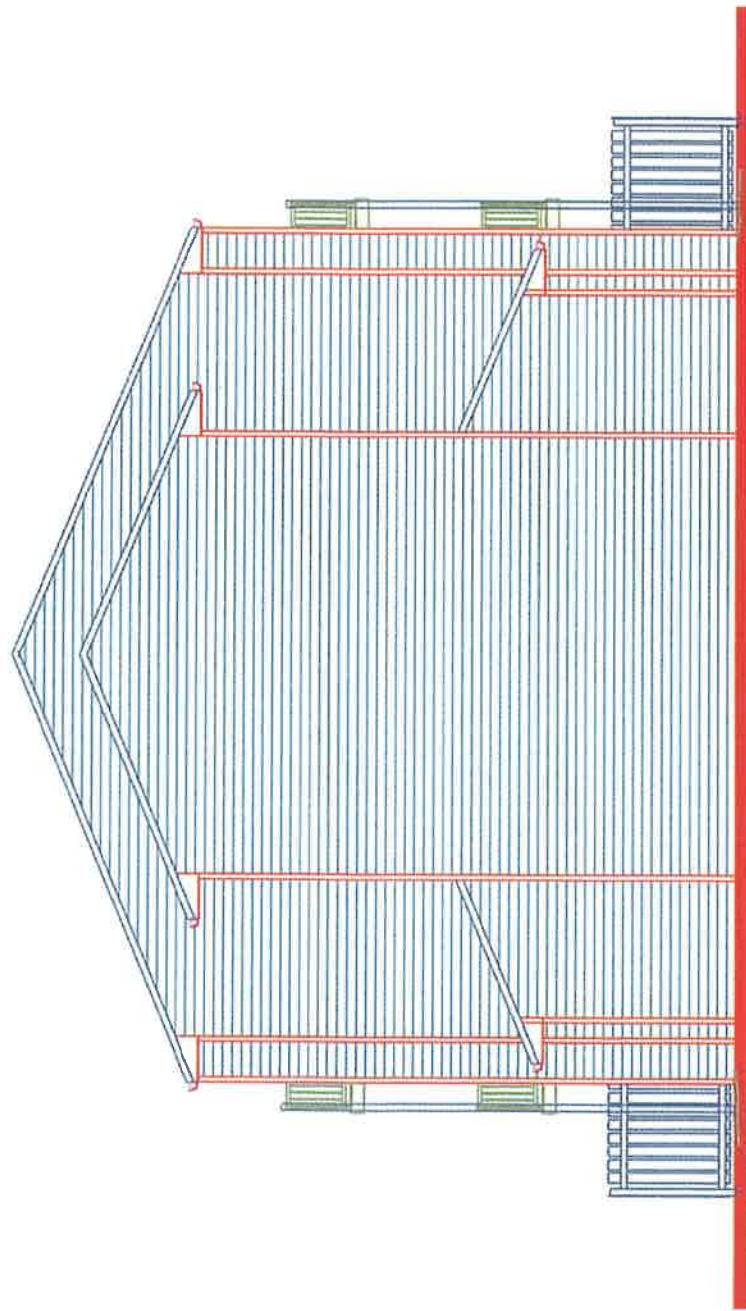


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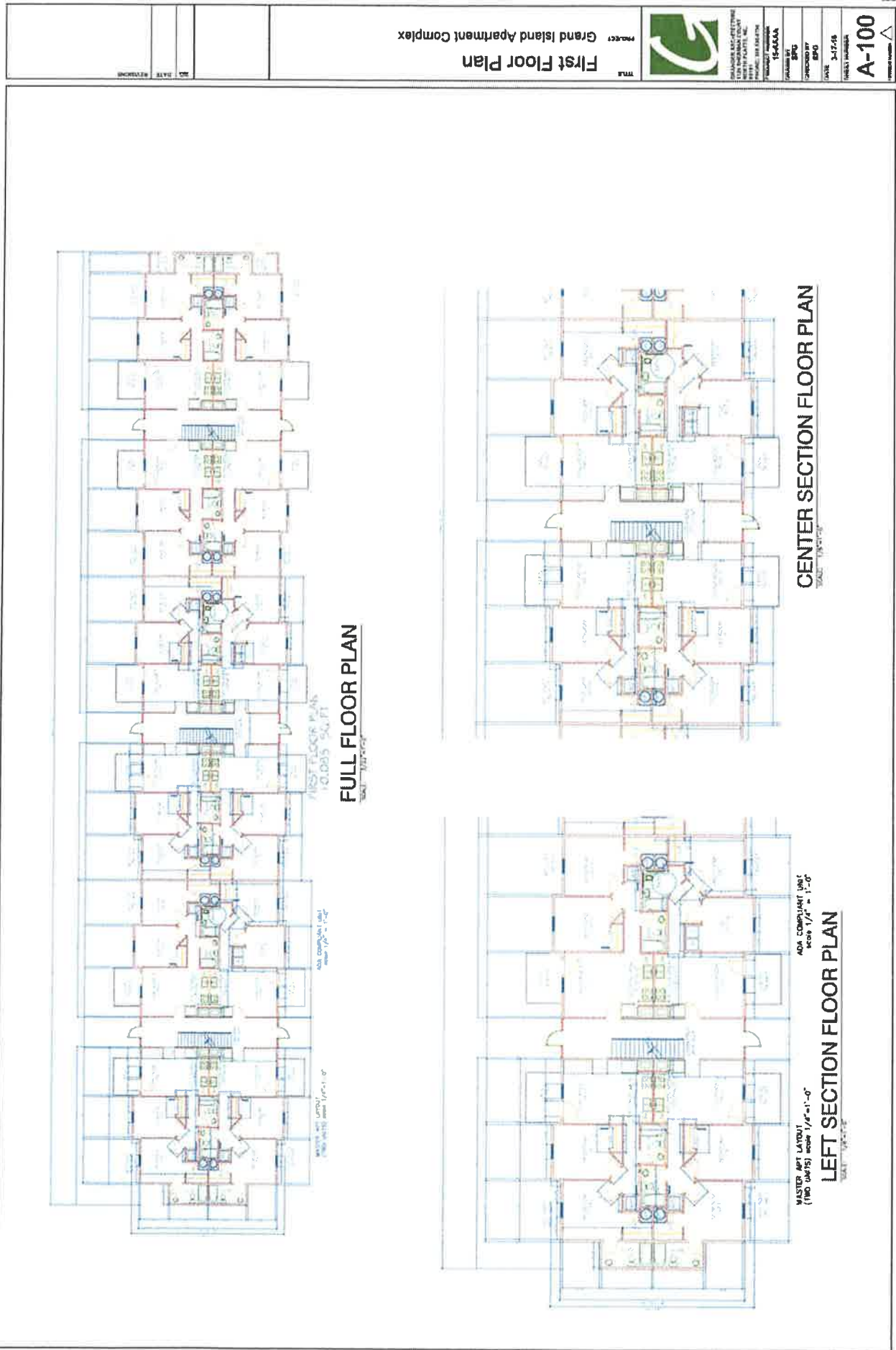


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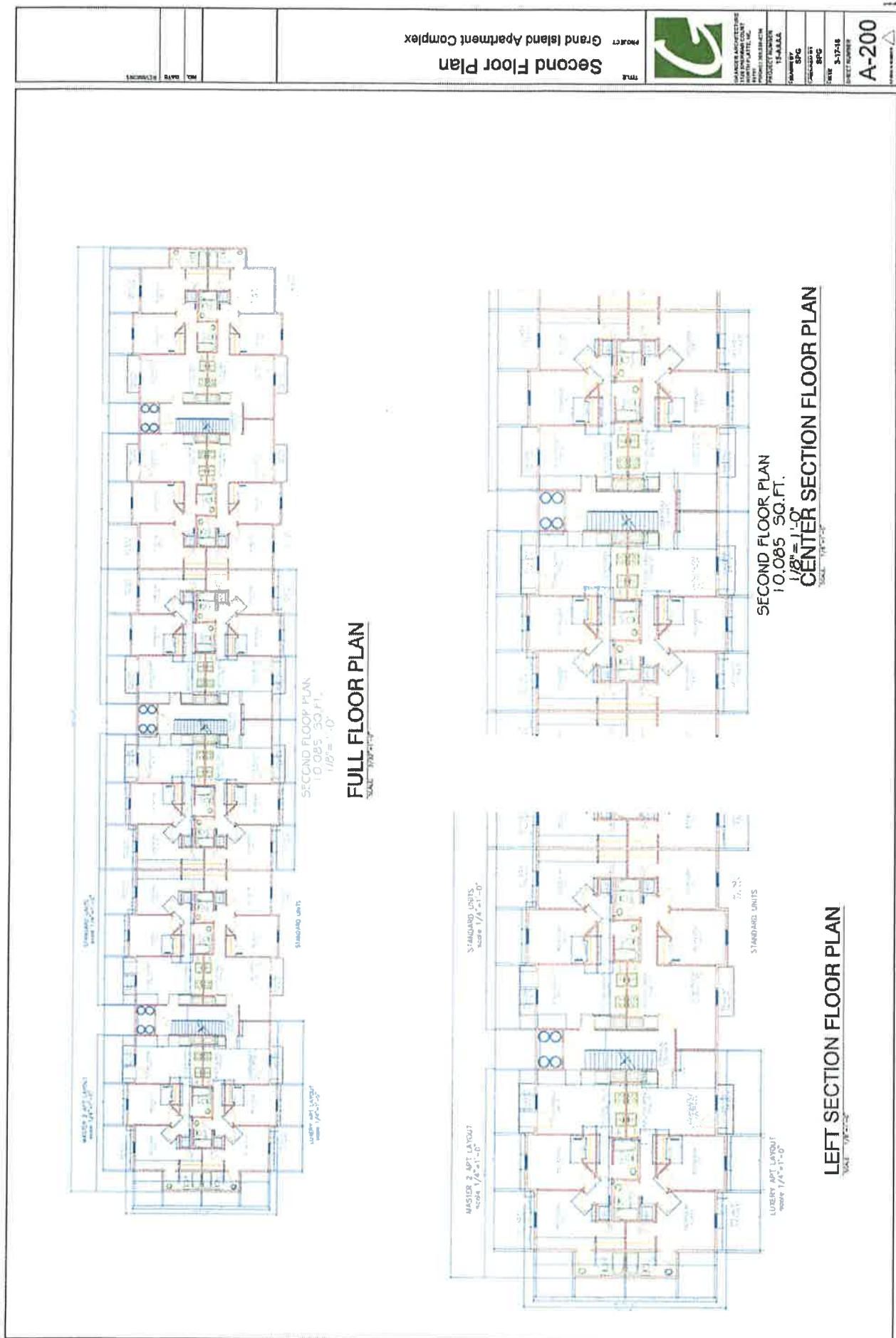


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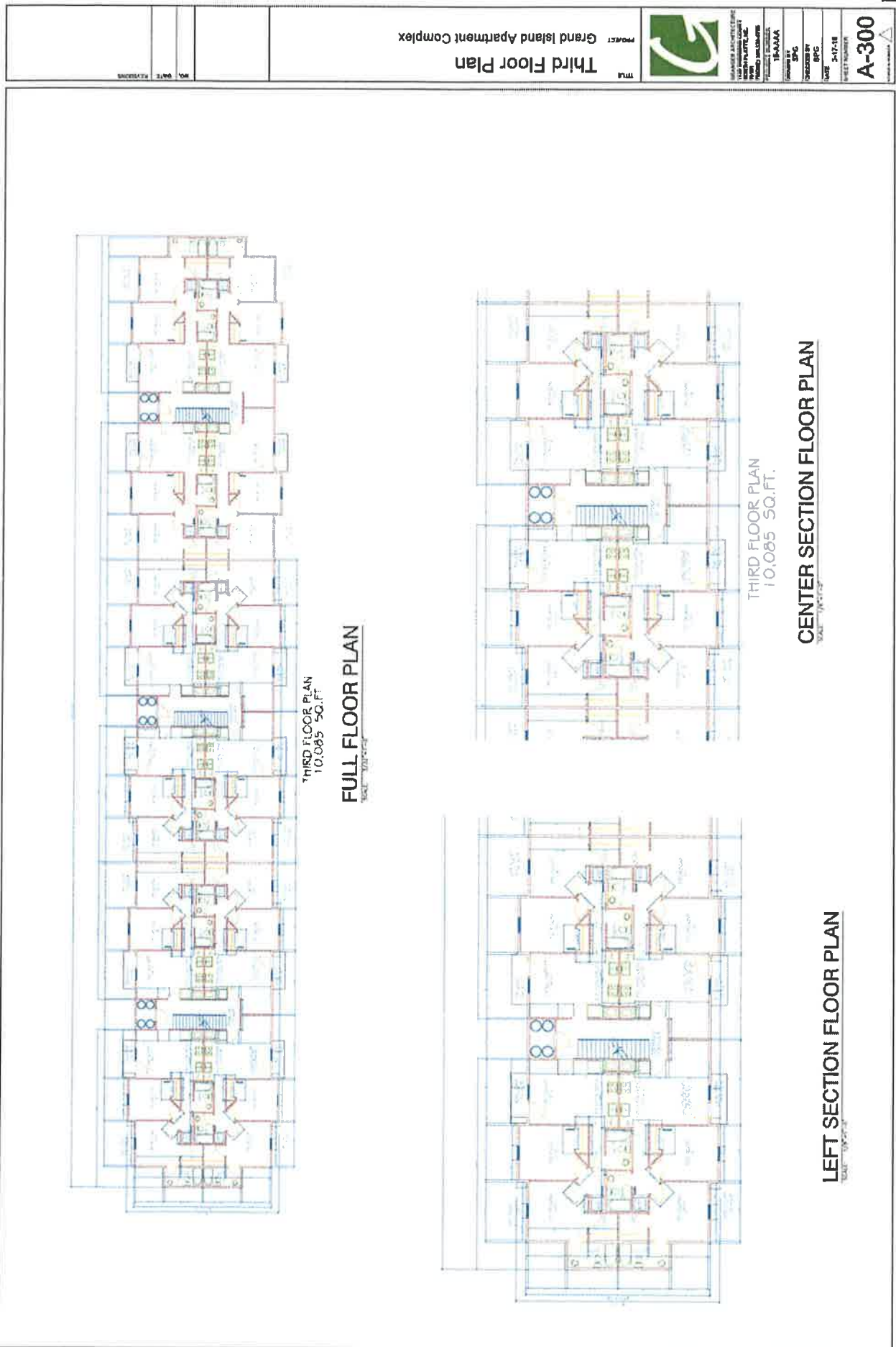


Exhibit A



Exhibit A

General Contractor

1603 Coventry Lane
Grand Island, NE 68801

Estimate

| Date | Estimate # |
|-----------|------------|
| 3/10/2016 | 8 |

| Name / Address |
|---|
| Talon Apartments-All tif 3100 A S. Locust Grand Island NE 68801 |

| | | | Project |
|---|-----------|--------------|----------------|
| Description | Qty | Rate | Total |
| Land Purchase & Closing Costs | | 306,000.00 | 306,000.00 |
| Building Permits / | | 80,000.00 | 80,000.00 |
| Legal | | 25,000.00 | 25,000.00 |
| Accounting | | 25,000.00 | 25,000.00 |
| Demo | | 20,000.00 | 20,000.00 |
| Electrical & Lighting | | 270,000.00 | 270,000.00 |
| Olson Estimates (Sanitary Sewer, Water Main, Surfacing, Access, Excavating) | | 2,220,978.00 | 2,220,978.00 |
| Landscaping Decor | 8 | 80,000.00 | 640,000.00 |
| Erosion Control | | 6,000.00 | 6,000.00 |
| Site Fencing | 800 | 6.00 | 4,800.00 |
| Contingency Sanitary Sewer, Water Main, Surfacing, Access, Excavating | 2,220,978 | 0.25 | 555,244.50 |
| Contingency Electrical | 270,000 | 0.25 | 67,500.00 |
| Consulting Engineering | 2,220,978 | 0.15 | 333,146.70 |
| Consulting Architectural | | 370,000.00 | 370,000.00 |
| Planning & Development | | 1,386,664.00 | 1,386,664.00 |
| | | Total | \$6,310,333.20 |

Exhibit B

General Contractor

1603 Coventry Lane
Grand Island, NE 68801

Estimate

| Date | Estimate # |
|-----------|------------|
| 3/10/2016 | 1 |

| Name / Address |
|---|
| Talon Apartments Building Construction |

| | | | Project |
|---|--------|--------------|----------------|
| Description | Qty | Rate | Total |
| Foundation | | 63,320.00 | 63,320.00 |
| Building Slab | | 40,340.00 | 40,340.00 |
| Sidewalks/Steps | | 25,000.00 | 25,000.00 |
| Parking Spaces | | 103,000.00 | 103,000.00 |
| General Concrete Pads | | 10,000.00 | 10,000.00 |
| Materials: Framing, Truss Package, Roofing, Siding, Cabinets(- Drywall Material) | 1 | 493,016.00 | 493,016.00 |
| Framing | 30,240 | 6.00 | 181,440.00 |
| Decks | 36 | 2,500.00 | 90,000.00 |
| Soffit & Fascia | 436 | 3.00 | 1,308.00 |
| Gutters & Downspout | 1 | 6,092.00 | 6,092.00 |
| Siding | 175 | 70.00 | 12,250.00 |
| Roofing | 140 | 35.00 | 4,900.00 |
| Doors & Trim Labor by Unit (ESTXXX) | 39 | 2,000.00 | 78,000.00 |
| Plumbing (\$9000 for 12 Master Suites-\$6,000 for 24 - 1 Bath units) | 36 | 6,500.00 | 234,000.00 |
| Heating & Cooling | 36 | 3,500.00 | 126,000.00 |
| Electrical & Lighting | 1 | 234,000.00 | 234,000.00 |
| Fire Sprinkler (2 buildings) NOTE QUANTITY | 0.5 | 98,900.00 | 49,450.00 |
| Insulation | | 50,473.00 | 50,473.00 |
| Drywall Material and Labor Hung and Finished | 1 | 185,000.00 | 185,000.00 |
| Blinds, Towel Bars, ETC | 36 | 300.00 | 10,800.00 |
| Appliances | 36 | 2,000.00 | 72,000.00 |
| Pretreat for Termites | | 1,500.00 | 1,500.00 |
| Floor Coverings (ESTXXXX) | 31,500 | 2.00 | 63,000.00 |
| Painting (ESTXXX) | 39 | 1,000.00 | 39,000.00 |
| Cleanup & Restoration | | 5,000.00 | 5,000.00 |
| Supervision 6% of Sub Total Number \$2,163,889 | | 129,833.00 | 129,833.00 |
| 10% Contingency of Second Sub Total \$2,293,722 | | 229,372.00 | 229,372.00 |
| COST PER BUILDING. FOR ALL 4 PHASES MULTIPLY BY 8 | | Total | \$2,538,094.00 |

Exhibit B

| | |
|-----------------------------|---------------|
| Total identical buildings | x 8 |
| Total building construction | 20,304,752.00 |



CERTIFIED
PUBLIC
ACCOUNTANTS

April 25, 2016

City of Grand Island
Community Redevelopment Authority
P.O. Box 1968
Grand Island, NE 68802-1968

RE: Talon Apartments TIF Application

To Whom It May Concern:

The proponents of the Talon Apartments Tax Increment Financing (TIF) request for the proposed project on South Locust Street have asked for our assistance in analyzing the data they have compiled to supplement their application. Specifically, we examined the attached documents produced by those proponents to evaluate the feasibility of the project in the context of Capitalization Rate scenarios both with and without the requested TIF assistance.

