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*ADMITTED TO PRACTICE IN
RHODE ISLAND & MASSACHUSETTS

July 26, 2010

Ms. Luly Massaro, Clerk
Rhode Island Public Utilities Commission
89 Jefferson Boulevard
Warwick, RI 02888

Re: Docket No. 4185

Dear Ms. Massaro:

Enclosed please find an original and 12 copies of the following documents:

1. Deepwater Wind Block Island, LLC's Response to the Fourth Set of Data Requests issued by the Rhode Island Public Utilities Commission.

Please note that electronic copies of these documents have been provided to the Service List.

Thank you for your attention to this matter.

Sincerely,



Joseph A. Keough, Jr.

JAK/kf
Enclosures
cc: Service List (via electronic mail)

STATE OF RHODE ISLAND PUBLIC UTILITIES COMMISSION
DOCKET No. 4185
Deepwater Wind Block Island, LLC
Response To
Rhode Island Public Utility Commission's Data Requests
SET 4

Comm. 4-1: Please provide all financial assumptions and data relied upon to arrive at Deepwater's 17.8% levered rate of return identified in Mr. Pasqualini's Direct Testimony, page 6 and include all Excel spreadsheets or printouts referencing such information (similar in format to Exhibit 1 of Mr. Moore's Direct Testimony).

Response: The primary assumptions used to calculate the 17.8% levered return (Case 1) are as follow:

- Construction Debt equal to \$120,295,000 (approximately 80% of pre-COD costs)
- Term Leverage equal to 80.3% of post-grant cost
- 14.5 year permanent fully-amortizing term debt commencing 10/1/2012
- DSCR (debt service coverage ratio) of 1.75x
- Debt (interest) Rate of 5.50%
- 6 month debt service reserve
- No special maintenance reserves built-in
- Financing fees equal to 1.25% of Construction Debt

Note that the only financing fees are 125 bps of the construction loan amount. The project's lenders will also require that cash reserves be maintained to pay for both ordinary and extraordinary maintenance. Such reserves are not reflected in the assumptions because the required amounts cannot be ascertained until lenders engage in commercial due diligence with the assistance of an independent engineer.

Please see Comm. 4-1 Attachment.

Prepared by: James Stahle

Scratch Support Information**Yield w/ Construction Period**

Converted into quarterly, levelized	Tax Rate	35.00%	Date	1/1/2010	3/31/2010	6/30/2010	9/30/2010	12/31/2010	3/31/2011
	End Period	82	Period	-12	-11	-10	-9	-8	-7

Pre-COD Costs

			Total						
Development Costs			(11,495)	(6,463)	(1,258)	(1,258)	(1,258)	(1,258)	
Financing/Advisory Fees	1.25%	of	120,295	(1,504)				(1,504)	
Equity Draws			(70,534)	-	(2,300)	(2,300)	(2,300)	(2,300)	-
Payoff of Construction Loan			(121,290)						
Total Pre-COD Costs			(204,822)	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)	-

Project, Unlevered

			Post-COD	Total					
Pre-tax Cashflow			499,705	294,883	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)
Taxable Income			499,705	499,705	-	-	-	-	-
Depreciation			(177,319)	(177,319)	-	-	-	-	-
Tax Incentives	<u>Avqlife</u>	<u>IRR</u>	55,006	55,006	-	-	-	-	-
Pre-tax IRR	13.50	12.65%	554,711	349,889	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)
After-tax IRR w/ Carryforwards	10.88	10.64%	441,876	237,054	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)
After-tax IRR	9.90	11.69%	441,876	237,054	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)

Debt

Term	58	3/31/2027	14.50yr						
Reserves (# periods)	2								
LC Reserve?	0	Mortgage Style?	0	164,000					
Starting Period	1	19	38	57					
Debt Rate	5.50%	5.50%	5.50%	5.50%	0.00%	0.00%	0.00%	0.00%	0.00%
Coverage	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
Debt Service	Average	#DIV/0!		184,663	-	-	-	-	-
Principal				120,295	-	-	-	-	-
Interest				64,368	-	-	-	-	-
Balance	Leverage (post-grant):	80.3%			120,295	120,295	120,295	120,295	120,295

Project, Levered

Pre-tax Cashflow			435,337	230,515	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)
Taxable Income			435,337	435,337	-	-	-	-	-
Depreciation			(177,319)	(177,319)	-	-	-	-	-
Tax Incentives	<u>Avqlife</u>	<u>IRR</u>	55,006	55,006	-	-	-	-	-
Pre-tax IRR	7.16	19.47%	490,343	285,521	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)
After-tax IRR w/ Carryforwards	5.36	17.78%	400,037	195,215	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)
After-tax IRR	3.75	25.40%	400,037	195,215	(6,463)	(3,558)	(3,558)	(3,558)	(5,062)

