

CID Amount	TIF Amount	Total Incentive	2-yr NOI No DF Adj	2-yr NOI w DF Adj	10-yr IRR no DF Adj	10-yr IRR w DF Adj
\$23,830,026	\$49,500,575	\$73,330,601	9.05%	9.70%	10.14%	10.91%
\$23,830,026	\$ 48,669,974	\$ 72,500,000	8.93%	9.56%	10.00%	10.75%
\$23,830,026	\$ 46,169,974	\$ 70,000,000	8.60%	9.18%	9.58%	10.30%
\$23,830,026	\$ 43,669,974	\$ 67,500,000	8.29%	8.83%	9.18%	9.87%
\$23,830,026	\$ 41,169,974	\$ 65,000,000	8.00%	8.50%	8.98%	9.65%
\$23,830,026	\$ 38,669,974	\$ 62,500,000	7.73%	8.19%	8.61%	9.25%
\$23,830,026	\$ 36,169,974	\$ 60,000,000	7.48%	7.91%	8.35%	8.97%
\$23,830,026	\$ 33,669,974	\$ 57,500,000	7.24%	7.65%	8.01%	8.60%
\$23,830,026	\$ 31,169,974	\$ 55,000,000	7.02%	7.40%	7.67%	8.24%
\$23,830,026	\$ 28,669,974	\$ 52,500,000	6.81%	7.17%	7.45%	8.01%
\$23,830,026	\$ 26,169,974	\$ 50,000,000	6.61%	6.95%	7.14%	7.67%
\$23,830,026	\$ 23,669,974	\$ 47,500,000	6.43%	6.75%	6.83%	7.35%
\$23,830,026	\$ 21,169,974	\$ 45,000,000	6.25%	6.55%	6.65%	7.15%
\$23,830,026	\$ 18,669,974	\$ 42,500,000	6.09%	6.37%	6.36%	6.85%
\$23,830,026	\$ 16,169,974	\$ 40,000,000	5.93%	6.20%	6.08%	6.56%

10 yr IRR Market Average Rate of Return	
Low End of Range	High End of Range
6.7%	10.0%