In examining said documents, we focused our review on "Year 5" data reflecting anticipated net rental revenue after project completion and rent-up stabilization. This represents results from a fully-matured project, but it should be noted that in the earlier phases of the uncompleted project, investor risk is even more substantial. In the absence of any income tax considerations, the proponents calculated a capitalization rate of 8.62% with TIF assistance, as opposed to a rate of 7.49% without TIF assistance (a 1.13% differential). These numbers were arrived at by dividing respective Net Operating Income (NOI) of \$2,296,545 and \$1,995,907 by the estimated project acquisition cost of \$26,640,085.

Alternatively, we also considered estimated income tax implications using a combined Federal and State effective tax rate of 40%, producing "Year 5" capitalization rates with and without TIF financing of 7.78% and 7.1% respectively (a .68% differential). These figures were arrived at after adjusting NOI by applying a projected 40% income tax rate on taxable income of \$560,371 and \$259,732 respectively (i.e. NOI adjusted for depreciation and mortgage interest).

Based on these figures, it is our conclusion that a typical investor would weigh the associated risks as too high and the investment unwarranted, given the anticipated rates of return in the project in the absence of TIF assistance. In fact, given the property location development compromises, along with the uncertainty of the physical community sector chosen, we believe the project risk remains high even with the TIF assistance.

2535 N. Carleton Ave.

Suite B

Grand Island, NE

68803

P.O. Box 520

Grand Island, NE

68802-0520

PH: 308-381-1355

FAX: 308-381-6557

EMAIL:
info@ss-cpas.com

WEBSITE:
www.ss-cpas.com

Sincerely,

SCHROEDER & SCHREINER, P.C.

Bruce E. Schreiner, CPA

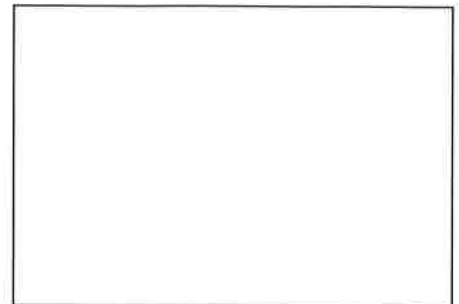
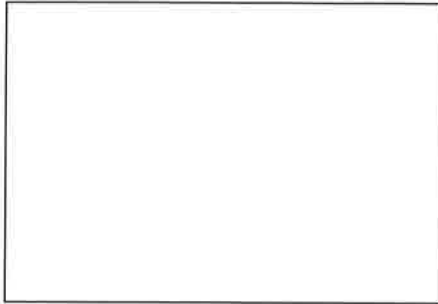
rh/16

c: Mark Otto

Encl: As Stated

Where Your Success Counts!

Executive Summary



| Income, Expenses & Cash Flow | | Property Overview | | | |
|-------------------------------|---------------------|-------------------------------|---------------------|-------------------|------------|
| Potential Rental Income | \$ 2,622,720 | Purchase/Asking Price | \$26,640,085 | Property Type | Apartments |
| Other Income | 309,936 | Improvements | | No. of Units | 288 |
| Total Vacancy and Credits | (393,408) | Other | | Price Per Unit | \$ 92,500 |
| Operating Expenses | \$ (679,844) | Closing Costs | | Total Sq Ft | 220,608 |
| Net Operating Income (NOI) | <u>\$ 1,859,404</u> | Finance Points | | Price Per Sq Ft | \$ 121 |
| | | Total Acquisition Cost | <u>\$26,640,085</u> | Income per Unit | \$ 10,183 |
| Debt Service: | \$(1,583,660) | Mortgage (s) | \$21,312,068 | Expenses per Unit | \$ (2,361) |
| Cash Flow Before Taxes | \$ 275,744 | Down Payment / Investment | \$5,328,017 | | |

| Assumptions | | Loan Information | | |
|-------------------------------|-------|-----------------------|----------------------|---------------------------|
| Rental Growth Rate: | 2.00% | Down Payment: | \$ 5,328,017 | <u>% of Asking</u> 20.00% |
| Expense Growth Rate: | 1.00% | Initial Loan Balance: | \$21,312,068 | <u>% of Cost</u> 20.00% |
| Capitalization Rate (Resale): | 8.00% | | | |
| | | <u>Loan Amount</u> | <u>Interest Rate</u> | <u>Term</u> |
| | | \$ 21,312,068 | 4.25% | 20 |
| | | | | <u>Payment</u> |
| | | | | \$131,972 |

| Financial Measurements | Year 1 | Year 2 | Year 3 | Notes / Discussion |
|---|-------------|-----------|---------|--------------------|
| Debt Coverage Ratio (DCR) | 1.17 | 1.37 | 1.39 | |
| Loan-to-Value Ratio (LVR) | 88.7% | 73.6% | 69.4% | |
| Capitalization Rate Based on Cost | 6.98% | 8.12% | 8.29% | |
| Capitalization Rate Based on Resale Price | 8.00% | 8.00% | 8.00% | |
| Gross Rent Multiplier | 10.16 | 10.11 | 10.11 | |
| Net Present Value (NPV) - B/ Taxes 13.50% | (4,003,844) | (343,703) | 434,599 | |
| Cash on Cash Return - Before Taxes | 5.18% | 10.89% | 11.70% | |
| Internal Rate of Return - Before Taxes | | 9.69% | 16.68% | |
| Modified Internal Rate of Return - Before Taxes | | 9.46% | 15.77% | |

Disclaimer: All information presented is believed to be accurate.

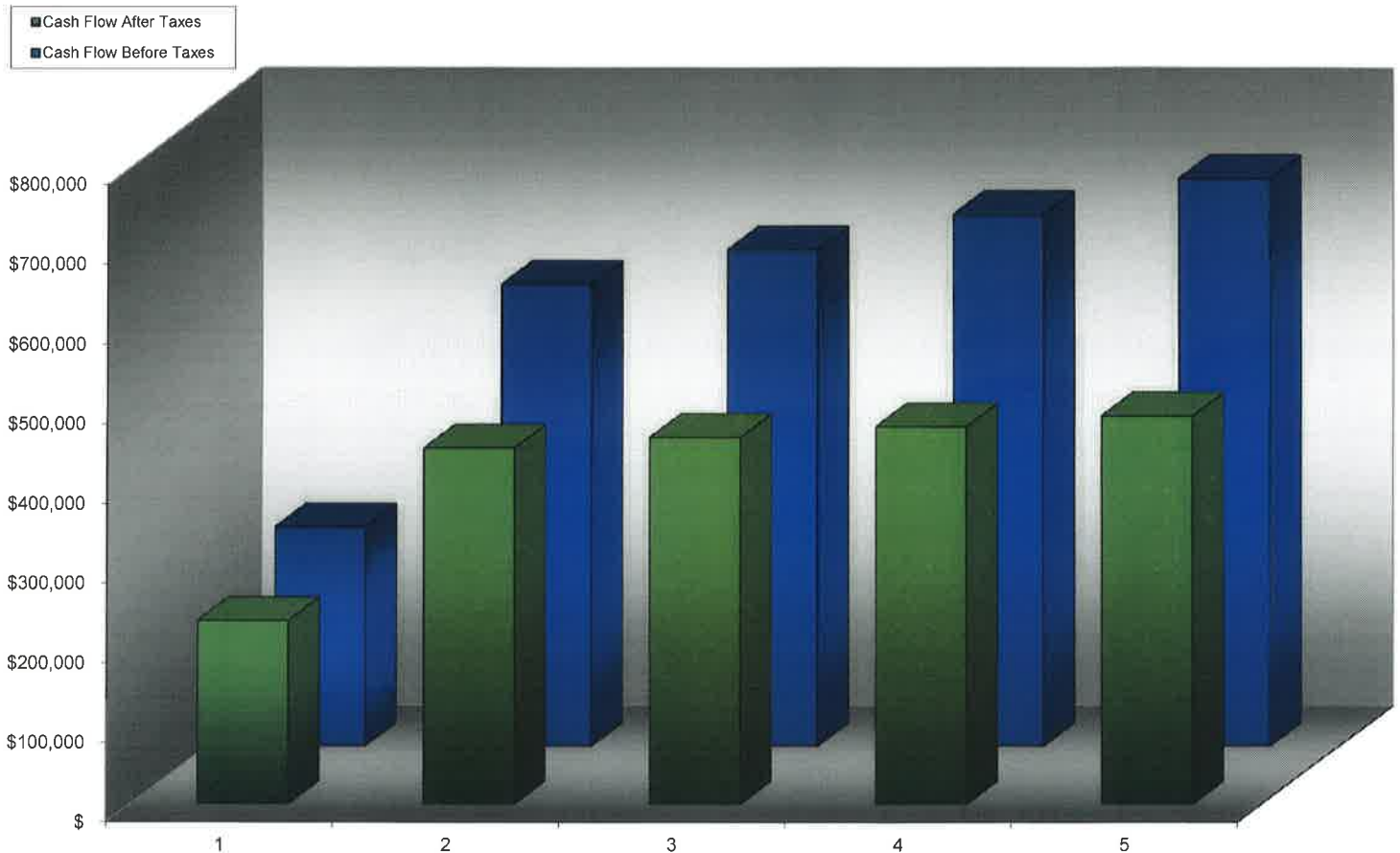
The information, calculations and data presented in this report are believed to be accurate, but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

Exhibit C (Win-TIP)

Cash Flow Projections

Mark Otto

308,390,7203



| Time Period | Net Operating Income | MIP Payments | Debt Service | Cash Flow Before Tax | Incomes Taxes | Cash Flow After Tax |
|----------------|----------------------|--------------|--------------|----------------------|---------------|---------------------|
| Int Investment | | | | \$ (5,328,017) | | \$ (5,328,017) |
| Year 1 | 1,859,404 | - | (1,583,660) | 275,744 | (44,751) | 230,994 |
| Year 2 | 2,164,016 | - | (1,583,660) | 580,356 | (132,119) | 448,237 |
| Year 3 | 2,207,261 | - | (1,583,660) | 623,601 | (161,875) | 461,726 |
| Year 4 | 2,251,431 | - | (1,583,660) | 667,771 | (192,541) | 475,230 |
| Year 5 | 2,296,545 | - | (1,583,660) | 712,885 | (224,148) | 488,737 |

Exhibit C (With TIF)

© 1993 - 2015 Cash Flow Analyzer®

RentalSoftware.com

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|-----------|-----------|----------|---------|------------|------------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 205 | 4,453,188 | 116,200 | 15,772 | 131,972 | 10,079,113 | 16,975,080 | | | |
| 206 | 4,336,988 | 116,612 | 15,360 | 131,972 | 10,094,473 | 17,091,691 | | | |
| 207 | 4,220,377 | 117,025 | 14,947 | 131,972 | 10,109,420 | 17,208,716 | | | |
| 208 | 4,103,352 | 117,439 | 14,533 | 131,972 | 10,123,953 | 17,326,155 | | | |
| 209 | 3,985,913 | 117,855 | 14,117 | 131,972 | 10,138,069 | 17,444,010 | | | |
| 210 | 3,868,058 | 118,272 | 13,699 | 131,972 | 10,151,769 | 17,562,282 | | | |
| 211 | 3,749,786 | 118,691 | 13,280 | 131,972 | 10,165,049 | 17,680,973 | | | |
| 212 | 3,631,095 | 119,112 | 12,860 | 131,972 | 10,177,909 | 17,800,085 | | | |
| 213 | 3,511,983 | 119,533 | 12,438 | 131,972 | 10,190,348 | 17,919,618 | | | |
| 214 | 3,392,450 | 119,957 | 12,015 | 131,972 | 10,202,363 | 18,039,575 | | | |
| 215 | 3,272,493 | 120,382 | 11,590 | 131,972 | 10,213,953 | 18,159,956 | | | |
| 216 | 3,152,112 | 120,808 | 11,164 | 131,972 | 10,225,116 | 18,280,764 | 161,776 | 1,421,885 | 1,583,660 |
| 217 | 3,031,304 | 121,236 | 10,736 | 131,972 | 10,235,852 | 18,402,000 | | | |
| 218 | 2,910,068 | 121,665 | 10,306 | 131,972 | 10,246,159 | 18,523,665 | | | |
| 219 | 2,788,403 | 122,096 | 9,876 | 131,972 | 10,256,034 | 18,645,761 | | | |
| 220 | 2,666,307 | 122,529 | 9,443 | 131,972 | 10,265,478 | 18,768,290 | | | |
| 221 | 2,543,778 | 122,962 | 9,009 | 131,972 | 10,274,487 | 18,891,252 | | | |
| 222 | 2,420,816 | 123,398 | 8,574 | 131,972 | 10,283,060 | 19,014,650 | | | |
| 223 | 2,297,418 | 123,835 | 8,137 | 131,972 | 10,291,197 | 19,138,485 | | | |
| 224 | 2,173,583 | 124,274 | 7,698 | 131,972 | 10,298,895 | 19,262,759 | | | |
| 225 | 2,049,309 | 124,714 | 7,258 | 131,972 | 10,306,153 | 19,387,473 | | | |
| 226 | 1,924,595 | 125,155 | 6,816 | 131,972 | 10,312,970 | 19,512,628 | | | |
| 227 | 1,799,440 | 125,599 | 6,373 | 131,972 | 10,319,343 | 19,638,227 | | | |
| 228 | 1,673,841 | 126,043 | 5,928 | 131,972 | 10,325,271 | 19,764,270 | 100,154 | 1,483,506 | 1,583,660 |
| 229 | 1,547,798 | 126,490 | 5,482 | 131,972 | 10,330,752 | 19,890,760 | | | |
| 230 | 1,421,308 | 126,938 | 5,034 | 131,972 | 10,335,786 | 20,017,698 | | | |
| 231 | 1,294,370 | 127,387 | 4,584 | 131,972 | 10,340,371 | 20,145,085 | | | |
| 232 | 1,166,983 | 127,839 | 4,133 | 131,972 | 10,344,504 | 20,272,924 | | | |
| 233 | 1,039,144 | 128,291 | 3,680 | 131,972 | 10,348,184 | 20,401,215 | | | |
| 234 | 910,853 | 128,746 | 3,226 | 131,972 | 10,351,410 | 20,529,961 | | | |
| 235 | 782,107 | 129,202 | 2,770 | 131,972 | 10,354,180 | 20,659,163 | | | |
| 236 | 652,905 | 129,659 | 2,312 | 131,972 | 10,356,492 | 20,788,822 | | | |
| 237 | 523,246 | 130,119 | 1,853 | 131,972 | 10,358,345 | 20,918,940 | | | |
| 238 | 393,128 | 130,579 | 1,392 | 131,972 | 10,359,738 | 21,049,520 | | | |
| 239 | 262,548 | 131,042 | 930 | 131,972 | 10,360,668 | 21,180,562 | | | |
| 240 | 131,506 | 131,506 | 466 | 131,972 | 10,361,133 | 21,312,068 | 35,863 | 1,547,798 | 1,583,660 |

Exhibit C (With TIF)