6/30/2011	9/30/2011	12/31/2011	3/31/2012	6/30/2012	10/1/2012	10/1/2012	12/31/2012	3/31/2013	6/30/2013	9/30/2013	12/31/2013	3/31/2014
-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6
-	-	-	-	(30,667)	(30,667)							
-	-	-	-	(30,667)	(121,290)							
-	-	-	-	(30,667)	(151,956)							
-	-	-	-	(30,667)	(151,956)	-	2,158	3,465	3,465	3,465	3,465	4,151
-	-	-	-	-	-	-	2,158	3,465	3,465	3,465	3,465	4,151
-	-	-	-	-	-	-	(8,240)	(15,300)	(15,300)	(15,300)	(15,300)	(9,335)
-	-	-	-	-	-	-	55,006	-	-	-	-	-
-	-	-	-	(30,667)	(151,956)	-	57,164	3,465	3,465	3,465	3,465	4,151
-	-	-	-	(30,667)	(151,956)	-	57,164	3,465	3,465	3,465	3,465	4,151
-	-	-	-	(30,667)	(151,956)	-	59,292	7,607	7,607	7,607	7,607	5,965
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
-	-	-	-	-	-	-	1,233	1,980	1,980	1,980	1,980	2,372
-	-	-	-	-	-	-	(439)	320	306	292	296	729
-	-	-	-	-	-	-	1,672	1,660	1,674	1,688	1,684	1,643
120,295	120,295	120,295	120,295	120,295	120,295	120,295	120,734	120,414	120,108	119,816	119,520	118,791
-	-	-	-	(30,667)	(151,956)	116,334	533	1,093	1,485	1,485	1,153	1,447
-	-	-	-	-	-	-	485	1,805	1,791	1,777	1,781	2,508
-	-	-	-	-	-	-	(8,240)	(15,300)	(15,300)	(15,300)	(15,300)	(9,335)
-	-	-	-	-	-	-	55,006	-	-	-	-	-
-	-	-	-	(30,667)	(151,956)	116,334	55,539	1,093	1,485	1,485	1,153	1,447
-	-	-	-	(30,667)	(151,956)	116,334	55,539	1,093	1,485	1,485	1,153	1,447
-	-	-	-	(30,667)	(151,956)	116,334	58,253	5,817	6,213	6,218	5,884	3,836

6/30/2014 7	9/30/2014 8	12/31/2014 9	3/31/2015 10	6/30/2015 11	9/30/2015 12	12/31/2015 13	3/31/2016 14	6/30/2016 15	9/30/2016 16	12/31/2016 17	3/31/2017 18	6/30/2017 19
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
(9,335)	(9,335)	(9,335)	(5,742)	(5,742)	(5,742)	(5,742)	(4,643)	(4,643)	(4,643)	(4,643)	(4,062)	(4,062)
-	-	-	-	-	-	-	-	-	-	-	-	-
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
5,965	5,965	5,965	5,086	5,086	5,086	5,086	4,826	4,826	4,826	4,826	4,693	4,693
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
2,372	2,372	2,372	2,704	2,704	2,704	2,704	2,814	2,814	2,814	2,814	2,876	2,876
720	712	722	1,101	1,098	1,096	1,111	1,254	1,271	1,272	1,290	1,403	1,406
1,652	1,660	1,650	1,604	1,606	1,608	1,593	1,560	1,543	1,542	1,524	1,473	1,470
118,071	117,358	116,636	115,535	114,437	113,341	112,230	110,976	109,705	108,433	107,144	105,741	104,335
1,779	1,779	1,670	1,919	2,028	2,028	1,966	2,048	2,110	2,110	1,895	1,942	2,157
2,499	2,491	2,501	3,129	3,126	3,124	3,140	3,364	3,381	3,382	3,400	3,560	3,563
(9,335)	(9,335)	(9,335)	(5,742)	(5,742)	(5,742)	(5,742)	(4,643)	(4,643)	(4,643)	(4,643)	(4,062)	(4,062)
-	-	-	-	-	-	-	-	-	-	-	-	-
1,779	1,779	1,670	1,919	2,028	2,028	1,966	2,048	2,110	2,110	1,895	1,942	2,157
1,779	1,779	1,670	1,919	2,028	2,028	1,966	2,048	2,110	2,110	1,895	1,942	2,157
4,171	4,174	4,061	2,833	2,944	2,944	2,877	2,496	2,552	2,552	2,331	2,118	2,332

9/30/2017 20	12/31/2017 21	3/31/2018 22	6/30/2018 23	9/30/2018 24	12/31/2018 25	3/31/2019 26	6/30/2019 27	9/30/2019 28	12/31/2019 29	3/31/2020 30	6/30/2020 31	9/30/2020 32
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
(4,062)	(4,062)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
4,693	4,693	3,626	3,626	3,626	3,626	3,766	3,766	3,766	3,766	3,849	3,849	3,849
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
2,876	2,876	3,091	3,091	3,091	3,091	3,214	3,214	3,214	3,214	3,287	3,287	3,287
1,409	1,429	1,695	1,703	1,712	1,736	1,913	1,925	1,938	1,965	2,079	2,108	2,125
1,466	1,447	1,396	1,388	1,379	1,355	1,301	1,289	1,276	1,249	1,208	1,179	1,163
102,926	101,496	99,801	98,098	96,386	94,650	92,737	90,812	88,874	86,910	84,831	82,723	80,598
2,157	2,034	2,195	2,318	2,318	2,245	2,337	2,411	2,411	2,351	2,406	2,465	2,465
3,566	3,586	4,013	4,022	4,030	4,054	4,323	4,335	4,348	4,375	4,544	4,573	4,590
(4,062)	(4,062)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
2,157	2,034	2,195	2,318	2,318	2,245	2,337	2,411	2,411	2,351	2,406	2,465	2,465
2,157	2,034	2,195	2,318	2,318	2,245	2,337	2,411	2,411	2,351	2,406	2,465	2,465
2,331	2,200	900	1,020	1,017	936	934	1,003	998	929	925	974	969

