

	<u>Traditional Structure</u>		<u>Revenue - PFC</u>			
	<u>Real Estate Taxes pa *</u>	<u>City's Share</u>	<u>Annual Fees</u>	<u>Tax Savings Share</u>	<u>Surplus Returns</u>	<u>Total</u>
	<i>* property value grows 1% pa</i>					
NPV:	\$11,378,885.48	2,389,566	446,096	2,670,451	3,564,949	6,681,496
<u>Year</u>						
0			250,000	-	-	250,000
1	45,360	9,526	-	-	-	-
2	304,920	64,033	54,400	-	-	54,400
3	1,310,400	275,184	27,200	-	-	27,200
4	1,587,600	333,396	27,200	-	-	27,200
5	1,627,925	341,864	27,200	1,445,822	3,402,100	4,875,122
6	2,124,555	446,156	30,031	-	-	30,031
7	2,145,800	450,618	30,031	-	-	30,031
8	2,167,258	455,124	30,031	-	-	30,031
9	2,188,931	459,675	30,031	-	-	30,031
10	2,210,820	464,272	30,031	2,722,101	1,755,235	4,507,368

Discount Rate: 5%