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|------------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 151 | 10,155,292 | 96,005 | 35,967 | 131,972 | 8,674,941 | 11,252,781 | | | |
| 152 | 10,059,287 | 96,345 | 35,627 | 131,972 | 8,710,568 | 11,349,126 | | | |
| 153 | 9,962,942 | 96,686 | 35,285 | 131,972 | 8,745,853 | 11,445,812 | | | |
| 154 | 9,866,256 | 97,029 | 34,943 | 131,972 | 8,780,796 | 11,542,841 | | | |
| 155 | 9,769,227 | 97,372 | 34,599 | 131,972 | 8,815,395 | 11,640,213 | | | |
| 156 | 9,671,855 | 97,717 | 34,254 | 131,972 | 8,849,650 | 11,737,931 | 433,549 | 1,150,111 | 1,583,660 |
| 157 | 9,574,137 | 98,063 | 33,908 | 131,972 | 8,883,558 | 11,835,994 | | | |
| 158 | 9,476,074 | 98,411 | 33,561 | 131,972 | 8,917,119 | 11,934,404 | | | |
| 159 | 9,377,664 | 98,759 | 33,213 | 131,972 | 8,950,332 | 12,033,164 | | | |
| 160 | 9,278,904 | 99,109 | 32,863 | 131,972 | 8,983,195 | 12,132,272 | | | |
| 161 | 9,179,796 | 99,460 | 32,512 | 131,972 | 9,015,707 | 12,231,732 | | | |
| 162 | 9,080,336 | 99,812 | 32,160 | 131,972 | 9,047,866 | 12,331,545 | | | |
| 163 | 8,980,524 | 100,166 | 31,806 | 131,972 | 9,079,672 | 12,431,710 | | | |
| 164 | 8,880,358 | 100,520 | 31,451 | 131,972 | 9,111,123 | 12,532,231 | | | |
| 165 | 8,779,837 | 100,876 | 31,095 | 131,972 | 9,142,219 | 12,633,107 | | | |
| 166 | 8,678,961 | 101,234 | 30,738 | 131,972 | 9,172,957 | 12,734,341 | | | |
| 167 | 8,577,727 | 101,592 | 30,379 | 131,972 | 9,203,336 | 12,835,933 | | | |
| 168 | 8,476,135 | 101,952 | 30,020 | 131,972 | 9,233,356 | 12,937,885 | 383,706 | 1,199,954 | 1,583,660 |
| 169 | 8,374,183 | 102,313 | 29,659 | 131,972 | 9,263,014 | 13,040,198 | | | |
| 170 | 8,271,870 | 102,675 | 29,296 | 131,972 | 9,292,310 | 13,142,873 | | | |
| 171 | 8,169,195 | 103,039 | 28,933 | 131,972 | 9,321,243 | 13,245,913 | | | |
| 172 | 8,066,155 | 103,404 | 28,568 | 131,972 | 9,349,811 | 13,349,317 | | | |
| 173 | 7,962,751 | 103,770 | 28,201 | 131,972 | 9,378,012 | 13,453,087 | | | |
| 174 | 7,858,981 | 104,138 | 27,834 | 131,972 | 9,405,846 | 13,557,225 | | | |
| 175 | 7,754,843 | 104,507 | 27,465 | 131,972 | 9,433,311 | 13,661,731 | | | |
| 176 | 7,650,337 | 104,877 | 27,095 | 131,972 | 9,460,406 | 13,766,608 | | | |
| 177 | 7,545,460 | 105,248 | 26,724 | 131,972 | 9,487,129 | 13,871,856 | | | |
| 178 | 7,440,212 | 105,621 | 26,351 | 131,972 | 9,513,480 | 13,977,477 | | | |
| 179 | 7,334,591 | 105,995 | 25,977 | 131,972 | 9,539,457 | 14,083,472 | | | |
| 180 | 7,228,596 | 106,370 | 25,601 | 131,972 | 9,565,058 | 14,189,842 | 331,702 | 1,251,958 | 1,583,660 |
| 181 | 7,122,226 | 106,747 | 25,225 | 131,972 | 9,590,283 | 14,296,590 | | | |
| 182 | 7,015,478 | 107,125 | 24,846 | 131,972 | 9,615,129 | 14,403,715 | | | |
| 183 | 6,908,353 | 107,505 | 24,467 | 131,972 | 9,639,596 | 14,511,219 | | | |
| 184 | 6,800,849 | 107,885 | 24,086 | 131,972 | 9,663,683 | 14,619,105 | | | |
| 185 | 6,692,963 | 108,267 | 23,704 | 131,972 | 9,687,387 | 14,727,372 | | | |
| 186 | 6,584,696 | 108,651 | 23,321 | 131,972 | 9,710,708 | 14,836,023 | | | |
| 187 | 6,476,045 | 109,036 | 22,936 | 131,972 | 9,733,644 | 14,945,059 | | | |
| 188 | 6,367,009 | 109,422 | 22,550 | 131,972 | 9,756,193 | 15,054,480 | | | |
| 189 | 6,257,588 | 109,809 | 22,162 | 131,972 | 9,778,356 | 15,164,290 | | | |
| 190 | 6,147,778 | 110,198 | 21,773 | 131,972 | 9,800,129 | 15,274,488 | | | |
| 191 | 6,037,580 | 110,589 | 21,383 | 131,972 | 9,821,512 | 15,385,077 | | | |
| 192 | 5,926,991 | 110,980 | 20,991 | 131,972 | 9,842,504 | 15,496,057 | 277,446 | 1,306,215 | 1,583,660 |
| 193 | 5,816,011 | 111,373 | 20,598 | 131,972 | 9,863,102 | 15,607,430 | | | |
| 194 | 5,704,638 | 111,768 | 20,204 | 131,972 | 9,883,306 | 15,719,198 | | | |
| 195 | 5,592,870 | 112,164 | 19,808 | 131,972 | 9,903,114 | 15,831,362 | | | |
| 196 | 5,480,706 | 112,561 | 19,411 | 131,972 | 9,922,525 | 15,943,922 | | | |
| 197 | 5,368,146 | 112,959 | 19,012 | 131,972 | 9,941,537 | 16,056,882 | | | |
| 198 | 5,255,186 | 113,360 | 18,612 | 131,972 | 9,960,149 | 16,170,241 | | | |
| 199 | 5,141,827 | 113,761 | 18,211 | 131,972 | 9,978,360 | 16,284,002 | | | |
| 200 | 5,028,066 | 114,164 | 17,808 | 131,972 | 9,996,168 | 16,398,166 | | | |
| 201 | 4,913,902 | 114,568 | 17,403 | 131,972 | 10,013,571 | 16,512,735 | | | |
| 202 | 4,799,333 | 114,974 | 16,998 | 131,972 | 10,030,569 | 16,627,709 | | | |
| 203 | 4,684,359 | 115,381 | 16,590 | 131,972 | 10,047,159 | 16,743,090 | | | |
| 204 | 4,568,978 | 115,790 | 16,182 | 131,972 | 10,063,341 | 16,858,880 | 220,837 | 1,362,823 | 1,583,660 |

Exhibit C (With TIF)

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|------------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 97 | 14,866,400 | 79,320 | 52,652 | 131,972 | 6,276,264 | 6,524,988 | | | |
| 98 | 14,787,080 | 79,601 | 52,371 | 131,972 | 6,328,635 | 6,604,589 | | | |
| 99 | 14,707,479 | 79,883 | 52,089 | 131,972 | 6,380,724 | 6,684,472 | | | |
| 100 | 14,627,596 | 80,166 | 51,806 | 131,972 | 6,432,530 | 6,764,637 | | | |
| 101 | 14,547,431 | 80,450 | 51,522 | 131,972 | 6,484,052 | 6,845,087 | | | |
| 102 | 14,466,981 | 80,734 | 51,237 | 131,972 | 6,535,289 | 6,925,821 | | | |
| 103 | 14,386,247 | 81,020 | 50,951 | 131,972 | 6,586,240 | 7,006,842 | | | |
| 104 | 14,305,226 | 81,307 | 50,664 | 131,972 | 6,636,905 | 7,088,149 | | | |
| 105 | 14,223,919 | 81,595 | 50,376 | 131,972 | 6,687,281 | 7,169,744 | | | |
| 106 | 14,142,324 | 81,884 | 50,087 | 131,972 | 6,737,368 | 7,251,629 | | | |
| 107 | 14,060,439 | 82,174 | 49,797 | 131,972 | 6,787,166 | 7,333,803 | | | |
| 108 | 13,978,265 | 82,465 | 49,506 | 131,972 | 6,836,672 | 7,416,268 | 613,060 | 970,600 | 1,583,660 |
| 109 | 13,895,800 | 82,757 | 49,214 | 131,972 | 6,885,886 | 7,499,026 | | | |
| 110 | 13,813,042 | 83,050 | 48,921 | 131,972 | 6,934,808 | 7,582,076 | | | |
| 111 | 13,729,992 | 83,345 | 48,627 | 131,972 | 6,983,435 | 7,665,421 | | | |
| 112 | 13,646,647 | 83,640 | 48,332 | 131,972 | 7,031,767 | 7,749,060 | | | |
| 113 | 13,563,008 | 83,936 | 48,036 | 131,972 | 7,079,802 | 7,832,996 | | | |
| 114 | 13,479,072 | 84,233 | 47,738 | 131,972 | 7,127,541 | 7,917,230 | | | |
| 115 | 13,394,838 | 84,532 | 47,440 | 131,972 | 7,174,981 | 8,001,761 | | | |
| 116 | 13,310,307 | 84,831 | 47,141 | 131,972 | 7,222,121 | 8,086,592 | | | |
| 117 | 13,225,476 | 85,131 | 46,840 | 131,972 | 7,268,962 | 8,171,724 | | | |
| 118 | 13,140,344 | 85,433 | 46,539 | 131,972 | 7,315,500 | 8,257,157 | | | |
| 119 | 13,054,911 | 85,736 | 46,236 | 131,972 | 7,361,736 | 8,342,892 | | | |
| 120 | 12,969,176 | 86,039 | 45,933 | 131,972 | 7,407,669 | 8,428,931 | 570,997 | 1,012,663 | 1,583,660 |
| 121 | 12,883,137 | 86,344 | 45,628 | 131,972 | 7,453,297 | 8,515,275 | | | |
| 122 | 12,796,793 | 86,650 | 45,322 | 131,972 | 7,498,619 | 8,601,925 | | | |
| 123 | 12,710,143 | 86,957 | 45,015 | 131,972 | 7,543,634 | 8,688,882 | | | |
| 124 | 12,623,186 | 87,265 | 44,707 | 131,972 | 7,588,341 | 8,776,146 | | | |
| 125 | 12,535,922 | 87,574 | 44,398 | 131,972 | 7,632,739 | 8,863,720 | | | |
| 126 | 12,448,348 | 87,884 | 44,088 | 131,972 | 7,676,827 | 8,951,604 | | | |
| 127 | 12,360,464 | 88,195 | 43,777 | 131,972 | 7,720,603 | 9,039,799 | | | |
| 128 | 12,272,269 | 88,507 | 43,464 | 131,972 | 7,764,068 | 9,128,306 | | | |
| 129 | 12,183,762 | 88,821 | 43,151 | 131,972 | 7,807,219 | 9,217,127 | | | |
| 130 | 12,094,941 | 89,135 | 42,836 | 131,972 | 7,850,055 | 9,306,262 | | | |
| 131 | 12,005,806 | 89,451 | 42,521 | 131,972 | 7,892,575 | 9,395,713 | | | |
| 132 | 11,916,355 | 89,768 | 42,204 | 131,972 | 7,934,779 | 9,485,481 | 527,110 | 1,056,550 | 1,583,660 |
| 133 | 11,826,587 | 90,086 | 41,886 | 131,972 | 7,976,665 | 9,575,567 | | | |
| 134 | 11,736,501 | 90,405 | 41,567 | 131,972 | 8,018,232 | 9,665,972 | | | |
| 135 | 11,646,096 | 90,725 | 41,247 | 131,972 | 8,059,478 | 9,756,697 | | | |
| 136 | 11,555,371 | 91,046 | 40,925 | 131,972 | 8,100,404 | 9,847,744 | | | |
| 137 | 11,464,324 | 91,369 | 40,603 | 131,972 | 8,141,006 | 9,939,112 | | | |
| 138 | 11,372,956 | 91,692 | 40,279 | 131,972 | 8,181,286 | 10,030,805 | | | |
| 139 | 11,281,263 | 92,017 | 39,954 | 131,972 | 8,221,240 | 10,122,822 | | | |
| 140 | 11,189,246 | 92,343 | 39,629 | 131,972 | 8,260,869 | 10,215,165 | | | |
| 141 | 11,096,903 | 92,670 | 39,302 | 131,972 | 8,300,170 | 10,307,835 | | | |
| 142 | 11,004,233 | 92,998 | 38,973 | 131,972 | 8,339,144 | 10,400,834 | | | |
| 143 | 10,911,234 | 93,328 | 38,644 | 131,972 | 8,377,788 | 10,494,161 | | | |
| 144 | 10,817,907 | 93,658 | 38,313 | 131,972 | 8,416,101 | 10,587,820 | 481,322 | 1,102,338 | 1,583,660 |
| 145 | 10,724,248 | 93,990 | 37,982 | 131,972 | 8,454,083 | 10,681,810 | | | |
| 146 | 10,630,258 | 94,323 | 37,649 | 131,972 | 8,491,731 | 10,776,132 | | | |
| 147 | 10,535,936 | 94,657 | 37,315 | 131,972 | 8,529,046 | 10,870,789 | | | |
| 148 | 10,441,279 | 94,992 | 36,980 | 131,972 | 8,566,026 | 10,965,781 | | | |
| 149 | 10,346,287 | 95,329 | 36,643 | 131,972 | 8,602,669 | 11,061,110 | | | |
| 150 | 10,250,958 | 95,666 | 36,305 | 131,972 | 8,638,974 | 11,156,776 | | | |

Exhibit C (With TIF)

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|-----------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 43 | 18,758,741 | 65,534 | 66,437 | 131,972 | 3,055,920 | 2,618,861 | | | |
| 44 | 18,693,207 | 65,767 | 66,205 | 131,972 | 3,122,126 | 2,684,628 | | | |
| 45 | 18,627,440 | 65,999 | 65,972 | 131,972 | 3,188,098 | 2,750,627 | | | |
| 46 | 18,561,441 | 66,233 | 65,738 | 131,972 | 3,253,836 | 2,816,861 | | | |
| 47 | 18,495,207 | 66,468 | 65,504 | 131,972 | 3,319,340 | 2,883,328 | | | |
| 48 | 18,428,740 | 66,703 | 65,268 | 131,972 | 3,384,609 | 2,950,032 | 798,577 | 785,083 | 1,583,660 |
| 49 | 18,362,036 | 66,939 | 65,032 | 131,972 | 3,449,641 | 3,016,971 | | | |
| 50 | 18,295,097 | 67,177 | 64,795 | 131,972 | 3,514,436 | 3,084,148 | | | |
| 51 | 18,227,920 | 67,414 | 64,557 | 131,972 | 3,578,993 | 3,151,562 | | | |
| 52 | 18,160,506 | 67,653 | 64,318 | 131,972 | 3,643,312 | 3,219,215 | | | |
| 53 | 18,092,853 | 67,893 | 64,079 | 131,972 | 3,707,390 | 3,287,108 | | | |
| 54 | 18,024,960 | 68,133 | 63,838 | 131,972 | 3,771,229 | 3,355,241 | | | |
| 55 | 17,956,827 | 68,375 | 63,597 | 131,972 | 3,834,826 | 3,423,616 | | | |
| 56 | 17,888,452 | 68,617 | 63,355 | 131,972 | 3,898,181 | 3,492,233 | | | |
| 57 | 17,819,835 | 68,860 | 63,112 | 131,972 | 3,961,293 | 3,561,092 | | | |
| 58 | 17,750,976 | 69,104 | 62,868 | 131,972 | 4,024,161 | 3,630,196 | | | |
| 59 | 17,681,872 | 69,348 | 62,623 | 131,972 | 4,086,784 | 3,699,544 | | | |
| 60 | 17,612,524 | 69,594 | 62,378 | 131,972 | 4,149,162 | 3,769,138 | 764,553 | 819,107 | 1,583,660 |
| 61 | 17,542,930 | 69,840 | 62,131 | 131,972 | 4,211,293 | 3,838,979 | | | |
| 62 | 17,473,089 | 70,088 | 61,884 | 131,972 | 4,273,177 | 3,909,067 | | | |
| 63 | 17,403,001 | 70,336 | 61,636 | 131,972 | 4,334,812 | 3,979,403 | | | |
| 64 | 17,332,665 | 70,585 | 61,387 | 131,972 | 4,396,199 | 4,049,988 | | | |
| 65 | 17,262,080 | 70,835 | 61,137 | 131,972 | 4,457,335 | 4,120,823 | | | |
| 66 | 17,191,245 | 71,086 | 60,886 | 131,972 | 4,518,221 | 4,191,909 | | | |
| 67 | 17,120,159 | 71,338 | 60,634 | 131,972 | 4,578,855 | 4,263,247 | | | |
| 68 | 17,048,821 | 71,590 | 60,381 | 131,972 | 4,639,236 | 4,334,837 | | | |
| 69 | 16,977,231 | 71,844 | 60,128 | 131,972 | 4,699,364 | 4,406,681 | | | |
| 70 | 16,905,387 | 72,098 | 59,873 | 131,972 | 4,759,237 | 4,478,780 | | | |
| 71 | 16,833,288 | 72,354 | 59,618 | 131,972 | 4,818,855 | 4,551,133 | | | |
| 72 | 16,760,935 | 72,610 | 59,362 | 131,972 | 4,878,217 | 4,623,743 | 729,055 | 854,605 | 1,583,660 |
| 73 | 16,688,325 | 72,867 | 59,104 | 131,972 | 4,937,321 | 4,696,611 | | | |
| 74 | 16,615,457 | 73,125 | 58,846 | 131,972 | 4,996,168 | 4,769,736 | | | |
| 75 | 16,542,332 | 73,384 | 58,587 | 131,972 | 5,054,755 | 4,843,120 | | | |
| 76 | 16,468,948 | 73,644 | 58,328 | 131,972 | 5,113,083 | 4,916,764 | | | |
| 77 | 16,395,304 | 73,905 | 58,067 | 131,972 | 5,171,149 | 4,990,669 | | | |
| 78 | 16,321,399 | 74,167 | 57,805 | 131,972 | 5,228,954 | 5,064,836 | | | |
| 79 | 16,247,232 | 74,429 | 57,542 | 131,972 | 5,286,497 | 5,139,265 | | | |
| 80 | 16,172,803 | 74,693 | 57,279 | 131,972 | 5,343,775 | 5,213,958 | | | |
| 81 | 16,098,110 | 74,958 | 57,014 | 131,972 | 5,400,789 | 5,288,916 | | | |
| 82 | 16,023,152 | 75,223 | 56,749 | 131,972 | 5,457,538 | 5,364,139 | | | |
| 83 | 15,947,929 | 75,489 | 56,482 | 131,972 | 5,514,020 | 5,439,628 | | | |
| 84 | 15,872,440 | 75,757 | 56,215 | 131,972 | 5,570,235 | 5,515,385 | 692,018 | 891,642 | 1,583,660 |
| 85 | 15,796,683 | 76,025 | 55,947 | 131,972 | 5,626,182 | 5,591,410 | | | |
| 86 | 15,720,658 | 76,294 | 55,677 | 131,972 | 5,681,859 | 5,667,705 | | | |
| 87 | 15,644,363 | 76,565 | 55,407 | 131,972 | 5,737,266 | 5,744,269 | | | |
| 88 | 15,567,799 | 76,836 | 55,136 | 131,972 | 5,792,402 | 5,821,105 | | | |
| 89 | 15,490,963 | 77,108 | 54,864 | 131,972 | 5,847,266 | 5,898,213 | | | |
| 90 | 15,413,855 | 77,381 | 54,591 | 131,972 | 5,901,857 | 5,975,594 | | | |
| 91 | 15,336,474 | 77,655 | 54,317 | 131,972 | 5,956,173 | 6,053,249 | | | |
| 92 | 15,258,819 | 77,930 | 54,042 | 131,972 | 6,010,215 | 6,131,179 | | | |
| 93 | 15,180,889 | 78,206 | 53,766 | 131,972 | 6,063,981 | 6,209,385 | | | |
| 94 | 15,102,683 | 78,483 | 53,489 | 131,972 | 6,117,469 | 6,287,868 | | | |
| 95 | 15,024,200 | 78,761 | 53,211 | 131,972 | 6,170,680 | 6,366,629 | | | |
| 96 | 14,945,439 | 79,040 | 52,932 | 131,972 | 6,223,612 | 6,445,668 | 653,377 | 930,283 | 1,583,660 |