12/31/2020 33	3/31/2021 34	6/30/2021 35	9/30/2021 36	12/31/2021 37	3/31/2022 38	6/30/2022 39	9/30/2022 40	12/31/2022 41	3/31/2023 42	6/30/2023 43	9/30/2023 44	12/31/2023 45
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
5,753	5,857	5,407	3,917	3,917	4,219	4,219	4,219	4,219	4,225	4,225	4,225	4,225
3,849	3,917	3,917	3,917	3,917	4,219	4,219	4,219	4,219	4,225	4,225	4,225	4,225
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
3,287	3,347	3,347	3,347	3,347	3,612	3,612	3,612	3,612	3,618	3,618	3,618	3,618
2,154	2,268	2,288	2,308	2,341	2,660	2,687	2,714	2,752	2,815	2,845	2,876	2,917
1,133	1,079	1,059	1,039	1,006	952	926	898	860	803	773	742	701
78,444	76,175	73,888	71,579	69,238	66,578	63,892	61,177	58,425	55,610	52,766	49,889	46,972
2,200	2,245	2,510	2,510	2,504	2,703	2,709	2,709	2,505	2,509	2,714	2,714	2,562
4,620	4,779	4,798	4,819	4,851	5,369	5,396	5,423	5,461	5,528	5,559	5,590	5,630
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
2,200	2,245	2,510	2,510	2,504	2,703	2,709	2,709	2,505	2,509	2,714	2,714	2,562
2,200	2,245	2,510	2,510	2,504	2,703	2,709	2,709	2,505	2,509	2,714	2,714	2,245
693	682	941	933	916	934	930	921	703	684	878	867	701

3/31/2024	6/30/2024	9/30/2024	12/31/2024	3/31/2025	6/30/2025	9/30/2025	12/31/2025	3/31/2026	6/30/2026	9/30/2026	12/31/2026	3/31/2027
46	47	48	49	50	51	52	53	54	55	56	57	58
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(276)
-	-	-	-	-	-	-	-	-	-	-	-	-
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
4,458	4,458	4,458	4,458	4,631	4,631	4,631	4,631	4,740	4,740	4,740	4,740	4,983
4,458	4,458	4,458	4,458	4,631	4,631	4,631	4,631	4,740	4,740	4,740	4,740	4,983
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
3,823	3,823	3,823	3,823	3,975	3,975	3,975	3,975	4,071	4,071	4,071	4,071	4,296
3,170	3,214	3,252	3,298	3,507	3,550	3,595	3,646	3,799	3,849	3,901	3,955	4,237
653	609	571	525	468	424	379	329	271	222	170	115	58
43,803	40,589	37,337	34,039	30,533	26,982	23,387	19,741	15,942	12,093	8,193	4,237	-
2,715	2,867	2,867	2,771	2,885	2,981	2,981	2,756	3,053	3,053	3,053	7,123	7,517
6,037	6,081	6,119	6,165	6,487	6,531	6,576	6,627	6,852	6,902	6,953	7,008	7,459
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(276)
-	-	-	-	-	-	-	-	-	-	-	-	-
2,715	2,867	2,867	2,771	2,885	2,981	2,981	2,756	3,053	3,053	3,053	7,123	7,517
712	848	835	723	724	805	789	546	764	747	729	4,780	5,003
712	848	835	723	724	805	789	546	764	747	729	4,780	5,003

6/30/2027	9/30/2027	12/31/2027	3/31/2028	6/30/2028	9/30/2028	12/31/2028	3/31/2029	6/30/2029	9/30/2029	12/31/2029	3/31/2030	6/30/2030
59	60	61	62	63	64	65	66	67	68	69	70	71
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
(276)	(276)	(276)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
(276)	(276)	(276)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391

9/30/2030	12/31/2030	3/31/2031	6/30/2031	9/30/2031	12/31/2031	3/31/2032	6/30/2032	9/30/2032	12/31/2032	12/31/2032	12/31/2032	12/31/2032
72	73	74	75	76	77	78	79	80	81	82	83	84
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
(19)	(19)	(19)	(19)	(19)	(19)	(14)	(14)	(14)	(14)	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
(19)	(19)	(19)	(19)	(19)	(19)	(14)	(14)	(14)	(14)	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-

[illegible]

12/31/2032	12/31/2032	12/31/2032	12/31/2032	12/31/2032
98	99	100	101	102

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

5.50%	5.50%	5.50%	5.50%	5.50%
1.75	1.75	1.75	1.75	1.75
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

STATE OF RHODE ISLAND PUBLIC UTILITIES COMMISSION
DOCKET No. 4185
Deepwater Wind Block Island, LLC
Response To
Rhode Island Public Utility Commission's Data Requests
SET 4

Comm. 4-2: Please provide all financial assumptions and data relied upon to arrive at Deepwater's 13.5-16.0% levered rate of return identified in Mr. Pasqualini's Direct Testimony, page 6 and include all Excel spreadsheets or printouts referencing such information (similar in format to Exhibit 1 of Mr. Moore's Direct Testimony).

Response: The primary assumptions used to calculate the 13.5% levered return (Case 2) are as follows:

- Construction Debt equal to \$75,184,000 (approximately 50% of pre-COD costs)
- Term Leverage equal to 50.7% of post-grant cost
- 14.5 year permanent fully-amortizing term debt commencing 10/1/2012
- DSCR (debt service coverage ratio) of 2.8x
- Debt (interest) Rate of 5.50%
- 6 month debt service reserve
- No special maintenance reserves built-in
- Financing fees equal to 1.25% of Construction Debt

Please see Commission 4-2 (a) Attachment.

The primary assumptions used to calculate the 16.6% levered return (Case 3) are as follows:

- Construction Debt equal to \$110,798,000 (approximately 75% of pre-COD costs)
- Term Leverage equal to 74.1% of post-grant cost
- 14.5 year permanent fully-amortizing term debt commencing 10/1/2012
- DSCR (debt service coverage ratio) of 1.9x
- Debt (interest) Rate of 5.50%
- 6 month debt service reserve
- No special maintenance reserves built-in
- Financing fees equal to 1.25% of Construction Debt

Please see Commission 4-2 (b) Attachment.

Note that as in Case 1 (Comm. 4-1) the only financing fees in Case 2 and Case 3 are 125 bps of the construction loan amount. The project's lenders will also require that cash reserves be maintained to pay for both ordinary and extraordinary maintenance. Such reserves are not reflected in the assumptions because the required amounts cannot be ascertained until lenders engage in commercial due diligence with the assistance of an independent engineer.