Exhibit C (With TIF)

AMORTIZATION SCHEDULE

Mortgage 1

| | | | |
|----------------------|--------------|-----------------|-----------|
| Mortgage Amount | \$21,312,068 | Monthly Payment | 131,972 |
| Annual Interest Rate | 4.25% | Annual Payment | 1,583,660 |
| Amortization Period | 20 Years | | |

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Interest | Year-to-Date | |
|-----|------------|-----------|----------|---------|------------|-----------|----------|--------------|-----------|
| | | | | | Interest | Principal | | Principal | Payment |
| 1 | 21,312,068 | 56,491 | 75,480 | 131,972 | 75,480 | 56,491 | | | |
| 2 | 21,255,577 | 56,692 | 75,280 | 131,972 | 150,760 | 113,183 | | | |
| 3 | 21,198,885 | 56,892 | 75,079 | 131,972 | 225,840 | 170,075 | | | |
| 4 | 21,141,993 | 57,094 | 74,878 | 131,972 | 300,718 | 227,169 | | | |
| 5 | 21,084,899 | 57,296 | 74,676 | 131,972 | 375,393 | 284,465 | | | |
| 6 | 21,027,603 | 57,499 | 74,473 | 131,972 | 449,866 | 341,964 | | | |
| 7 | 20,970,104 | 57,703 | 74,269 | 131,972 | 524,135 | 399,666 | | | |
| 8 | 20,912,402 | 57,907 | 74,065 | 131,972 | 598,200 | 457,573 | | | |
| 9 | 20,854,495 | 58,112 | 73,860 | 131,972 | 672,060 | 515,685 | | | |
| 10 | 20,796,383 | 58,318 | 73,654 | 131,972 | 745,714 | 574,003 | | | |
| 11 | 20,738,065 | 58,524 | 73,447 | 131,972 | 819,161 | 632,528 | | | |
| 12 | 20,679,540 | 58,732 | 73,240 | 131,972 | 892,401 | 691,259 | 892,401 | 691,259 | 1,583,660 |
| 13 | 20,620,809 | 58,940 | 73,032 | 131,972 | 965,433 | 750,199 | | | |
| 14 | 20,561,869 | 59,148 | 72,823 | 131,972 | 1,038,256 | 809,347 | | | |
| 15 | 20,502,721 | 59,358 | 72,614 | 131,972 | 1,110,870 | 868,705 | | | |
| 16 | 20,443,363 | 59,568 | 72,404 | 131,972 | 1,183,274 | 928,273 | | | |
| 17 | 20,383,795 | 59,779 | 72,193 | 131,972 | 1,255,466 | 988,052 | | | |
| 18 | 20,324,016 | 59,991 | 71,981 | 131,972 | 1,327,447 | 1,048,043 | | | |
| 19 | 20,264,025 | 60,203 | 71,768 | 131,972 | 1,399,216 | 1,108,246 | | | |
| 20 | 20,203,822 | 60,416 | 71,555 | 131,972 | 1,470,771 | 1,168,663 | | | |
| 21 | 20,143,405 | 60,630 | 71,341 | 131,972 | 1,542,112 | 1,229,293 | | | |
| 22 | 20,082,775 | 60,845 | 71,126 | 131,972 | 1,613,238 | 1,290,138 | | | |
| 23 | 20,021,930 | 61,061 | 70,911 | 131,972 | 1,684,149 | 1,351,199 | | | |
| 24 | 19,960,869 | 61,277 | 70,695 | 131,972 | 1,754,844 | 1,412,476 | 862,443 | 721,217 | 1,583,660 |
| 25 | 19,899,592 | 61,494 | 70,478 | 131,972 | 1,825,322 | 1,473,970 | | | |
| 26 | 19,838,098 | 61,712 | 70,260 | 131,972 | 1,895,582 | 1,535,682 | | | |
| 27 | 19,776,386 | 61,930 | 70,041 | 131,972 | 1,965,623 | 1,597,612 | | | |
| 28 | 19,714,456 | 62,150 | 69,822 | 131,972 | 2,035,445 | 1,659,762 | | | |
| 29 | 19,652,306 | 62,370 | 69,602 | 131,972 | 2,105,047 | 1,722,131 | | | |
| 30 | 19,589,937 | 62,591 | 69,381 | 131,972 | 2,174,428 | 1,784,722 | | | |
| 31 | 19,527,346 | 62,812 | 69,159 | 131,972 | 2,243,588 | 1,847,534 | | | |
| 32 | 19,464,534 | 63,035 | 68,937 | 131,972 | 2,312,524 | 1,910,569 | | | |
| 33 | 19,401,499 | 63,258 | 68,714 | 131,972 | 2,381,238 | 1,973,827 | | | |
| 34 | 19,338,241 | 63,482 | 68,490 | 131,972 | 2,449,728 | 2,037,309 | | | |
| 35 | 19,274,759 | 63,707 | 68,265 | 131,972 | 2,517,992 | 2,101,016 | | | |
| 36 | 19,211,052 | 63,933 | 68,039 | 131,972 | 2,586,032 | 2,164,949 | 831,187 | 752,473 | 1,583,660 |
| 37 | 19,147,119 | 64,159 | 67,813 | 131,972 | 2,653,844 | 2,229,108 | | | |
| 38 | 19,082,960 | 64,386 | 67,585 | 131,972 | 2,721,430 | 2,293,494 | | | |
| 39 | 19,018,574 | 64,614 | 67,357 | 131,972 | 2,788,787 | 2,358,108 | | | |
| 40 | 18,953,960 | 64,843 | 67,129 | 131,972 | 2,855,916 | 2,422,951 | | | |
| 41 | 18,889,117 | 65,073 | 66,899 | 131,972 | 2,922,815 | 2,488,024 | | | |
| 42 | 18,824,044 | 65,303 | 66,668 | 131,972 | 2,989,483 | 2,553,327 | | | |

Exhibit C (With TIF)

Annual Property Operating Data

Mark Otto
308.390.7203

| | Year 1 | | | Year 2 | | | Year 3 | | | Year 4 | | | Year 5 | | |
|-----------------------------------|---------------------|-------|----------|---------------------|-------|----------|---------------------|-------|----------|---------------------|-------|----------|---------------------|-------|----------|
| | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit |
| Potential Rental Income | \$ 2,622,720 | 0.99 | 758.89 | \$ 2,675,174 | 1.01 | 774.07 | \$ 2,728,678 | 1.03 | 789.55 | \$ 2,783,251 | 1.05 | 806.34 | \$ 2,838,916 | 1.07 | 821.45 |
| Less: Vacancy & Credit Losses | (393,408) | -0.15 | -113.83 | (133,759) | -0.05 | -39.70 | (136,434) | -0.05 | -39.48 | (139,163) | -0.05 | -40.27 | (141,946) | -0.05 | -41.07 |
| Other Income | 309,936 | 0.12 | 89.68 | 309,936 | 0.12 | 89.68 | 309,936 | 0.12 | 89.68 | 309,936 | 0.12 | 89.68 | 309,936 | 0.12 | 89.68 |
| Effective Gross Income | <u>\$ 2,539,248</u> | 0.96 | 734.74 | <u>\$ 2,851,352</u> | 1.08 | 825.04 | <u>\$ 2,902,180</u> | 1.10 | 839.75 | <u>\$ 2,954,025</u> | 1.12 | 854.75 | <u>\$ 3,006,907</u> | 1.14 | 870.05 |
| Operating Expenses | | | | | | | | | | | | | | | |
| Advertising | 4,320 | 0.00 | 1.25 | 4,363 | 0.00 | 1.26 | 4,407 | 0.00 | 1.28 | 4,451 | 0.00 | 1.29 | 4,495 | 0.00 | 1.30 |
| Insurance | 103,680 | 0.04 | 30.00 | 104,717 | 0.04 | 30.30 | 105,764 | 0.04 | 30.60 | 106,822 | 0.04 | 30.91 | 107,890 | 0.04 | 31.22 |
| Maintenance | 50,000 | 0.02 | 14.47 | 50,500 | 0.02 | 14.61 | 51,005 | 0.02 | 14.76 | 51,515 | 0.02 | 14.91 | 52,030 | 0.02 | 15.06 |
| Management Fee | 87,980 | 0.03 | 25.46 | 89,553 | 0.03 | 25.91 | 91,158 | 0.03 | 26.38 | 92,796 | 0.04 | 26.85 | 94,466 | 0.04 | 27.33 |
| Pest Control | 10,368 | 0.00 | 3.00 | 10,472 | 0.00 | 3.03 | 10,576 | 0.00 | 3.06 | 10,682 | 0.00 | 3.09 | 10,789 | 0.00 | 3.12 |
| Property Taxes | 309,936 | 0.12 | 89.68 | 313,035 | 0.12 | 90.58 | 316,166 | 0.12 | 91.48 | 319,327 | 0.12 | 92.40 | 322,521 | 0.12 | 93.32 |
| Gas | 25,000 | 0.01 | 7.23 | 25,250 | 0.01 | 7.31 | 25,503 | 0.01 | 7.38 | 25,758 | 0.01 | 7.45 | 26,015 | 0.01 | 7.53 |
| Trash Removal | 19,440 | 0.01 | 5.63 | 19,634 | 0.01 | 5.68 | 19,831 | 0.01 | 5.74 | 20,029 | 0.01 | 5.80 | 20,229 | 0.01 | 5.85 |
| Water | 69,120 | 0.03 | 20.00 | 69,811 | 0.03 | 20.20 | 70,509 | 0.03 | 20.40 | 71,214 | 0.03 | 20.61 | 71,927 | 0.03 | 20.81 |
| Total Operating Expenses | <u>\$ 679,844</u> | 0.26 | 196.71 | <u>\$ 687,336</u> | 0.26 | 198.88 | <u>\$ 694,919</u> | 0.26 | 201.08 | <u>\$ 702,594</u> | 0.27 | 203.30 | <u>\$ 710,362</u> | 0.27 | 205.54 |
| Net Operating Income (NOI) | <u>\$ 1,859,404</u> | 0.70 | 538.02 | <u>\$ 2,164,016</u> | 0.82 | 626.16 | <u>\$ 2,207,261</u> | 0.83 | 638.68 | <u>\$ 2,251,431</u> | 0.85 | 651.46 | <u>\$ 2,296,545</u> | 0.87 | 664.51 |
| Less: Annual Debt Service | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 |
| Cash Flow Before Taxes | <u>\$ 275,744</u> | 0.10 | 79.79 | <u>\$ 580,356</u> | 0.22 | 167.93 | <u>\$ 623,601</u> | 0.24 | 180.44 | <u>\$ 667,771</u> | 0.25 | 193.22 | <u>\$ 712,885</u> | 0.27 | 206.27 |

Income Tax Analysis

Mark Otto
308.390.7203

| Tax Analysis - Operations | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|
| Net Operating Income (NOI) from CFA | \$ 1,859,404 | \$ 2,164,016 | \$ 2,207,261 | \$ 2,251,431 | \$ 2,296,545 |
| Tax Depreciation | (928,367) | (968,730) | (968,730) | (968,730) | (968,730) |
| Interest Expense - Mortgage #1 | (819,161) | (864,989) | (833,843) | (801,348) | (767,444) |
| Operating Taxable Income (Loss) | <u>\$ 111,877</u> | <u>\$ 330,297</u> | <u>\$ 404,688</u> | <u>\$ 481,353</u> | <u>\$ 560,371</u> |
| Federal & State Tax Rate | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Income Tax Benefit (Expense) | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> |
| Subject to Suspended Loss Rules? | <div>Yes</div> | | | | |

| Tax Analysis - Property Sale | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-----------------------|-----------------------|---------------------|---------------------|---------------------|
| Adjusted Projected Sales Price | \$ 21,848,001 | \$ 25,427,185 | \$ 25,935,318 | \$ 26,454,316 | \$ 26,984,404 |
| Original Cost of Property | (26,640,085) | (26,640,085) | (26,640,085) | (26,640,085) | (26,640,085) |
| Gain (Loss) on Property | <u>\$ (4,792,084)</u> | <u>\$ (1,212,900)</u> | <u>\$ (704,767)</u> | <u>\$ (185,769)</u> | <u>\$ 344,319</u> |
| Accumulated Depreciation/Amortization | 928,367 | 1,897,097 | 2,865,827 | 3,834,558 | 4,803,288 |
| Total Accumulated Depreciation | <u>\$ 928,367</u> | <u>\$ 1,897,097</u> | <u>\$ 2,865,827</u> | <u>\$ 3,834,558</u> | <u>\$ 4,803,288</u> |
| Taxable Gain (Loss) on Property Sale | <u>\$ (3,863,718)</u> | <u>\$ 684,197</u> | <u>\$ 2,161,060</u> | <u>\$ 3,648,789</u> | <u>\$ 5,147,607</u> |
| Capital Gain & State Rate on Sale | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Income Tax Benefit (Expense) | - | - | - | - | - |
| Income Tax Benefit (Expense) | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> |

Exhibit C (With TIF)

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Cash Flow Analysis

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| Rental Activity Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Potential Rental Income | \$ 2,622,720 | \$ 2,675,174 | \$ 2,728,678 | \$ 2,783,251 | \$ 2,838,916 |
| Other Income | 309,936 | 309,936 | 309,936 | 309,936 | 309,936 |
| Less: Vacancy & Credit Losses | (393,408) | (133,759) | (136,434) | (139,163) | (141,946) |
| Effective Gross Income | \$ 2,539,248 | \$ 2,851,352 | \$ 2,902,180 | \$ 2,954,025 | \$ 3,006,907 |
| Less: Operating Expenses | (679,844) | (687,336) | (694,919) | (702,594) | (710,362) |
| Net Operating Income (NOI) | \$ 1,859,404 | \$ 2,164,016 | \$ 2,207,261 | \$ 2,251,431 | \$ 2,296,545 |
| Less: Annual Debt Service | (1,583,660) | (1,583,660) | (1,583,660) | (1,583,660) | (1,583,660) |
| CASH FLOW Before Taxes | \$ 275,744 | \$ 580,356 | \$ 623,601 | \$ 667,771 | \$ 712,885 |

| Property Resale Analysis | | | | | |
|---------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Projected Sales Price | \$ 23,242,554 | \$ 27,050,197 | \$ 27,590,764 | \$ 28,142,890 | \$ 28,706,813 |
| Less: Selling Expenses | (1,394,553) | (1,623,012) | (1,655,446) | (1,688,573) | (1,722,409) |
| Adjusted Projected Sales Price | \$ 21,848,001 | \$ 25,427,185 | \$ 25,935,318 | \$ 26,454,316 | \$ 26,984,404 |
| Less: Mortgage(s) Balance Payoff | (20,620,809) | (19,899,592) | (19,147,119) | (18,362,036) | (17,542,930) |
| SALE PROCEEDS Before Taxes | \$ 1,227,192 | \$ 5,527,593 | \$ 6,788,199 | \$ 8,092,280 | \$ 9,441,475 |

| Cash Position | | | | | |
|---------------------------------------|-----------------------|-------------------|---------------------|---------------------|---------------------|
| Cash Generated in Current Year | \$ 230,994 | \$ 448,237 | \$ 461,726 | \$ 475,230 | \$ 488,737 |
| Cash Generated in Previous Years | n/a | 230,994 | 679,230 | 1,140,956 | 1,616,186 |
| Cash Generated from Property Sale | 1,227,192 | 5,527,593 | 6,788,199 | 8,092,280 | 9,441,475 |
| Original Initial Investment | (5,328,017) | (5,328,017) | (5,328,017) | (5,328,017) | (5,328,017) |
| Total Potential CASH Generated | \$ (3,869,832) | \$ 878,806 | \$ 2,601,138 | \$ 4,380,449 | \$ 6,218,380 |

| Financial Measurements | | | | | |
|--|-------------|-------------|-----------|---------|-----------|
| Debt Coverage Ratio (DCR) | 1.17 | 1.37 | 1.39 | 1.42 | 1.45 |
| Loan-to-Value Ratio (LVR) | 88.7% | 73.6% | 69.4% | 65.2% | 61.1% |
| Capitalization Rate Based on Cost | 6.98% | 8.12% | 8.29% | 8.45% | 8.62% |
| Capitalization Rate Based on Resale Price | 8.00% | 8.00% | 8.00% | 8.00% | 8.00% |
| Break-Even Ratio | 77.18% | 76.08% | 74.99% | 73.91% | 72.85% |
| Operating Expense Ratio | 26.77% | 24.11% | 23.94% | 23.78% | 23.62% |
| Net Present Value (NPV) - Before Taxes | 13.50% | (4,003,844) | (343,703) | 434,599 | 1,070,592 |
| Cash-on-Cash Return with Equity | -72.63% | 386.95% | 31.16% | 26.21% | 22.71% |
| Cash-on-Cash Return - Before Taxes | 5.18% | 10.89% | 11.70% | 12.53% | 13.38% |
| Internal Rate-of-Return (IRR) - Before Taxes | Can't Comp. | 9.69% | 16.68% | 19.32% | 20.35% |
| Modified Internal Rate-of-Return (MIRR) - Before Taxes | -71.79% | 9.46% | 15.77% | 17.74% | 18.22% |

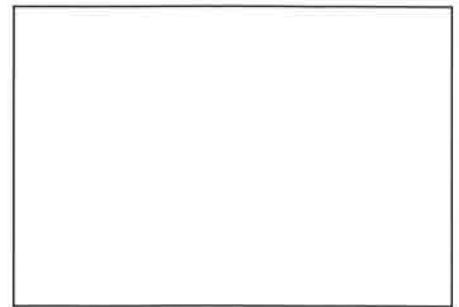
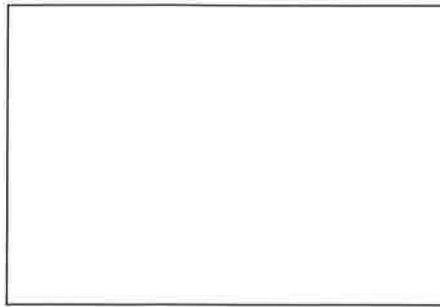
Exhibit C (With TIF)

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Executive Summary



Income, Expenses & Cash Flow

Property Overview

| | |
|----------------------------|----------------------------|
| Potential Rental Income | \$ 2,622,720 |
| Other Income | |
| Total Vacancy and Credits | (393,408) |
| Operating Expenses | \$ (670,546) |
| Net Operating Income (NOI) | <u><u>\$ 1,558,766</u></u> |
| Debt Service: | \$(1,583,660) |
| Cash Flow Before Taxes | \$ (24,894) |

| | |
|---------------------------|----------------------------|
| Purchase/Asking Price | \$26,640,085 |
| Improvements | |
| Other | |
| Closing Costs | |
| Finance Points | |
| Total Acquisition Cost | <u><u>\$26,640,085</u></u> |
| Mortgage (s) | \$21,312,068 |
| Down Payment / Investment | \$5,328,017 |

| | |
|-------------------|------------|
| Property Type | Apartments |
| No. of Units | 288 |
| Price Per Unit | \$ 92,500 |
| Total Sq Ft | 220,608 |
| Price Per Sq Ft | \$ 121 |
| Income per Unit | \$ 9,107 |
| Expenses per Unit | \$ (2,328) |

Assumptions

Loan Information

| | | | | | | | |
|-------------------------------|-------|-----------------------|---------------|-------------|-----------|-----------|--------|
| Rental Growth Rate: | 2.00% | Down Payment: | \$ 5,328,017 | % of Asking | 20.00% | % of Cost | 20.00% |
| Expense Growth Rate: | 1.00% | Initial Loan Balance: | \$21,312,068 | | 80.00% | | 80.00% |
| Capitalization Rate (Resale): | 8.00% | | | | | | |
| | | Loan Amount | Interest Rate | Term | Payment | | |
| | | \$ 21,312,068 | 4.25% | 20 | \$131,972 | | |

Financial Measurements

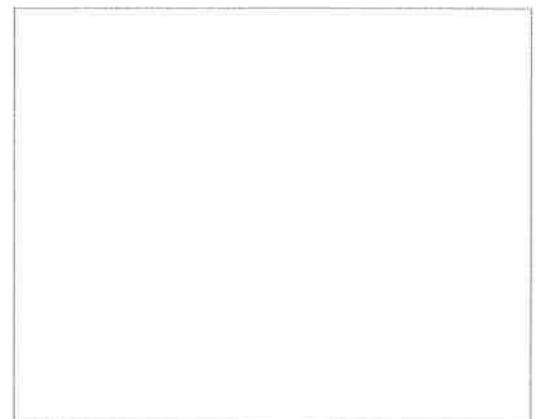
Year 1

Year 2

Year 3

Notes / Discussion

| | | | |
|---|-------------|-------------|-------------|
| Debt Coverage Ratio (DCR) | 0.98 | 1.18 | 1.20 |
| Loan-to-Value Ratio (LVR) | 105.8% | 85.4% | 80.3% |
| Capitalization Rate Based on Cost | 5.85% | 6.99% | 7.16% |
| Capitalization Rate Based on Resale Price | 8.00% | 8.00% | 8.00% |
| Gross Rent Multiplier | 10.16 | 8.71 | 8.73 |
| Net Present Value (NPV) - B/ Taxes 13.50% | (7,381,054) | (3,584,098) | (2,685,254) |
| Cash on Cash Return - Before Taxes | -0.47% | 5.25% | 6.06% |
| Internal Rate of Return - Before Taxes | | -34.89% | -10.59% |
| Modified Internal Rate of Return - Before Taxes | | -34.81% | -10.34% |



Disclaimer: All information presented is believed to be accurate.

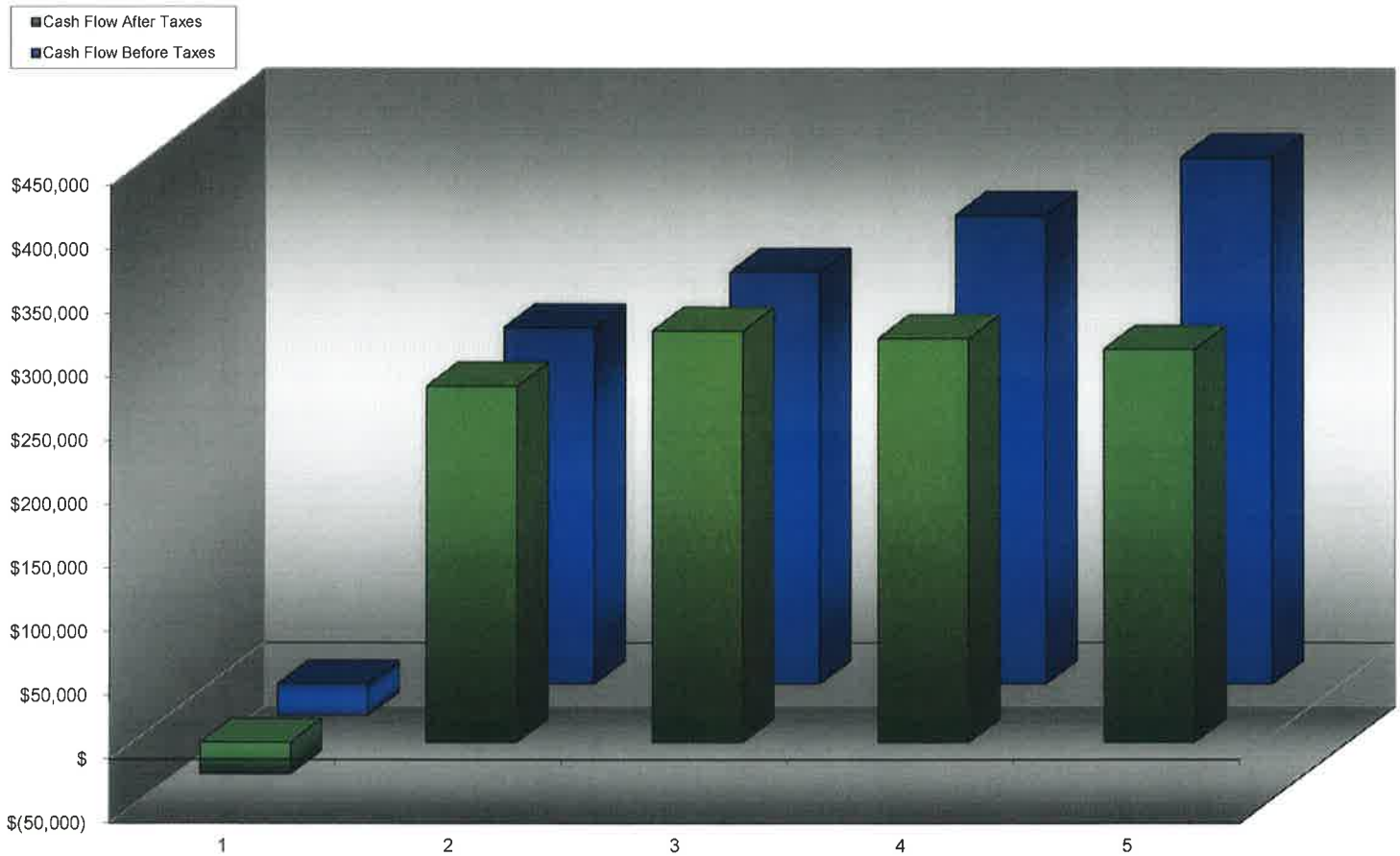
The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

Exhibit C (Without TIF)

Cash Flow Projections

Mark Otto

308.390.7203



| Time Period | Net Operating Income | MIP Payments | Debt Service | Cash Flow Before Tax | Incomes Taxes | Cash Flow After Tax |
|----------------|----------------------|--------------|--------------|----------------------|---------------|---------------------|
| Int Investment | | | | \$ (5,328,017) | | \$ (5,328,017) |
| Year 1 | 1,558,766 | - | (1,583,660) | (24,894) | - | (24,894) |
| Year 2 | 1,863,378 | - | (1,583,660) | 279,718 | - | 279,718 |
| Year 3 | 1,906,623 | - | (1,583,660) | 322,963 | - | 322,963 |
| Year 4 | 1,950,793 | - | (1,583,660) | 367,133 | (50,265) | 316,868 |
| Year 5 | 1,995,907 | - | (1,583,660) | 412,247 | (103,893) | 308,354 |

Exhibit C (Without TIF)

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| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|-----------|-----------|----------|---------|------------|------------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 205 | 4,453,188 | 116,200 | 15,772 | 131,972 | 10,079,113 | 16,975,080 | | | |
| 206 | 4,336,988 | 116,612 | 15,360 | 131,972 | 10,094,473 | 17,091,691 | | | |
| 207 | 4,220,377 | 117,025 | 14,947 | 131,972 | 10,109,420 | 17,208,716 | | | |
| 208 | 4,103,352 | 117,439 | 14,533 | 131,972 | 10,123,953 | 17,326,155 | | | |
| 209 | 3,985,913 | 117,855 | 14,117 | 131,972 | 10,138,069 | 17,444,010 | | | |
| 210 | 3,868,058 | 118,272 | 13,699 | 131,972 | 10,151,769 | 17,562,282 | | | |
| 211 | 3,749,786 | 118,691 | 13,280 | 131,972 | 10,165,049 | 17,680,973 | | | |
| 212 | 3,631,095 | 119,112 | 12,860 | 131,972 | 10,177,909 | 17,800,085 | | | |
| 213 | 3,511,983 | 119,533 | 12,438 | 131,972 | 10,190,348 | 17,919,618 | | | |
| 214 | 3,392,450 | 119,957 | 12,015 | 131,972 | 10,202,363 | 18,039,575 | | | |
| 215 | 3,272,493 | 120,382 | 11,590 | 131,972 | 10,213,953 | 18,159,956 | | | |
| 216 | 3,152,112 | 120,808 | 11,164 | 131,972 | 10,225,116 | 18,280,764 | 161,776 | 1,421,885 | 1,583,660 |
| 217 | 3,031,304 | 121,236 | 10,736 | 131,972 | 10,235,852 | 18,402,000 | | | |
| 218 | 2,910,068 | 121,665 | 10,306 | 131,972 | 10,246,159 | 18,523,665 | | | |
| 219 | 2,788,403 | 122,096 | 9,876 | 131,972 | 10,256,034 | 18,645,761 | | | |
| 220 | 2,666,307 | 122,529 | 9,443 | 131,972 | 10,265,478 | 18,768,290 | | | |
| 221 | 2,543,778 | 122,962 | 9,009 | 131,972 | 10,274,487 | 18,891,252 | | | |
| 222 | 2,420,816 | 123,398 | 8,574 | 131,972 | 10,283,060 | 19,014,650 | | | |
| 223 | 2,297,418 | 123,835 | 8,137 | 131,972 | 10,291,197 | 19,138,485 | | | |
| 224 | 2,173,583 | 124,274 | 7,698 | 131,972 | 10,298,895 | 19,262,759 | | | |
| 225 | 2,049,309 | 124,714 | 7,258 | 131,972 | 10,306,153 | 19,387,473 | | | |
| 226 | 1,924,595 | 125,155 | 6,816 | 131,972 | 10,312,970 | 19,512,628 | | | |
| 227 | 1,799,440 | 125,599 | 6,373 | 131,972 | 10,319,343 | 19,638,227 | | | |
| 228 | 1,673,841 | 126,043 | 5,928 | 131,972 | 10,325,271 | 19,764,270 | 100,154 | 1,483,506 | 1,583,660 |
| 229 | 1,547,798 | 126,490 | 5,482 | 131,972 | 10,330,752 | 19,890,760 | | | |
| 230 | 1,421,308 | 126,938 | 5,034 | 131,972 | 10,335,786 | 20,017,698 | | | |
| 231 | 1,294,370 | 127,387 | 4,584 | 131,972 | 10,340,371 | 20,145,085 | | | |
| 232 | 1,166,983 | 127,839 | 4,133 | 131,972 | 10,344,504 | 20,272,924 | | | |
| 233 | 1,039,144 | 128,291 | 3,680 | 131,972 | 10,348,184 | 20,401,215 | | | |
| 234 | 910,853 | 128,746 | 3,226 | 131,972 | 10,351,410 | 20,529,961 | | | |
| 235 | 782,107 | 129,202 | 2,770 | 131,972 | 10,354,180 | 20,659,163 | | | |
| 236 | 652,905 | 129,659 | 2,312 | 131,972 | 10,356,492 | 20,788,822 | | | |
| 237 | 523,246 | 130,119 | 1,853 | 131,972 | 10,358,345 | 20,918,940 | | | |
| 238 | 393,128 | 130,579 | 1,392 | 131,972 | 10,359,738 | 21,049,520 | | | |
| 239 | 262,548 | 131,042 | 930 | 131,972 | 10,360,668 | 21,180,562 | | | |
| 240 | 131,506 | 131,506 | 466 | 131,972 | 10,361,133 | 21,312,068 | 35,863 | 1,547,798 | 1,583,660 |

Exhibit C (Without TIF)