Prepared by: James Stahle

<u>Scratch Support Information</u>										
<u>Yield w/ Construction Period</u>										
Converted into quarterly, levelized		Tax Rate	35.00%	Date	1/1/2010	3/31/2010	6/30/2010	9/30/2010	12/31/2010	3/31/2011
		End Period	82	Period	-12	-11	-10	-9	-8	-7
<u>Pre-COD Costs</u>										
				<u>Total</u>						
Development Costs				(11,495)	(6,463)	(1,258)	(1,258)	(1,258)	(1,258)	
Financing/Advisory Fees	1.25%	of	75,184	(940)					(940)	
Equity Draws				(109,909)	-	(2,300)	(2,300)	(2,300)	(2,300)	-
Payoff of Construction Loan				(80,366)						
Total Pre-COD Costs				(202,710)	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
<u>Project, Unlevered</u>										
			<u>Post-COD</u>	<u>Total</u>						
Pre-tax Cashflow			499,705	296,995	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
Taxable Income			499,705	499,705	-	-	-	-	-	-
Depreciation			(175,491)	(175,491)	-	-	-	-	-	-
Tax Incentives	<u>Avqlife</u>	<u>IRR</u>	54,439	54,439	-	-	-	-	-	-
Pre-tax IRR	13.80	12.57%	554,144	351,434	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
After-tax IRR w/ Carryforwards	11.12	10.56%	440,669	237,959	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
After-tax IRR	10.16	11.56%	440,669	237,959	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
<u>Debt</u>										
Term	58	3/31/2027	14.50yr							
Reserves (# periods)	2									
LC Reserve?	0	Mortgage Style?	0	164,000						
Starting Period	1	19	38	57						
Debt Rate	5.50%	5.50%	5.50%	5.50%		0.00%	0.00%	0.00%	0.00%	0.00%
Coverage	2.80	2.80	2.80	2.80		2.80	2.80	2.80	2.80	2.80
Debt Service	Average	#DIV/0!		115,414		-	-	-	-	-
Principal				75,184		-	-	-	-	-
Interest				40,230		-	-	-	-	-
Balance	Leverage (post-grant):	50.7%			75,184	75,184	75,184	75,184	75,184	75,184
<u>Project, Levered</u>										
Pre-tax Cashflow			459,475	256,765	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
Taxable Income			459,475	459,475	-	-	-	-	-	-
Depreciation			(175,491)	(175,491)	-	-	-	-	-	-
Tax Incentives	<u>Avqlife</u>	<u>IRR</u>	54,439	54,439	-	-	-	-	-	-
Pre-tax IRR	9.99	15.36%	513,914	311,204	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
After-tax IRR w/ Carryforwards	7.76	13.47%	414,519	211,809	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-
After-tax IRR	6.42	16.29%	414,519	211,809	(6,463)	(3,558)	(3,558)	(3,558)	(4,498)	-

6/30/2011	9/30/2011	12/31/2011	3/31/2012	6/30/2012	10/1/2012	10/1/2012	12/31/2012	3/31/2013	6/30/2013	9/30/2013	12/31/2013	3/31/2014
-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6
-	-	(8,709)	(30,667)	(30,667)	(30,667)	(80,366)						
-	-	(8,709)	(30,667)	(30,667)	(111,033)							
-	-	(8,709)	(30,667)	(30,667)	(111,033)	-	2,158	3,465	3,465	3,465	3,465	4,151
-	-	-	-	-	-	-	2,158	3,465	3,465	3,465	3,465	4,151
-	-	-	-	-	-	-	(8,155)	(15,142)	(15,142)	(15,142)	(15,142)	(9,239)
-	-	-	-	-	-	-	54,439	-	-	-	-	-
-	-	(8,709)	(30,667)	(30,667)	(111,033)	-	56,597	3,465	3,465	3,465	3,465	4,151
-	-	(8,709)	(30,667)	(30,667)	(111,033)	-	56,597	3,465	3,465	3,465	3,465	4,151
-	-	(8,709)	(30,667)	(30,667)	(111,033)	-	58,696	7,552	7,552	7,552	7,552	5,932
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
-	-	-	-	-	-	-	771	1,238	1,238	1,238	1,238	1,482
-	-	-	-	-	-	-	(275)	200	191	183	185	455
-	-	-	-	-	-	-	1,045	1,038	1,046	1,055	1,053	1,027
75,184	75,184	75,184	75,184	75,184	75,184	75,184	75,459	75,259	75,068	74,885	74,700	74,245
-	-	(8,709)	(30,667)	(30,667)	(111,033)	72,709	1,142	1,983	2,228	2,228	2,020	2,461
-	-	-	-	-	-	-	1,112	2,428	2,419	2,410	2,413	3,124
-	-	-	-	-	-	-	(8,155)	(15,142)	(15,142)	(15,142)	(15,142)	(9,239)
-	-	-	-	-	-	-	54,439	-	-	-	-	-
-	-	(8,709)	(30,667)	(30,667)	(111,033)	72,709	55,581	1,983	2,228	2,228	2,020	2,461
-	-	(8,709)	(30,667)	(30,667)	(111,033)	72,709	55,581	1,983	2,228	2,228	2,020	2,461
-	-	(8,709)	(30,667)	(30,667)	(111,033)	72,709	58,046	6,433	6,681	6,684	6,475	4,601

6/30/2014 7	9/30/2014 8	12/31/2014 9	3/31/2015 10	6/30/2015 11	9/30/2015 12	12/31/2015 13	3/31/2016 14	6/30/2016 15	9/30/2016 16	12/31/2016 17	3/31/2017 18	6/30/2017 19
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
(9,239)	(9,239)	(9,239)	(5,682)	(5,682)	(5,682)	(5,682)	(4,595)	(4,595)	(4,595)	(4,595)	(4,020)	(4,020)
-	-	-	-	-	-	-	-	-	-	-	-	-
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
5,932	5,932	5,932	5,065	5,065	5,065	5,065	4,809	4,809	4,809	4,809	4,679	4,679
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
1,482	1,482	1,482	1,690	1,690	1,690	1,690	1,759	1,759	1,759	1,759	1,797	1,797
450	445	452	688	686	685	695	783	794	795	806	877	879
1,032	1,037	1,031	1,002	1,004	1,005	996	975	964	964	953	921	919
73,794	73,349	72,898	72,210	71,523	70,838	70,144	69,360	68,566	67,771	66,965	66,088	65,209
2,668	2,668	2,600	2,974	3,042	3,042	3,004	3,127	3,166	3,166	3,031	3,101	3,235
3,119	3,114	3,120	3,730	3,729	3,727	3,737	3,949	3,960	3,961	3,972	4,112	4,114
(9,239)	(9,239)	(9,239)	(5,682)	(5,682)	(5,682)	(5,682)	(4,595)	(4,595)	(4,595)	(4,595)	(4,020)	(4,020)
-	-	-	-	-	-	-	-	-	-	-	-	-
2,668	2,668	2,600	2,974	3,042	3,042	3,004	3,127	3,166	3,166	3,031	3,101	3,235
2,668	2,668	2,600	2,974	3,042	3,042	3,004	3,127	3,166	3,166	3,031	3,101	3,235
4,811	4,812	4,742	3,657	3,726	3,727	3,685	3,353	3,388	3,388	3,250	3,069	3,203

9/30/2017 20	12/31/2017 21	3/31/2018 22	6/30/2018 23	9/30/2018 24	12/31/2018 25	3/31/2019 26	6/30/2019 27	9/30/2019 28	12/31/2019 29	3/31/2020 30	6/30/2020 31	9/30/2020 32
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
(4,020)	(4,020)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)
-	-	-	-	-	-	-	-	-	-	-	-	-
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
4,679	4,679	3,624	3,624	3,624	3,624	3,765	3,765	3,765	3,765	3,848	3,848	3,848
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
1,797	1,797	1,932	1,932	1,932	1,932	2,009	2,009	2,009	2,009	2,055	2,055	2,055
881	893	1,060	1,065	1,070	1,085	1,195	1,203	1,211	1,228	1,299	1,317	1,328
917	904	872	867	862	847	813	806	798	781	755	737	727
64,329	63,435	62,376	61,311	60,241	59,156	57,961	56,758	55,547	54,318	53,019	51,702	50,374
3,235	3,158	3,400	3,477	3,477	3,432	3,570	3,616	3,616	3,578	3,661	3,698	3,698
4,116	4,129	4,537	4,542	4,547	4,562	4,811	4,819	4,827	4,844	4,997	5,016	5,026
(4,020)	(4,020)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)
-	-	-	-	-	-	-	-	-	-	-	-	-
3,235	3,158	3,400	3,477	3,477	3,432	3,570	3,616	3,616	3,578	3,661	3,698	3,698
3,235	3,158	3,400	3,477	3,477	3,432	3,570	3,616	3,616	3,578	3,661	3,698	3,698
3,202	3,121	1,921	1,996	1,994	1,943	1,995	2,038	2,035	1,992	2,020	2,051	2,048

12/31/2020 33	3/31/2021 34	6/30/2021 35	9/30/2021 36	12/31/2021 37	3/31/2022 38	6/30/2022 39	9/30/2022 40	12/31/2022 41	3/31/2023 42	6/30/2023 43	9/30/2023 44	12/31/2023 45
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)
-	-	-	-	-	-	-	-	-	-	-	-	-
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
5,753	5,857	4,798	3,916	3,916	4,217	4,217	4,217	4,217	4,224	4,224	4,224	4,224
3,848	3,916	3,916	3,916	3,916	4,217	4,217	4,217	4,217	4,224	4,224	4,224	4,224
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
2,055	2,092	2,092	2,092	2,092	2,258	2,258	2,258	2,258	2,261	2,261	2,261	2,261
1,346	1,418	1,430	1,443	1,463	1,663	1,679	1,696	1,720	1,759	1,778	1,798	1,823
708	674	662	649	629	595	579	561	537	502	483	464	438
49,027	47,610	46,180	44,737	43,274	41,611	39,932	38,236	36,516	34,757	32,978	31,181	29,358
3,532	3,600	3,765	3,765	3,762	4,060	4,064	4,064	3,936	3,943	4,070	4,070	3,975
5,045	5,183	5,195	5,208	5,228	5,726	5,743	5,760	5,784	5,830	5,848	5,868	5,893
(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)
-	-	-	-	-	-	-	-	-	-	-	-	-
3,532	3,600	3,765	3,765	3,762	4,060	4,064	4,064	3,936	3,943	4,070	4,070	3,975
3,532	3,600	3,765	3,765	3,762	4,060	4,064	4,064	2,949	2,011	2,132	2,125	2,021
1,875	1,894	2,056	2,051	2,040	2,164	2,162	2,156	2,020	2,011	2,132	2,125	2,021