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|------------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 151 | 10,155,292 | 96,005 | 35,967 | 131,972 | 8,674,941 | 11,252,781 | | | |
| 152 | 10,059,287 | 96,345 | 35,627 | 131,972 | 8,710,568 | 11,349,126 | | | |
| 153 | 9,962,942 | 96,686 | 35,285 | 131,972 | 8,745,853 | 11,445,812 | | | |
| 154 | 9,866,256 | 97,029 | 34,943 | 131,972 | 8,780,796 | 11,542,841 | | | |
| 155 | 9,769,227 | 97,372 | 34,599 | 131,972 | 8,815,395 | 11,640,213 | | | |
| 156 | 9,671,855 | 97,717 | 34,254 | 131,972 | 8,849,650 | 11,737,931 | 433,549 | 1,150,111 | 1,583,660 |
| 157 | 9,574,137 | 98,063 | 33,908 | 131,972 | 8,883,558 | 11,835,994 | | | |
| 158 | 9,476,074 | 98,411 | 33,561 | 131,972 | 8,917,119 | 11,934,404 | | | |
| 159 | 9,377,664 | 98,759 | 33,213 | 131,972 | 8,950,332 | 12,033,164 | | | |
| 160 | 9,278,904 | 99,109 | 32,863 | 131,972 | 8,983,195 | 12,132,272 | | | |
| 161 | 9,179,796 | 99,460 | 32,512 | 131,972 | 9,015,707 | 12,231,732 | | | |
| 162 | 9,080,336 | 99,812 | 32,160 | 131,972 | 9,047,866 | 12,331,545 | | | |
| 163 | 8,980,524 | 100,166 | 31,806 | 131,972 | 9,079,672 | 12,431,710 | | | |
| 164 | 8,880,358 | 100,520 | 31,451 | 131,972 | 9,111,123 | 12,532,231 | | | |
| 165 | 8,779,837 | 100,876 | 31,095 | 131,972 | 9,142,219 | 12,633,107 | | | |
| 166 | 8,678,961 | 101,234 | 30,738 | 131,972 | 9,172,957 | 12,734,341 | | | |
| 167 | 8,577,727 | 101,592 | 30,379 | 131,972 | 9,203,336 | 12,835,933 | | | |
| 168 | 8,476,135 | 101,952 | 30,020 | 131,972 | 9,233,356 | 12,937,885 | 383,706 | 1,199,954 | 1,583,660 |
| 169 | 8,374,183 | 102,313 | 29,659 | 131,972 | 9,263,014 | 13,040,198 | | | |
| 170 | 8,271,870 | 102,675 | 29,296 | 131,972 | 9,292,310 | 13,142,873 | | | |
| 171 | 8,169,195 | 103,039 | 28,933 | 131,972 | 9,321,243 | 13,245,913 | | | |
| 172 | 8,066,155 | 103,404 | 28,568 | 131,972 | 9,349,811 | 13,349,317 | | | |
| 173 | 7,962,751 | 103,770 | 28,201 | 131,972 | 9,378,012 | 13,453,087 | | | |
| 174 | 7,858,981 | 104,138 | 27,834 | 131,972 | 9,405,846 | 13,557,225 | | | |
| 175 | 7,754,843 | 104,507 | 27,465 | 131,972 | 9,433,311 | 13,661,731 | | | |
| 176 | 7,650,337 | 104,877 | 27,095 | 131,972 | 9,460,406 | 13,766,608 | | | |
| 177 | 7,545,460 | 105,248 | 26,724 | 131,972 | 9,487,129 | 13,871,856 | | | |
| 178 | 7,440,212 | 105,621 | 26,351 | 131,972 | 9,513,480 | 13,977,477 | | | |
| 179 | 7,334,591 | 105,995 | 25,977 | 131,972 | 9,539,457 | 14,083,472 | | | |
| 180 | 7,228,596 | 106,370 | 25,601 | 131,972 | 9,565,058 | 14,189,842 | 331,702 | 1,251,958 | 1,583,660 |
| 181 | 7,122,226 | 106,747 | 25,225 | 131,972 | 9,590,283 | 14,296,590 | | | |
| 182 | 7,015,478 | 107,125 | 24,846 | 131,972 | 9,615,129 | 14,403,715 | | | |
| 183 | 6,908,353 | 107,505 | 24,467 | 131,972 | 9,639,596 | 14,511,219 | | | |
| 184 | 6,800,849 | 107,885 | 24,086 | 131,972 | 9,663,683 | 14,619,105 | | | |
| 185 | 6,692,963 | 108,267 | 23,704 | 131,972 | 9,687,387 | 14,727,372 | | | |
| 186 | 6,584,696 | 108,651 | 23,321 | 131,972 | 9,710,708 | 14,836,023 | | | |
| 187 | 6,476,045 | 109,036 | 22,936 | 131,972 | 9,733,644 | 14,945,059 | | | |
| 188 | 6,367,009 | 109,422 | 22,550 | 131,972 | 9,756,193 | 15,054,480 | | | |
| 189 | 6,257,588 | 109,809 | 22,162 | 131,972 | 9,778,356 | 15,164,290 | | | |
| 190 | 6,147,778 | 110,198 | 21,773 | 131,972 | 9,800,129 | 15,274,488 | | | |
| 191 | 6,037,580 | 110,589 | 21,383 | 131,972 | 9,821,512 | 15,385,077 | | | |
| 192 | 5,926,991 | 110,980 | 20,991 | 131,972 | 9,842,504 | 15,496,057 | 277,446 | 1,306,215 | 1,583,660 |
| 193 | 5,816,011 | 111,373 | 20,598 | 131,972 | 9,863,102 | 15,607,430 | | | |
| 194 | 5,704,638 | 111,768 | 20,204 | 131,972 | 9,883,306 | 15,719,198 | | | |
| 195 | 5,592,870 | 112,164 | 19,808 | 131,972 | 9,903,114 | 15,831,362 | | | |
| 196 | 5,480,706 | 112,561 | 19,411 | 131,972 | 9,922,525 | 15,943,922 | | | |
| 197 | 5,368,146 | 112,959 | 19,012 | 131,972 | 9,941,537 | 16,056,882 | | | |
| 198 | 5,255,186 | 113,360 | 18,612 | 131,972 | 9,960,149 | 16,170,241 | | | |
| 199 | 5,141,827 | 113,761 | 18,211 | 131,972 | 9,978,360 | 16,284,002 | | | |
| 200 | 5,028,066 | 114,164 | 17,808 | 131,972 | 9,996,168 | 16,398,166 | | | |
| 201 | 4,913,902 | 114,568 | 17,403 | 131,972 | 10,013,571 | 16,512,735 | | | |
| 202 | 4,799,333 | 114,974 | 16,998 | 131,972 | 10,030,569 | 16,627,709 | | | |
| 203 | 4,684,359 | 115,381 | 16,590 | 131,972 | 10,047,159 | 16,743,090 | | | |
| 204 | 4,568,978 | 115,790 | 16,182 | 131,972 | 10,063,341 | 16,858,880 | 220,837 | 1,362,823 | 1,583,660 |

Exhibit C (Without TIF)

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|------------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 97 | 14,866,400 | 79,320 | 52,652 | 131,972 | 6,276,264 | 6,524,988 | | | |
| 98 | 14,787,080 | 79,601 | 52,371 | 131,972 | 6,328,635 | 6,604,589 | | | |
| 99 | 14,707,479 | 79,883 | 52,089 | 131,972 | 6,380,724 | 6,684,472 | | | |
| 100 | 14,627,596 | 80,166 | 51,806 | 131,972 | 6,432,530 | 6,764,637 | | | |
| 101 | 14,547,431 | 80,450 | 51,522 | 131,972 | 6,484,052 | 6,845,087 | | | |
| 102 | 14,466,981 | 80,734 | 51,237 | 131,972 | 6,535,289 | 6,925,821 | | | |
| 103 | 14,386,247 | 81,020 | 50,951 | 131,972 | 6,586,240 | 7,006,842 | | | |
| 104 | 14,305,226 | 81,307 | 50,664 | 131,972 | 6,636,905 | 7,088,149 | | | |
| 105 | 14,223,919 | 81,595 | 50,376 | 131,972 | 6,687,281 | 7,169,744 | | | |
| 106 | 14,142,324 | 81,884 | 50,087 | 131,972 | 6,737,368 | 7,251,629 | | | |
| 107 | 14,060,439 | 82,174 | 49,797 | 131,972 | 6,787,166 | 7,333,803 | | | |
| 108 | 13,978,265 | 82,465 | 49,506 | 131,972 | 6,836,672 | 7,416,268 | 613,060 | 970,600 | 1,583,660 |
| 109 | 13,895,800 | 82,757 | 49,214 | 131,972 | 6,885,886 | 7,499,026 | | | |
| 110 | 13,813,042 | 83,050 | 48,921 | 131,972 | 6,934,808 | 7,582,076 | | | |
| 111 | 13,729,992 | 83,345 | 48,627 | 131,972 | 6,983,435 | 7,665,421 | | | |
| 112 | 13,646,647 | 83,640 | 48,332 | 131,972 | 7,031,767 | 7,749,060 | | | |
| 113 | 13,563,008 | 83,936 | 48,036 | 131,972 | 7,079,802 | 7,832,996 | | | |
| 114 | 13,479,072 | 84,233 | 47,738 | 131,972 | 7,127,541 | 7,917,230 | | | |
| 115 | 13,394,838 | 84,532 | 47,440 | 131,972 | 7,174,981 | 8,001,761 | | | |
| 116 | 13,310,307 | 84,831 | 47,141 | 131,972 | 7,222,121 | 8,086,592 | | | |
| 117 | 13,225,476 | 85,131 | 46,840 | 131,972 | 7,268,962 | 8,171,724 | | | |
| 118 | 13,140,344 | 85,433 | 46,539 | 131,972 | 7,315,500 | 8,257,157 | | | |
| 119 | 13,054,911 | 85,736 | 46,236 | 131,972 | 7,361,736 | 8,342,892 | | | |
| 120 | 12,969,176 | 86,039 | 45,933 | 131,972 | 7,407,669 | 8,428,931 | 570,997 | 1,012,663 | 1,583,660 |
| 121 | 12,883,137 | 86,344 | 45,628 | 131,972 | 7,453,297 | 8,515,275 | | | |
| 122 | 12,796,793 | 86,650 | 45,322 | 131,972 | 7,498,619 | 8,601,925 | | | |
| 123 | 12,710,143 | 86,957 | 45,015 | 131,972 | 7,543,634 | 8,688,882 | | | |
| 124 | 12,623,186 | 87,265 | 44,707 | 131,972 | 7,588,341 | 8,776,146 | | | |
| 125 | 12,535,922 | 87,574 | 44,398 | 131,972 | 7,632,739 | 8,863,720 | | | |
| 126 | 12,448,348 | 87,884 | 44,088 | 131,972 | 7,676,827 | 8,951,604 | | | |
| 127 | 12,360,464 | 88,195 | 43,777 | 131,972 | 7,720,603 | 9,039,799 | | | |
| 128 | 12,272,269 | 88,507 | 43,464 | 131,972 | 7,764,068 | 9,128,306 | | | |
| 129 | 12,183,762 | 88,821 | 43,151 | 131,972 | 7,807,219 | 9,217,127 | | | |
| 130 | 12,094,941 | 89,135 | 42,836 | 131,972 | 7,850,055 | 9,306,262 | | | |
| 131 | 12,005,806 | 89,451 | 42,521 | 131,972 | 7,892,575 | 9,395,713 | | | |
| 132 | 11,916,355 | 89,768 | 42,204 | 131,972 | 7,934,779 | 9,485,481 | 527,110 | 1,056,550 | 1,583,660 |
| 133 | 11,826,587 | 90,086 | 41,886 | 131,972 | 7,976,665 | 9,575,567 | | | |
| 134 | 11,736,501 | 90,405 | 41,567 | 131,972 | 8,018,232 | 9,665,972 | | | |
| 135 | 11,646,096 | 90,725 | 41,247 | 131,972 | 8,059,478 | 9,756,697 | | | |
| 136 | 11,555,371 | 91,046 | 40,925 | 131,972 | 8,100,404 | 9,847,744 | | | |
| 137 | 11,464,324 | 91,369 | 40,603 | 131,972 | 8,141,006 | 9,939,112 | | | |
| 138 | 11,372,956 | 91,692 | 40,279 | 131,972 | 8,181,286 | 10,030,805 | | | |
| 139 | 11,281,263 | 92,017 | 39,954 | 131,972 | 8,221,240 | 10,122,822 | | | |
| 140 | 11,189,246 | 92,343 | 39,629 | 131,972 | 8,260,869 | 10,215,165 | | | |
| 141 | 11,096,903 | 92,670 | 39,302 | 131,972 | 8,300,170 | 10,307,835 | | | |
| 142 | 11,004,233 | 92,998 | 38,973 | 131,972 | 8,339,144 | 10,400,834 | | | |
| 143 | 10,911,234 | 93,328 | 38,644 | 131,972 | 8,377,788 | 10,494,161 | | | |
| 144 | 10,817,907 | 93,658 | 38,313 | 131,972 | 8,416,101 | 10,587,820 | 481,322 | 1,102,338 | 1,583,660 |
| 145 | 10,724,248 | 93,990 | 37,982 | 131,972 | 8,454,083 | 10,681,810 | | | |
| 146 | 10,630,258 | 94,323 | 37,649 | 131,972 | 8,491,731 | 10,776,132 | | | |
| 147 | 10,535,936 | 94,657 | 37,315 | 131,972 | 8,529,046 | 10,870,789 | | | |
| 148 | 10,441,279 | 94,992 | 36,980 | 131,972 | 8,566,026 | 10,965,781 | | | |
| 149 | 10,346,287 | 95,329 | 36,643 | 131,972 | 8,602,669 | 11,061,110 | | | |
| 150 | 10,250,958 | 95,666 | 36,305 | 131,972 | 8,638,974 | 11,156,776 | | | |

Exhibit C (Without TIF)

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|-----------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 43 | 18,758,741 | 65,534 | 66,437 | 131,972 | 3,055,920 | 2,618,861 | | | |
| 44 | 18,693,207 | 65,767 | 66,205 | 131,972 | 3,122,126 | 2,684,628 | | | |
| 45 | 18,627,440 | 65,999 | 65,972 | 131,972 | 3,188,098 | 2,750,627 | | | |
| 46 | 18,561,441 | 66,233 | 65,738 | 131,972 | 3,253,836 | 2,816,861 | | | |
| 47 | 18,495,207 | 66,468 | 65,504 | 131,972 | 3,319,340 | 2,883,328 | | | |
| 48 | 18,428,740 | 66,703 | 65,268 | 131,972 | 3,384,609 | 2,950,032 | 798,577 | 785,083 | 1,583,660 |
| 49 | 18,362,036 | 66,939 | 65,032 | 131,972 | 3,449,641 | 3,016,971 | | | |
| 50 | 18,295,097 | 67,177 | 64,795 | 131,972 | 3,514,436 | 3,084,148 | | | |
| 51 | 18,227,920 | 67,414 | 64,557 | 131,972 | 3,578,993 | 3,151,562 | | | |
| 52 | 18,160,506 | 67,653 | 64,318 | 131,972 | 3,643,312 | 3,219,215 | | | |
| 53 | 18,092,853 | 67,893 | 64,079 | 131,972 | 3,707,390 | 3,287,108 | | | |
| 54 | 18,024,960 | 68,133 | 63,838 | 131,972 | 3,771,229 | 3,355,241 | | | |
| 55 | 17,956,827 | 68,375 | 63,597 | 131,972 | 3,834,826 | 3,423,616 | | | |
| 56 | 17,888,452 | 68,617 | 63,355 | 131,972 | 3,898,181 | 3,492,233 | | | |
| 57 | 17,819,835 | 68,860 | 63,112 | 131,972 | 3,961,293 | 3,561,092 | | | |
| 58 | 17,750,976 | 69,104 | 62,868 | 131,972 | 4,024,161 | 3,630,196 | | | |
| 59 | 17,681,872 | 69,348 | 62,623 | 131,972 | 4,086,784 | 3,699,544 | | | |
| 60 | 17,612,524 | 69,594 | 62,378 | 131,972 | 4,149,162 | 3,769,138 | 764,553 | 819,107 | 1,583,660 |
| 61 | 17,542,930 | 69,840 | 62,131 | 131,972 | 4,211,293 | 3,838,979 | | | |
| 62 | 17,473,089 | 70,088 | 61,884 | 131,972 | 4,273,177 | 3,909,067 | | | |
| 63 | 17,403,001 | 70,336 | 61,636 | 131,972 | 4,334,812 | 3,979,403 | | | |
| 64 | 17,332,665 | 70,585 | 61,387 | 131,972 | 4,396,199 | 4,049,988 | | | |
| 65 | 17,262,080 | 70,835 | 61,137 | 131,972 | 4,457,335 | 4,120,823 | | | |
| 66 | 17,191,245 | 71,086 | 60,886 | 131,972 | 4,518,221 | 4,191,909 | | | |
| 67 | 17,120,159 | 71,338 | 60,634 | 131,972 | 4,578,855 | 4,263,247 | | | |
| 68 | 17,048,821 | 71,590 | 60,381 | 131,972 | 4,639,236 | 4,334,837 | | | |
| 69 | 16,977,231 | 71,844 | 60,128 | 131,972 | 4,699,364 | 4,406,681 | | | |
| 70 | 16,905,387 | 72,098 | 59,873 | 131,972 | 4,759,237 | 4,478,780 | | | |
| 71 | 16,833,288 | 72,354 | 59,618 | 131,972 | 4,818,855 | 4,551,133 | | | |
| 72 | 16,760,935 | 72,610 | 59,362 | 131,972 | 4,878,217 | 4,623,743 | 729,055 | 854,605 | 1,583,660 |
| 73 | 16,688,325 | 72,867 | 59,104 | 131,972 | 4,937,321 | 4,696,611 | | | |
| 74 | 16,615,457 | 73,125 | 58,846 | 131,972 | 4,996,168 | 4,769,736 | | | |
| 75 | 16,542,332 | 73,384 | 58,587 | 131,972 | 5,054,755 | 4,843,120 | | | |
| 76 | 16,468,948 | 73,644 | 58,328 | 131,972 | 5,113,083 | 4,916,764 | | | |
| 77 | 16,395,304 | 73,905 | 58,067 | 131,972 | 5,171,149 | 4,990,669 | | | |
| 78 | 16,321,399 | 74,167 | 57,805 | 131,972 | 5,228,954 | 5,064,836 | | | |
| 79 | 16,247,232 | 74,429 | 57,542 | 131,972 | 5,286,497 | 5,139,265 | | | |
| 80 | 16,172,803 | 74,693 | 57,279 | 131,972 | 5,343,775 | 5,213,958 | | | |
| 81 | 16,098,110 | 74,958 | 57,014 | 131,972 | 5,400,789 | 5,288,916 | | | |
| 82 | 16,023,152 | 75,223 | 56,749 | 131,972 | 5,457,538 | 5,364,139 | | | |
| 83 | 15,947,929 | 75,489 | 56,482 | 131,972 | 5,514,020 | 5,439,628 | | | |
| 84 | 15,872,440 | 75,757 | 56,215 | 131,972 | 5,570,235 | 5,515,385 | 692,018 | 891,642 | 1,583,660 |
| 85 | 15,796,683 | 76,025 | 55,947 | 131,972 | 5,626,182 | 5,591,410 | | | |
| 86 | 15,720,658 | 76,294 | 55,677 | 131,972 | 5,681,859 | 5,667,705 | | | |
| 87 | 15,644,363 | 76,565 | 55,407 | 131,972 | 5,737,266 | 5,744,269 | | | |
| 88 | 15,567,799 | 76,836 | 55,136 | 131,972 | 5,792,402 | 5,821,105 | | | |
| 89 | 15,490,963 | 77,108 | 54,864 | 131,972 | 5,847,266 | 5,898,213 | | | |
| 90 | 15,413,855 | 77,381 | 54,591 | 131,972 | 5,901,857 | 5,975,594 | | | |
| 91 | 15,336,474 | 77,655 | 54,317 | 131,972 | 5,956,173 | 6,053,249 | | | |
| 92 | 15,258,819 | 77,930 | 54,042 | 131,972 | 6,010,215 | 6,131,179 | | | |
| 93 | 15,180,889 | 78,206 | 53,766 | 131,972 | 6,063,981 | 6,209,385 | | | |
| 94 | 15,102,683 | 78,483 | 53,489 | 131,972 | 6,117,469 | 6,287,868 | | | |
| 95 | 15,024,200 | 78,761 | 53,211 | 131,972 | 6,170,680 | 6,366,629 | | | |
| 96 | 14,945,439 | 79,040 | 52,932 | 131,972 | 6,223,612 | 6,445,668 | 653,377 | 930,283 | 1,583,660 |