3/31/2024 46	6/30/2024 47	9/30/2024 48	12/31/2024 49	3/31/2025 50	6/30/2025 51	9/30/2025 52	12/31/2025 53	3/31/2026 54	6/30/2026 55	9/30/2026 56	12/31/2026 57	3/31/2027 58
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(273)
-	-	-	-	-	-	-	-	-	-	-	-	-
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
4,457	4,457	4,457	4,457	4,630	4,630	4,630	4,630	4,739	4,739	4,739	4,739	4,982
4,457	4,457	4,457	4,457	4,630	4,630	4,630	4,630	4,739	4,739	4,739	4,739	4,982
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
2,389	2,389	2,389	2,389	2,484	2,484	2,484	2,484	2,544	2,544	2,544	2,544	2,685
1,981	2,009	2,033	2,061	2,192	2,219	2,247	2,279	2,374	2,406	2,438	2,472	2,648
408	381	357	328	293	265	237	205	170	139	106	72	36
27,377	25,368	23,336	21,274	19,083	16,864	14,617	12,338	9,964	7,558	5,120	2,648	-
4,205	4,300	4,300	4,240	4,411	4,471	4,471	4,331	4,579	4,579	4,579	7,123	7,517
6,281	6,309	6,333	6,362	6,663	6,690	6,718	6,750	6,954	6,985	7,017	7,051	7,481
(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(310)	(273)
-	-	-	-	-	-	-	-	-	-	-	-	-
4,205	4,300	4,300	4,240	4,411	4,471	4,471	4,331	4,579	4,579	4,579	7,123	7,517
2,116	2,201	2,192	2,122	2,188	2,238	2,228	2,077	2,254	2,243	2,232	4,764	4,995
2,116	2,201	2,192	2,122	2,188	2,238	2,228	2,077	2,254	2,243	2,232	4,764	4,995

6/30/2027	9/30/2027	12/31/2027	3/31/2028	6/30/2028	9/30/2028	12/31/2028	3/31/2029	6/30/2029	9/30/2029	12/31/2029	3/31/2030	6/30/2030
59	60	61	62	63	64	65	66	67	68	69	70	71
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
(273)	(273)	(273)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
4,982	4,982	4,982	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
4,982	4,982	4,982	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
(273)	(273)	(273)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
4,982	4,982	4,982	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
4,982	4,982	4,982	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391

9/30/2030 72	12/31/2030 73	3/31/2031 74	6/30/2031 75	9/30/2031 76	12/31/2031 77	3/31/2032 78	6/30/2032 79	9/30/2032 80	12/31/2032 81	12/31/2032 82	12/31/2032 83	12/31/2032 84
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
(19)	(19)	(19)	(19)	(19)	(19)	(14)	(14)	(14)	(14)	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,139	4,139	4,139	4,139	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,139	4,139	4,139	4,139	-	-	-
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
(19)	(19)	(19)	(19)	(19)	(19)	(14)	(14)	(14)	(14)	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,139	4,139	4,139	4,139	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,139	4,139	4,139	4,139	-	-	-

[illegible]

12/31/2032	12/31/2032	12/31/2032	12/31/2032	12/31/2032
98	99	100	101	102

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

5.50%	5.50%	5.50%	5.50%	5.50%
2.80	2.80	2.80	2.80	2.80
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Scratch Support Information**Yield w/ Construction Period**

Converted into quarterly, levelized	Tax Rate	35.00%	Date	1/1/2010	3/31/2010	6/30/2010	9/30/2010	12/31/2010	3/31/2011
	End Period	82	Period	-12	-11	-10	-9	-8	-7

Pre-COD Costs

			Total						
Development Costs			(11,495)	(6,463)	(1,258)	(1,258)	(1,258)	(1,258)	
Financing/Advisory Fees	1.25%	of	110,798	(1,385)				(1,385)	
Equity Draws			(75,402)	-	(2,300)	(2,300)	(2,300)	(2,300)	-
Payoff of Construction Loan			(116,250)						
Total Pre-COD Costs			(204,531)	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)	-

Project, Unlevered

			Post-COD	Total					
Pre-tax Cashflow			499,705	295,173	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)
Taxable Income			499,705	499,705	-	-	-	-	-
Depreciation			(177,067)	(177,067)	-	-	-	-	-
Tax Incentives	<u>Avglife</u>	<u>IRR</u>	54,928	54,928	-	-	-	-	-
Pre-tax IRR	13.54	12.65%	554,633	350,101	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)
After-tax IRR w/ Carryforwards	10.91	10.63%	441,710	237,178	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)
After-tax IRR	9.93	11.68%	441,710	237,178	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)

Debt

Term	58	3/31/2027	14.50yr						
Reserves (# periods)	2								
LC Reserve?	0	Mortgage Style?	0	164,000					
Starting Period	1	19	38	57					
Debt Rate	5.50%	5.50%	5.50%	5.50%	0.00%	0.00%	0.00%	0.00%	0.00%
Coverage	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
Debt Service	Average	#DIV/0!		170,084	-	-	-	-	-
Principal				110,798	-	-	-	-	-
Interest				59,286	-	-	-	-	-
Balance	Leverage (post-grant):	74.1%			110,798	110,798	110,798	110,798	110,798

Project, Levered

Pre-tax Cashflow			440,418	235,887	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)
Taxable Income			440,418	440,418	-	-	-	-	-
Depreciation			(177,067)	(177,067)	-	-	-	-	-
Tax Incentives	<u>Avglife</u>	<u>IRR</u>	54,928	54,928	-	-	-	-	-
Pre-tax IRR	7.75	18.34%	495,347	290,815	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)
After-tax IRR w/ Carryforwards	5.86	16.58%	403,174	198,642	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)
After-tax IRR	4.28	22.67%	403,174	198,642	(6,463)	(3,558)	(3,558)	(3,558)	(4,943)

6/30/2011	9/30/2011	12/31/2011	3/31/2012	6/30/2012	10/1/2012	10/1/2012	12/31/2012	3/31/2013	6/30/2013	9/30/2013	12/31/2013	3/31/2014
-6	-5	-4	-3	-2	-1	0	1	2	3	4	5	6
-	-	-	(4,868)	(30,667)	(30,667)							
					(116,250)							
-	-	-	(4,868)	(30,667)	(146,917)							
-	-	-	(4,868)	(30,667)	(146,917)	-	2,158	3,465	3,465	3,465	3,465	4,151
-	-	-	-	-	-	-	2,158	3,465	3,465	3,465	3,465	4,151
-	-	-	-	-	-	-	(8,228)	(15,278)	(15,278)	(15,278)	(15,278)	(9,322)
-	-	-	-	-	-	-	54,928	-	-	-	-	-
-	-	-	(4,868)	(30,667)	(146,917)	-	57,086	3,465	3,465	3,465	3,465	4,151
-	-	-	(4,868)	(30,667)	(146,917)	-	57,086	3,465	3,465	3,465	3,465	4,151
-	-	-	(4,868)	(30,667)	(146,917)	-	59,210	7,600	7,600	7,600	7,600	5,961
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
-	-	-	-	-	-	-	1,136	1,824	1,824	1,824	1,824	2,185
-	-	-	-	-	-	-	(405)	295	282	269	273	671
-	-	-	-	-	-	-	1,540	1,529	1,542	1,555	1,551	1,514
110,798	110,798	110,798	110,798	110,798	110,798	110,798	111,203	110,908	110,626	110,357	110,084	109,413
-	-	-	(4,868)	(30,667)	(146,917)	107,150	661	1,281	1,642	1,642	1,335	1,660
-	-	-	-	-	-	-	617	1,936	1,924	1,911	1,914	2,637
-	-	-	-	-	-	-	(8,228)	(15,278)	(15,278)	(15,278)	(15,278)	(9,322)
-	-	-	-	-	-	-	54,928	-	-	-	-	-
-	-	-	(4,868)	(30,667)	(146,917)	107,150	55,589	1,281	1,642	1,642	1,335	1,660
-	-	-	(4,868)	(30,667)	(146,917)	107,150	55,589	1,281	1,642	1,642	1,335	1,660
-	-	-	(4,868)	(30,667)	(146,917)	107,150	58,253	5,950	6,316	6,320	6,013	4,000

6/30/2014	9/30/2014	12/31/2014	3/31/2015	6/30/2015	9/30/2015	12/31/2015	3/31/2016	6/30/2016	9/30/2016	12/31/2016	3/31/2017	6/30/2017
7	8	9	10	11	12	13	14	15	16	17	18	19
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
(9,322)	(9,322)	(9,322)	(5,733)	(5,733)	(5,733)	(5,733)	(4,637)	(4,637)	(4,637)	(4,637)	(4,057)	(4,057)
-	-	-	-	-	-	-	-	-	-	-	-	-
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
4,151	4,151	4,151	4,733	4,733	4,733	4,733	4,924	4,924	4,924	4,924	5,033	5,033
5,961	5,961	5,961	5,083	5,083	5,083	5,083	4,824	4,824	4,824	4,824	4,691	4,691
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
2,185	2,185	2,185	2,491	2,491	2,491	2,491	2,592	2,592	2,592	2,592	2,649	2,649
664	656	665	1,014	1,011	1,009	1,024	1,155	1,171	1,172	1,188	1,292	1,295
1,521	1,529	1,519	1,477	1,479	1,481	1,467	1,437	1,421	1,420	1,404	1,357	1,354
108,750	108,093	107,428	106,414	105,403	104,393	103,370	102,215	101,044	99,873	98,685	97,393	96,098
1,966	1,966	1,865	2,141	2,242	2,242	2,185	2,275	2,333	2,333	2,135	2,186	2,384
2,630	2,622	2,632	3,256	3,253	3,251	3,265	3,487	3,503	3,504	3,521	3,676	3,679
(9,322)	(9,322)	(9,322)	(5,733)	(5,733)	(5,733)	(5,733)	(4,637)	(4,637)	(4,637)	(4,637)	(4,057)	(4,057)
-	-	-	-	-	-	-	-	-	-	-	-	-
1,966	1,966	1,865	2,141	2,242	2,242	2,185	2,275	2,333	2,333	2,135	2,186	2,384
1,966	1,966	1,865	2,141	2,242	2,242	2,185	2,275	2,333	2,333	2,135	2,186	2,384
4,308	4,311	4,207	3,008	3,110	3,111	3,048	2,678	2,729	2,729	2,525	2,319	2,516

9/30/2017 20	12/31/2017 21	3/31/2018 22	6/30/2018 23	9/30/2018 24	12/31/2018 25	3/31/2019 26	6/30/2019 27	9/30/2019 28	12/31/2019 29	3/31/2020 30	6/30/2020 31	9/30/2020 32
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
(4,057)	(4,057)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
5,033	5,033	5,409	5,409	5,409	5,409	5,625	5,625	5,625	5,625	5,753	5,753	5,753
4,691	4,691	3,625	3,625	3,625	3,625	3,766	3,766	3,766	3,766	3,849	3,849	3,849
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
2,649	2,649	2,847	2,847	2,847	2,847	2,960	2,960	2,960	2,960	3,028	3,028	3,028
1,298	1,316	1,561	1,569	1,577	1,599	1,762	1,773	1,785	1,810	1,915	1,941	1,957
1,351	1,332	1,285	1,278	1,270	1,248	1,199	1,188	1,176	1,151	1,113	1,086	1,071
94,800	93,484	91,922	90,353	88,776	87,177	85,416	83,643	81,858	80,048	78,133	76,192	74,235
2,384	2,271	2,449	2,562	2,562	2,495	2,597	2,664	2,664	2,609	2,670	2,725	2,725
3,682	3,700	4,124	4,131	4,139	4,161	4,426	4,437	4,449	4,474	4,640	4,666	4,682
(4,057)	(4,057)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
2,384	2,271	2,449	2,562	2,562	2,495	2,597	2,664	2,664	2,609	2,670	2,725	2,725
2,384	2,271	2,449	2,562	2,562	2,495	2,597	2,664	2,664	2,609	2,670	2,725	2,725
2,515	2,395	1,115	1,226	1,223	1,148	1,157	1,221	1,217	1,153	1,156	1,201	1,196