Exhibit C (Without TIF)

AMORTIZATION SCHEDULE

Mortgage 1

| | | | |
|----------------------|--------------|-----------------|-----------|
| Mortgage Amount | \$21,312,068 | Monthly Payment | 131,972 |
| Annual Interest Rate | 4.25% | Annual Payment | 1,583,660 |
| Amortization Period | 20 Years | | |

| PMT | Balance | Principal | Interest | Payment | Cumulative | | Year-to-Date | | |
|-----|------------|-----------|----------|---------|------------|-----------|--------------|-----------|-----------|
| | | | | | Interest | Principal | Interest | Principal | Payment |
| 1 | 21,312,068 | 56,491 | 75,480 | 131,972 | 75,480 | 56,491 | | | |
| 2 | 21,255,577 | 56,692 | 75,280 | 131,972 | 150,760 | 113,183 | | | |
| 3 | 21,198,885 | 56,892 | 75,079 | 131,972 | 225,840 | 170,075 | | | |
| 4 | 21,141,993 | 57,094 | 74,878 | 131,972 | 300,718 | 227,169 | | | |
| 5 | 21,084,899 | 57,296 | 74,676 | 131,972 | 375,393 | 284,465 | | | |
| 6 | 21,027,603 | 57,499 | 74,473 | 131,972 | 449,866 | 341,964 | | | |
| 7 | 20,970,104 | 57,703 | 74,269 | 131,972 | 524,135 | 399,666 | | | |
| 8 | 20,912,402 | 57,907 | 74,065 | 131,972 | 598,200 | 457,573 | | | |
| 9 | 20,854,495 | 58,112 | 73,860 | 131,972 | 672,060 | 515,685 | | | |
| 10 | 20,796,383 | 58,318 | 73,654 | 131,972 | 745,714 | 574,003 | | | |
| 11 | 20,738,065 | 58,524 | 73,447 | 131,972 | 819,161 | 632,528 | | | |
| 12 | 20,679,540 | 58,732 | 73,240 | 131,972 | 892,401 | 691,259 | 892,401 | 691,259 | 1,583,660 |
| 13 | 20,620,809 | 58,940 | 73,032 | 131,972 | 965,433 | 750,199 | | | |
| 14 | 20,561,869 | 59,148 | 72,823 | 131,972 | 1,038,256 | 809,347 | | | |
| 15 | 20,502,721 | 59,358 | 72,614 | 131,972 | 1,110,870 | 868,705 | | | |
| 16 | 20,443,363 | 59,568 | 72,404 | 131,972 | 1,183,274 | 928,273 | | | |
| 17 | 20,383,795 | 59,779 | 72,193 | 131,972 | 1,255,466 | 988,052 | | | |
| 18 | 20,324,016 | 59,991 | 71,981 | 131,972 | 1,327,447 | 1,048,043 | | | |
| 19 | 20,264,025 | 60,203 | 71,768 | 131,972 | 1,399,216 | 1,108,246 | | | |
| 20 | 20,203,822 | 60,416 | 71,555 | 131,972 | 1,470,771 | 1,168,663 | | | |
| 21 | 20,143,405 | 60,630 | 71,341 | 131,972 | 1,542,112 | 1,229,293 | | | |
| 22 | 20,082,775 | 60,845 | 71,126 | 131,972 | 1,613,238 | 1,290,138 | | | |
| 23 | 20,021,930 | 61,061 | 70,911 | 131,972 | 1,684,149 | 1,351,199 | | | |
| 24 | 19,960,869 | 61,277 | 70,695 | 131,972 | 1,754,844 | 1,412,476 | 862,443 | 721,217 | 1,583,660 |
| 25 | 19,899,592 | 61,494 | 70,478 | 131,972 | 1,825,322 | 1,473,970 | | | |
| 26 | 19,838,098 | 61,712 | 70,260 | 131,972 | 1,895,582 | 1,535,682 | | | |
| 27 | 19,776,386 | 61,930 | 70,041 | 131,972 | 1,965,623 | 1,597,612 | | | |
| 28 | 19,714,456 | 62,150 | 69,822 | 131,972 | 2,035,445 | 1,659,762 | | | |
| 29 | 19,652,306 | 62,370 | 69,602 | 131,972 | 2,105,047 | 1,722,131 | | | |
| 30 | 19,589,937 | 62,591 | 69,381 | 131,972 | 2,174,428 | 1,784,722 | | | |
| 31 | 19,527,346 | 62,812 | 69,159 | 131,972 | 2,243,588 | 1,847,534 | | | |
| 32 | 19,464,534 | 63,035 | 68,937 | 131,972 | 2,312,524 | 1,910,569 | | | |
| 33 | 19,401,499 | 63,258 | 68,714 | 131,972 | 2,381,238 | 1,973,827 | | | |
| 34 | 19,338,241 | 63,482 | 68,490 | 131,972 | 2,449,728 | 2,037,309 | | | |
| 35 | 19,274,759 | 63,707 | 68,265 | 131,972 | 2,517,992 | 2,101,016 | | | |
| 36 | 19,211,052 | 63,933 | 68,039 | 131,972 | 2,586,032 | 2,164,949 | 831,187 | 752,473 | 1,583,660 |
| 37 | 19,147,119 | 64,159 | 67,813 | 131,972 | 2,653,844 | 2,229,108 | | | |
| 38 | 19,082,960 | 64,386 | 67,585 | 131,972 | 2,721,430 | 2,293,494 | | | |
| 39 | 19,018,574 | 64,614 | 67,357 | 131,972 | 2,788,787 | 2,358,108 | | | |
| 40 | 18,953,960 | 64,843 | 67,129 | 131,972 | 2,855,916 | 2,422,951 | | | |
| 41 | 18,889,117 | 65,073 | 66,899 | 131,972 | 2,922,815 | 2,488,024 | | | |
| 42 | 18,824,044 | 65,303 | 66,668 | 131,972 | 2,989,483 | 2,553,327 | | | |

Exhibit C (Without TIF)

Annual Property Operating Data

Mark Otto
308.390.7203

| | Year 1 | | | Year 2 | | | Year 3 | | | Year 4 | | | Year 5 | | |
|-----------------------------------|---------------------|-------|----------|---------------------|-------|----------|---------------------|-------|----------|---------------------|-------|----------|---------------------|-------|----------|
| | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit | \$ | Sq Ft | Per Unit |
| Potential Rental Income | \$ 2,622,720 | 0.98 | 758.89 | \$ 2,675,174 | 1.01 | 774.07 | \$ 2,728,678 | 1.03 | 789.55 | \$ 2,783,251 | 1.06 | 805.34 | \$ 2,838,916 | 1.07 | 821.45 |
| Less: Vacancy & Credit Losses | (393,408) | -0.15 | -113.63 | (133,759) | -0.05 | -38.70 | (136,434) | -0.05 | -39.48 | (139,163) | -0.05 | -40.27 | (141,946) | -0.05 | -41.07 |
| Other Income | | | | | | | | | | | | | | | |
| Effective Gross Income | <u>\$ 2,229,312</u> | 0.84 | 645.06 | <u>\$ 2,541,416</u> | 0.96 | 735.36 | <u>\$ 2,592,244</u> | 0.98 | 750.07 | <u>\$ 2,644,089</u> | 1.00 | 765.07 | <u>\$ 2,696,971</u> | 1.02 | 780.37 |
| Operating Expenses | | | | | | | | | | | | | | | |
| Advertising | 4,320 | 0.00 | 1.25 | 4,363 | 0.00 | 1.26 | 4,407 | 0.00 | 1.28 | 4,451 | 0.00 | 1.29 | 4,495 | 0.00 | 1.30 |
| Insurance | 103,680 | 0.04 | 30.00 | 104,717 | 0.04 | 30.30 | 105,764 | 0.04 | 30.60 | 106,822 | 0.04 | 30.91 | 107,890 | 0.04 | 31.22 |
| Maintenance | 50,000 | 0.02 | 14.47 | 50,500 | 0.02 | 14.61 | 51,005 | 0.02 | 14.76 | 51,515 | 0.02 | 14.91 | 52,030 | 0.02 | 15.06 |
| Management Fee | 78,682 | 0.03 | 22.77 | 80,255 | 0.03 | 23.22 | 81,860 | 0.03 | 23.69 | 83,498 | 0.03 | 24.16 | 85,167 | 0.03 | 24.64 |
| Pest Control | 10,368 | 0.00 | 3.00 | 10,472 | 0.00 | 3.03 | 10,576 | 0.00 | 3.06 | 10,682 | 0.00 | 3.09 | 10,789 | 0.00 | 3.12 |
| Property Taxes | 309,936 | 0.12 | 89.68 | 313,035 | 0.12 | 90.88 | 316,166 | 0.12 | 91.48 | 319,327 | 0.12 | 92.40 | 322,521 | 0.12 | 93.32 |
| Gas | 25,000 | 0.01 | 7.23 | 25,250 | 0.01 | 7.31 | 25,503 | 0.01 | 7.38 | 25,758 | 0.01 | 7.45 | 26,015 | 0.01 | 7.53 |
| Trash Removal | 19,440 | 0.01 | 5.63 | 19,634 | 0.01 | 5.68 | 19,831 | 0.01 | 5.74 | 20,029 | 0.01 | 5.80 | 20,229 | 0.01 | 5.85 |
| Water | 69,120 | 0.03 | 20.00 | 69,811 | 0.03 | 20.20 | 70,509 | 0.03 | 20.40 | 71,214 | 0.03 | 20.61 | 71,927 | 0.03 | 20.81 |
| Total Operating Expenses | <u>\$ 670,546</u> | 0.25 | 194.02 | <u>\$ 678,038</u> | 0.26 | 196.19 | <u>\$ 685,621</u> | 0.26 | 198.39 | <u>\$ 693,296</u> | 0.26 | 200.61 | <u>\$ 701,064</u> | 0.26 | 202.85 |
| Net Operating Income (NOI) | <u>\$ 1,558,766</u> | 0.59 | 451.03 | <u>\$ 1,863,378</u> | 0.70 | 539.17 | <u>\$ 1,906,623</u> | 0.72 | 551.68 | <u>\$ 1,950,793</u> | 0.74 | 564.47 | <u>\$ 1,995,907</u> | 0.75 | 577.52 |
| Less: Annual Debt Service | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 | (1,583,660) | -0.60 | -458.23 |
| Cash Flow Before Taxes | <u>\$ (24,894)</u> | -0.01 | -7.20 | <u>\$ 279,718</u> | 0.11 | 80.94 | <u>\$ 322,963</u> | 0.12 | 93.45 | <u>\$ 367,133</u> | 0.14 | 106.23 | <u>\$ 412,247</u> | 0.16 | 119.28 |

Income Tax Analysis

Mark Otto
308.390.7203

| Tax Analysis - Operations | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|---|------------------|-------------------|-------------------|-------------------|
| Net Operating Income (NOI) from CFA | \$ 1,558,766 | \$ 1,863,378 | \$ 1,906,623 | \$ 1,950,793 | \$ 1,995,907 |
| Tax Depreciation | (928,367) | (968,730) | (968,730) | (968,730) | (968,730) |
| Interest Expense - Mortgage #1 | (819,161) | (864,989) | (833,843) | (801,348) | (767,444) |
| Operating Taxable Income (Loss) | <u>\$ (188,761)</u> | <u>\$ 29,659</u> | <u>\$ 104,050</u> | <u>\$ 180,715</u> | <u>\$ 259,733</u> |
| Federal & State Tax Rate | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Income Tax Benefit (Expense) | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> |
| Subject to Suspended Loss Rules? | Yes | | | | |

| Tax Analysis - Property Sale | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Adjusted Projected Sales Price | \$ 18,315,505 | \$ 21,894,689 | \$ 22,402,822 | \$ 22,921,821 | \$ 23,451,908 |
| Original Cost of Property | (26,640,085) | (26,640,085) | (26,640,085) | (26,640,085) | (26,640,085) |
| Gain (Loss) on Property | <u>\$ (8,324,580)</u> | <u>\$ (4,745,396)</u> | <u>\$ (4,237,263)</u> | <u>\$ (3,718,264)</u> | <u>\$ (3,188,177)</u> |
| Accumulated Depreciation/Amortization | 928,367 | 1,897,097 | 2,865,827 | 3,834,558 | 4,803,288 |
| Total Accumulated Depreciation | <u>\$ 928,367</u> | <u>\$ 1,897,097</u> | <u>\$ 2,865,827</u> | <u>\$ 3,834,558</u> | <u>\$ 4,803,288</u> |
| Taxable Gain (Loss) on Property Sale | <u>\$ (7,396,213)</u> | <u>\$ (2,848,299)</u> | <u>\$ (1,371,435)</u> | <u>\$ 116,293</u> | <u>\$ 1,615,112</u> |
| Capital Gain & State Rate on Sale | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Income Tax Benefit (Expense) | - | - | - | - | - |
| Income Tax Benefit (Expense) | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> | <u>\$</u> |

Exhibit C (Without TIF)

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Cash Flow Analysis

Mark Otto
308.390.7203

| Rental Activity Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|
| Potential Rental Income | \$ 2,622,720 | \$ 2,675,174 | \$ 2,728,678 | \$ 2,783,251 | \$ 2,838,916 |
| Other Income | | | | | |
| Less: Vacancy & Credit Losses | (393,408) | (133,759) | (136,434) | (139,163) | (141,946) |
| Effective Gross Income | \$ 2,229,312 | \$ 2,541,416 | \$ 2,592,244 | \$ 2,644,089 | \$ 2,696,971 |
| Less: Operating Expenses | (670,546) | (678,038) | (685,621) | (693,296) | (701,064) |
| Net Operating Income (NOI) | \$ 1,558,766 | \$ 1,863,378 | \$ 1,906,623 | \$ 1,950,793 | \$ 1,995,907 |
| Less: Annual Debt Service | (1,583,660) | (1,583,660) | (1,583,660) | (1,583,660) | (1,583,660) |
| CASH FLOW Before Taxes | \$ (24,894) | \$ 279,718 | \$ 322,963 | \$ 367,133 | \$ 412,247 |

| Property Resale Analysis | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|----------------------------------|----------------|---------------|---------------|---------------|---------------|
| Projected Sales Price | \$ 19,484,580 | \$ 23,292,223 | \$ 23,832,790 | \$ 24,384,916 | \$ 24,948,839 |
| Less: Selling Expenses | (1,169,075) | (1,397,533) | (1,429,967) | (1,463,095) | (1,496,930) |
| Adjusted Projected Sales Price | \$ 18,315,505 | \$ 21,894,689 | \$ 22,402,822 | \$ 22,921,821 | \$ 23,451,908 |
| Less: Mortgage(s) Balance Payoff | (20,620,809) | (19,899,592) | (19,147,119) | (18,362,036) | (17,542,930) |
| SALE PROCEEDS Before Taxes | \$ (2,305,304) | \$ 1,995,097 | \$ 3,255,703 | \$ 4,559,784 | \$ 5,908,979 |

| Cash Position | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-----------------------------------|----------------|----------------|----------------|-------------|--------------|
| Cash Generated in Current Year | \$ (24,894) | \$ 279,718 | \$ 322,963 | \$ 316,868 | \$ 308,354 |
| Cash Generated in Previous Years | n/a | (24,894) | 254,824 | 577,787 | 894,655 |
| Cash Generated from Property Sale | (2,229,799) | 2,058,738 | 3,277,724 | 4,559,784 | 5,908,979 |
| Original Initial Investment | (5,328,017) | (5,328,017) | (5,328,017) | (5,328,017) | (5,328,017) |
| Total Potential CASH Generated | \$ (7,582,710) | \$ (3,014,455) | \$ (1,472,506) | \$ 126,423 | \$ 1,783,971 |

| Financial Measurements | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|-------------|-------------|-------------|-------------|-------------|
| Debt Coverage Ratio (DCR) | 0.98 | 1.18 | 1.20 | 1.23 | 1.26 |
| Loan-to-Value Ratio (LVR) | 105.8% | 85.4% | 80.3% | 75.3% | 70.3% |
| Capitalization Rate Based on Cost | 5.85% | 6.99% | 7.16% | 7.32% | 7.49% |
| Capitalization Rate Based on Resale Price | 8.00% | 8.00% | 8.00% | 8.00% | 8.00% |
| Break-Even Ratio | 85.95% | 84.54% | 83.16% | 81.81% | 80.48% |
| Operating Expense Ratio | 30.08% | 26.68% | 26.45% | 26.22% | 25.99% |
| Net Present Value (NPV) - Before Taxes | 13.50% | (7,381,054) | (3,584,098) | (2,685,254) | (1,943,056) |
| Cash-on-Cash Return with Equity | -142.32% | 0.00% | 74.90% | 48.78% | 36.35% |
| Cash-on-Cash Return - Before Taxes | -0.47% | 5.25% | 6.06% | 6.89% | 7.74% |
| Internal Rate-of-Return (IRR) - Before Taxes | Can't Comp. | -34.89% | -10.59% | 0.85% | 6.76% |
| Modified Internal Rate-of-Return (MIRR) - Before Taxes | -100.00% | -34.81% | -10.34% | 0.82% | 6.38% |

Exhibit C (Without TIF)

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**Redevelopment Plan Amendment
Grand Island CRA Area 19
February 2016**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to adopt a Redevelopment Plan for Area 19 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 19.