12/31/2020 33	3/31/2021 34	6/30/2021 35	9/30/2021 36	12/31/2021 37	3/31/2022 38	6/30/2022 39	9/30/2022 40	12/31/2022 41	3/31/2023 42	6/30/2023 43	9/30/2023 44	12/31/2023 45
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
5,753	5,857	5,857	5,857	5,857	6,321	6,321	6,321	6,321	6,332	6,332	6,332	6,332
5,753	5,857	5,323	3,917	3,917	4,218	4,218	4,218	4,218	4,225	4,225	4,225	4,225
3,849	3,917	3,917	3,917	3,917	4,218	4,218	4,218	4,218	4,225	4,225	4,225	4,225
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
3,028	3,083	3,083	3,083	3,083	3,327	3,327	3,327	3,327	3,332	3,332	3,332	3,332
1,984	2,089	2,107	2,126	2,156	2,450	2,474	2,500	2,535	2,593	2,620	2,649	2,687
1,043	993	975	957	927	877	853	827	792	740	712	683	646
72,251	70,162	68,054	65,928	63,772	61,322	58,847	56,348	53,813	51,220	48,600	45,950	43,264
2,481	2,530	2,774	2,774	2,769	2,989	2,994	2,994	2,806	2,811	2,999	2,999	2,859
4,709	4,864	4,882	4,901	4,931	5,444	5,469	5,494	5,529	5,592	5,620	5,649	5,686
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)
-	-	-	-	-	-	-	-	-	-	-	-	-
2,481	2,530	2,774	2,774	2,769	2,989	2,994	2,994	2,806	2,811	2,999	2,999	2,859
2,481	2,530	2,774	2,774	2,769	2,989	2,994	2,994	2,806	2,811	2,999	2,832	979
942	938	1,175	1,169	1,153	1,193	1,190	1,181	980	963	1,142	1,132	979

3/31/2024 46	6/30/2024 47	9/30/2024 48	12/31/2024 49	3/31/2025 50	6/30/2025 51	9/30/2025 52	12/31/2025 53	3/31/2026 54	6/30/2026 55	9/30/2026 56	12/31/2026 57	3/31/2027 58
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(275)
-	-	-	-	-	-	-	-	-	-	-	-	-
6,690	6,690	6,690	6,690	6,955	6,955	6,955	6,955	7,123	7,123	7,123	7,123	7,517
4,458	4,458	4,458	4,458	4,631	4,631	4,631	4,631	4,740	4,740	4,740	4,740	4,983
4,458	4,458	4,458	4,458	4,631	4,631	4,631	4,631	4,740	4,740	4,740	4,740	4,983
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
3,521	3,521	3,521	3,521	3,661	3,661	3,661	3,661	3,749	3,749	3,749	3,749	3,957
2,919	2,960	2,995	3,037	3,230	3,270	3,311	3,358	3,499	3,545	3,593	3,643	3,903
601	561	525	483	431	391	349	303	250	204	157	106	54
40,345	37,385	34,389	31,352	28,122	24,852	21,541	18,183	14,684	11,139	7,546	3,903	-
3,029	3,169	3,169	3,080	3,206	3,295	3,295	3,087	3,374	3,374	3,374	7,123	7,517
6,088	6,129	6,164	6,206	6,524	6,564	6,606	6,653	6,873	6,919	6,967	7,017	7,464
(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(313)	(275)
-	-	-	-	-	-	-	-	-	-	-	-	-
3,029	3,169	3,169	3,080	3,206	3,295	3,295	3,087	3,374	3,374	3,374	7,123	7,517
1,008	1,133	1,121	1,018	1,032	1,107	1,092	868	1,078	1,062	1,045	4,777	5,002
1,008	1,133	1,121	1,018	1,032	1,107	1,092	868	1,078	1,062	1,045	4,777	5,002

6/30/2027	9/30/2027	12/31/2027	3/31/2028	6/30/2028	9/30/2028	12/31/2028	3/31/2029	6/30/2029	9/30/2029	12/31/2029	3/31/2030	6/30/2030
59	60	61	62	63	64	65	66	67	68	69	70	71
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
(275)	(275)	(275)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
(275)	(275)	(275)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
-	-	-	-	-	-	-	-	-	-	-	-	-
7,517	7,517	7,517	7,662	7,662	7,662	7,662	7,853	7,853	7,853	7,853	8,283	8,283
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391
4,983	4,983	4,983	4,987	4,987	4,987	4,987	5,111	5,111	5,111	5,111	5,391	5,391

9/30/2030 72	12/31/2030 73	3/31/2031 74	6/30/2031 75	9/30/2031 76	12/31/2031 77	3/31/2032 78	6/30/2032 79	9/30/2032 80	12/31/2032 81	12/31/2032 82	12/31/2032 83	12/31/2032 84
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
(19)	(19)	(19)	(19)	(19)	(19)	(14)	(14)	(14)	(14)	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-
5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
(19)	(19)	(19)	(19)	(19)	(19)	(14)	(14)	(14)	(14)	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
8,283	8,283	8,339	8,339	8,339	8,339	6,361	6,361	6,361	6,361	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-
5,391	5,391	5,427	5,427	5,427	5,427	4,140	4,140	4,140	4,140	-	-	-

[illegible]

12/31/2032	12/31/2032	12/31/2032	12/31/2032	12/31/2032
98	99	100	101	102

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

5.50%	5.50%	5.50%	5.50%	5.50%
1.90	1.90	1.90	1.90	1.90
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-