Executive Summary:

Project Description

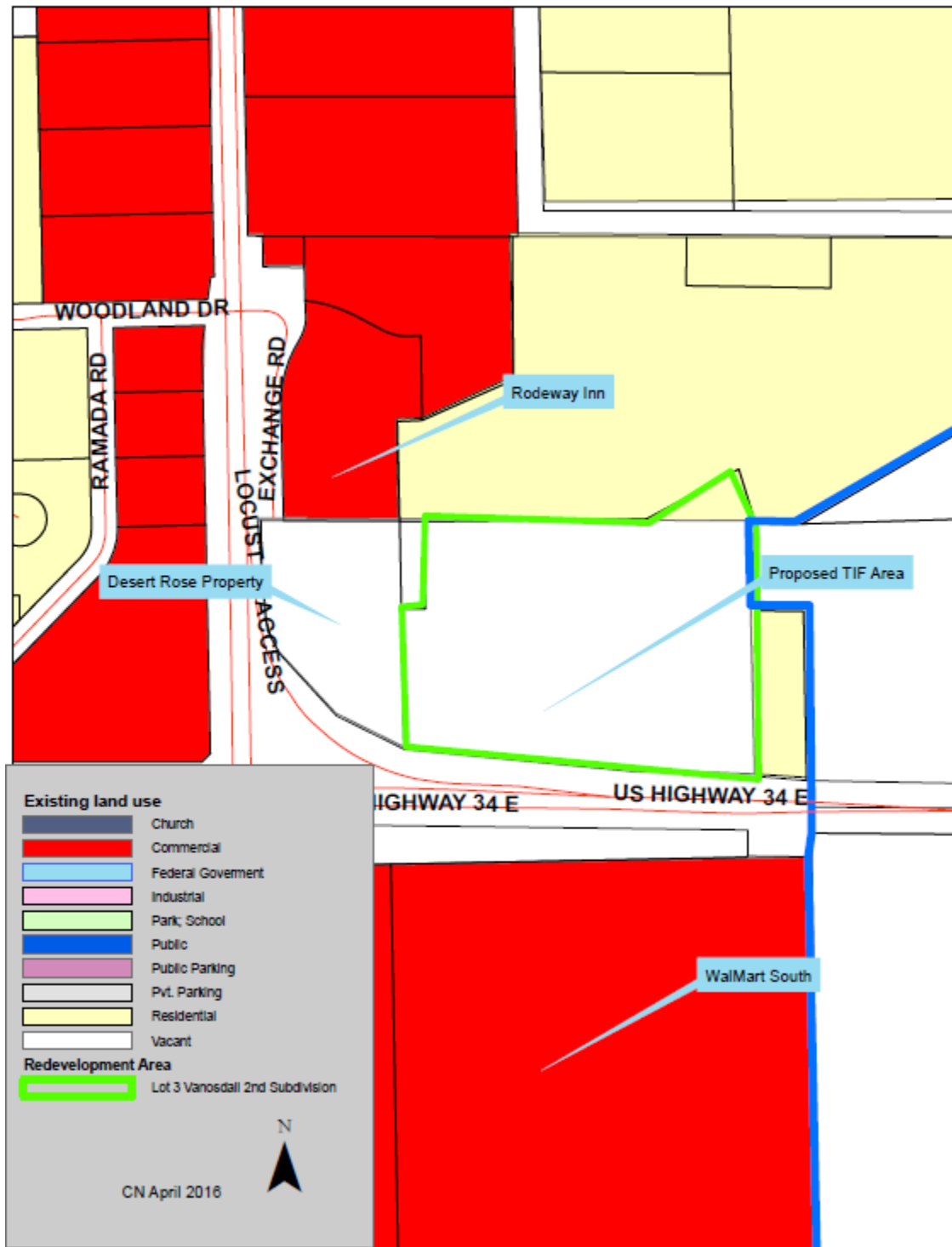
THE REDEVELOPMENT OF PROPERTY LOCATED NORTH OF U.S. HIGHWAY 34 (HUSKER HIGHWAY) AND EAST OF SOUTH LOCUST STREET (LOT 3 OF VANOSDALL SECOND SUBDIVISION) FOR USE THE CONSTRUCTION AND DEVELOPEMNT OF UP TO 288 APARTMENTS (8 BUILDING WITH 36 UNITS IN EACH BUILDING) INCLUDING ACQUISTION OF PROPERERTY AND NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with acquisition of property and necessary infrastructure and grading improvements to redevelop Lot 3 of Vanosdall Second Subdivision in the City of Grand Island. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of a 288 apartments in southeast Grand Island, constituting the largest residential development south of Stolley Park Road and east of Blaine Street in more than 40 years. The cost of extending and connecting water, sanitary sewer and storm sewer makes developing this property at the southeast entrance to the City of Grand Island prohibitively expensive.

Talon Apartments has offered \$306,000 for the property including closing costs and the offer has been accepted contingent upon the approval of Tax Increment Financing (TIF) available to offset the cost of the property and the necessary grading and infrastructure improvements to develop the property. Acquisition of property is an eligible TIF activity. The property is currently vacant with the exception of the concession stand and bathroom building that was there to support the ballfields that used to occupy this space. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the “Redevelopment Project Area”)

Legal Descriptions: Lot 3 Vanosdall Second Subdivision in Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2018 through 2032 inclusive or as otherwise dictated by the contract.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from the construction of apartment buildings at this location. Apartments are permitted in the current B2-AC General Business with an Arterial Commercial overlay. The developers have submitted a request for a change of zoning and approval of a development plan for an RD Residential Development zone.

Statutory Pledge of Taxes.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be set according to the approved contract. It is anticipated that this project will be divided into as many as 4 phases with each phase eligible for ad valorem tax division for a period of up to 15 years.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on February 23, 2016.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to acquire extend utilities and infrastructure for uses permitted on this property as defined by the current and effective zoning regulations.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

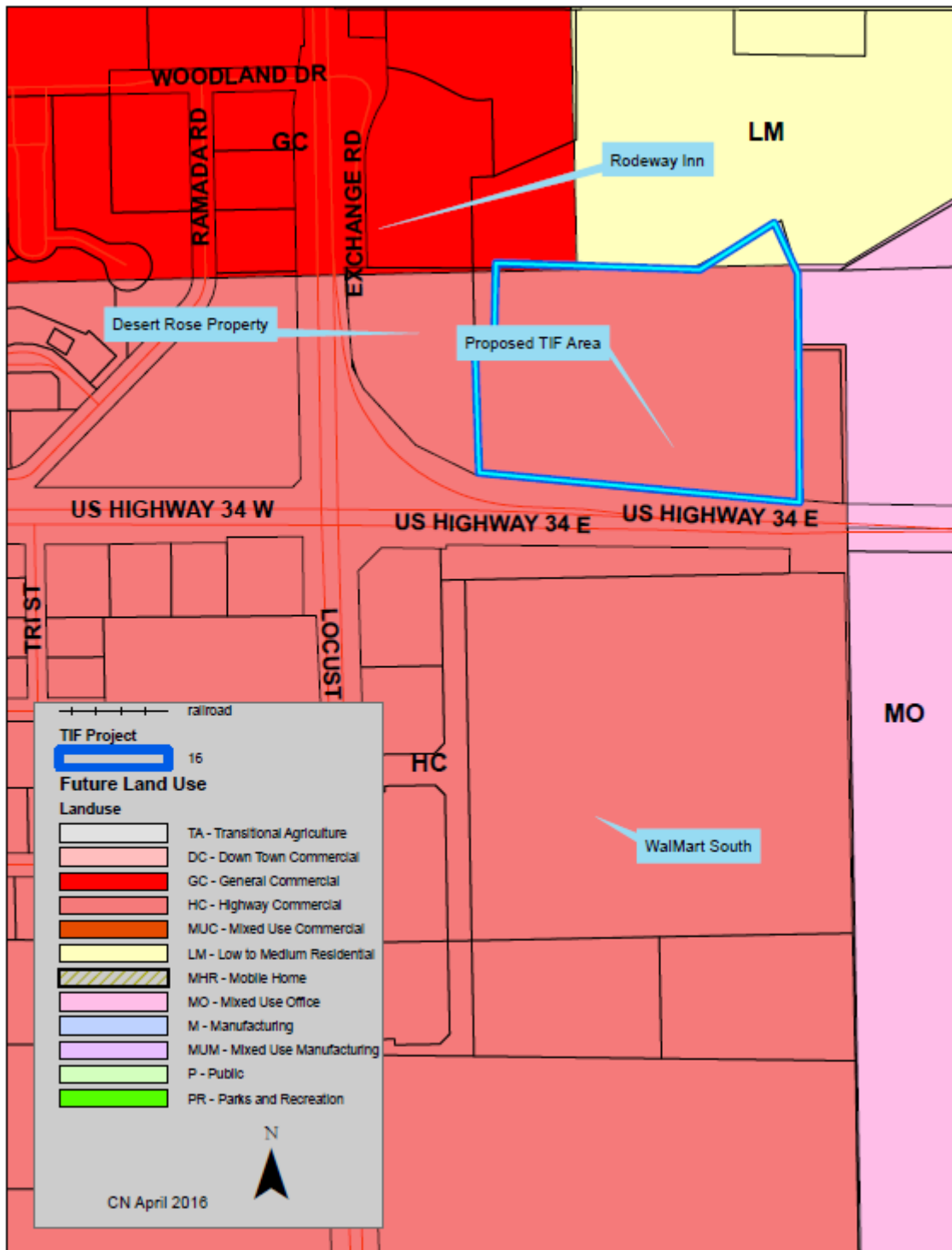
This Redevelopment Plan for Area 19 provides and anticipates real property acquisition by the developer. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does require and provide for the demolition and removal existing structures on this property. The existing structure is a concession stand and bathroom facility that was built to support ball fields that have not been used in more than 15 years.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The area immediately to the north this property is planned for low to medium density residential, generally a density of 14 dwelling units per acre or less. The subject property is separated from the property to the north by a lake. The property to the south is planned and zoned for commercial development, Walmart is located there. The property to the west is vacant and available for commercial development. This property to the contains a single family residence and a farm residence it is planned for medium density residential to office uses and would allow a density of 42+ dwelling units per acre.. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned B2-AC General Business with an Arterial Commercial Overlay. Apartment development at up to 42 dwelling units per acre is permitted within this zoning district. The developers are seeking to rezone the property to RD Residential Development zone a planned development that is commonly used for apartment complexes within the Grand Island Zoning jurisdiction. As part of the RD zone change and approval drainage from the proposed development will be considered, the primary drainage pattern is toward and into the lake to the north and that will be maintained. Internal streets and drives will be constructed to support the development of this property. Changes are likely, offsite, to the south and west along U.S. Highway 34 that include removal of the free right turn lane from U.S. Highway 34 west onto Locust Street north and the construction of a drive access across the former Desert Rose property to the west along the south side of Rodeway Inn. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is proposing to build on the site within the constraints allowed by both the current and the proposed zoning districts. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Water and sanitary are available to support this development. The developer will be responsible for extension of water and sanitary sewer necessary to serve this site. Development and extension of this infrastructure is one of the primary challenges for this site. Water is proposed to be extended from both the south (under U.S. Highway 34) and the west along the south edge of the Desert Rose property to complete a looped system capable of supporting the development and being extended to the east as additional development occurs along U.S. Highway 34. Sanitary sewer is proposed to be extended from the northwest corner of the lake along Midaro Drive along the east edge of the lake and onto the property. This sewer extension will increase the possibility of serving properties east of Midaro Drive toward Stuhr Road.

Electric utilities will be extended throughout the site to support the proposed development.

No other city utilities would be impacted by the development.

[§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has been unused for several years, no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] No members of the authority or staff of the CRA has any interest in this property.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer has a contract to purchase this property contingent on approval of the Tax Increment Financing. The cost this property is \$306,000 and would be a TIF eligible expense. Grading, demolition, storm water management, utility connections and extensions, landscaping and similar site improvements are estimated at \$3,161,778. Planning related expenses for Architecture, Engineering, Planning and Development services of \$2,089,811 and are included as a TIF eligible expense. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$52,000 are included as TIF eligible expense. The total of eligible expenses for this project is \$5,604,789 at a minimum and potentially as much at \$6,227,534.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$4,743,120 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest according to the approved contract.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as

well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan. This will have the intended result of preventing recurring elements of blighted conditions including vacant and underutilized building sites.

8. Time Frame for Development

Development of this project is anticipated to be completed between July 2016 and December of 2020. The developers anticipate building two building (72 units) in each phase of this development. All four phases could be completed within 2 years or depending on market absorption could take as long as 1 or 2 years per phase. Excess valuation should be available for this project for 15 years on each phase of this project beginning with the 2018 tax year.

9. Justification of Project

This space has been vacant and underutilized for a number of years and has not sold or redeveloped even with aggressive marketing by the owner. When Walmart opened in 2004 there was a hope that development along this corridor would increase, that has not happened. The costs to extend sewer and water to this property are extremely high due to the highway on the south side of the property and the lake on the north side of the property and the location of those utilities. The extension of sewer and water to this property will allow for increased service territory for those utilities to the east of this property. A 2004 plan for South Locust by RDG Planning and Design of Omaha suggested apartment development at this location.

10. Cost Benefit Analysis Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses. Approximately \$4,743,120 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority

will be required to complete the project. This investment by the Authority will leverage \$21,916,610 in private sector financing; a private investment of \$4.62 for every TIF and grant dollar investment.¹

| Use of Funds. | | | |
|---|--------------------|----------------------|---------------------|
| Description | TIF Funds | Private Funds | Total |
| Site Acquisition | \$306,000 | | \$306,000 |
| Site Preparation /Utilities/Streets/Drainage | \$3,161,778 | | \$3,161,778 |
| Legal and Plan* | \$50,000 | \$25,000 | \$75,000 |
| Building Costs | | \$20,304,752 | \$2,304,752 |
| Architecture/Engineering | \$703,147 | | \$703,147 |
| Planning, Development and Permitting | \$522,195 | \$964,469 | \$1,466,664 |
| Contingencies | | \$622,745 | |
| TOTALS | \$4,743,120 | \$21,916,966 | \$26,640,086 |
| | | | |

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$300,000. Based on the 2015 levy this would result in a real property tax of approximately \$6,629. It is anticipated that the assessed value will increase by \$13,635,485 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$298,208 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the TIF contract or the time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

| | |
|----------------------------------|---------------|
| Estimated 2016 assessed value: | \$ 300,000 |
| Estimated value after completion | \$ 13,935,485 |
| Increment value | \$ 13,635,485 |
| Annual TIF generated (estimated) | \$ 298,208 |
| TIF bond issue | \$ 4,743,120 |

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$300,000. The proposed redevelopment will create additional valuation of \$1,635,485. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

¹ This does not include any investment in personal property at this time.

No additional public service needs have been identified. Existing water and waste water facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. This development since it is housing may have an impact on Grand Island Public Schools. This property is in the Star Elementary School area and the new Star is under construction and will be completed before this project is completed. Fire and police protection are available and should not be negatively impacted by this development.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

This will have minimal impact on employers or employees within the redevelopment project area. Although it will increase housing choices in southeast Grand Island and may positively impact recruitment of employees for businesses located in this part of the community.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other within the Grand Island area.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project will be the first large scale housing project in southeast Grand Island in more than 20 years. It should encourage the development of additional retail in close proximity to the apartments.

Time Frame for Development

Development of this project is anticipated to be completed during between July of 2016 and December of 2020. The base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning in 2017 with taxes due in 2018 actual dates will be set within the contract. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on each phase of the development or an amount not to exceed \$4,743,120 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend between \$5,604,789 and \$6,227,534 on TIF eligible expenses as part of this development.

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 213

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA, SUBMITTING A PROPOSED
REDEVELOPMENT PLAN TO THE HALL COUNTY REGIONAL PLANNING
COMMISSION FOR ITS RECOMMENDATION

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), pursuant to the Nebraska Community Development Law (the "Act"), prepared a proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit 1, for redevelopment of an area within the city limits of the City of Grand Island, Hall County, Nebraska; and

WHEREAS, the Authority is required by Section 18-2112 of the Act to submit said to the planning board having jurisdiction of the area proposed for redevelopment for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Authority submits to the Hall County Regional Planning Commission the proposed Plan attached to this Resolution, for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska.

Passed and approved this ____ day of _____, 2016.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By _____
Chairperson

ATTEST:

Secretary

Talon Apartments

**COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY
OF GRAND ISLAND, NEBRASKA**

RESOLUTION NO. 214

RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF GRAND ISLAND, NEBRASKA, PROVIDING NOTICE OF INTENT TO ENTER INTO A REDEVELOPMENT AFTER THE PASSAGE OF 30 DAYS AND OTHER MATTERS

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), has received an Application for Tax Increment Financing under the Nebraska Community Development Law (the "Act") on a project within Redevelopment Area 19, from Talon Apartments, (The "Developer") for redevelopment of an area within the city limits of the City of Grand Island as set forth in Exhibit 1 attached hereto area; and

WHEREAS, this Community Redevelopment Authority of the City of Grand Island, Nebraska ("Authority"), is proposing to use Tax Increment Financing on a project within Redevelopment Area 19;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. In compliance with section 18-2114 of the Act, the Authority hereby gives the governing body of the City notice that it intends to enter into the Redevelopment Contract, attached as Exhibit 1, with such changes as are deemed appropriate by the Authority, after approval of the redevelopment plan amendment related to the redevelopment project described in the Redevelopment Contract, and after the passage of 30 days from the date hereof.

Section 2. The Secretary of the Authority is directed to file a copy of this resolution with the City Clerk of the City of Grand Island, forthwith.

Passed and approved this ____ day of _____, 2016.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
GRAND ISLAND, NEBRASKA.

By _____
Chairperson

ATTEST:

Secretary

Talon Apartments