

Menomonee Valley - TID 53
Forecast of Property Value and District Revenue
1% Annual Decrease in Property Value

	Beginning District Value	Increase ¹³	Ending District Value ¹	Incremental Value ²	Tax Increment Revenue ³	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry. Cost	Cumulative Carry. Cost	Net Cash Flow	Cumulative Cash Flow
2004			4,752,300													
2005	4,752,300	337,600	5,089,900	337,600	-	1,049,969		1,049,969	41,946			1,008,023		193,317	814,706	814,706
2006	5,089,900	273,700	5,363,600	611,300	8,241	503,530		511,771	315,214			196,557	9,073	202,390	187,484	1,002,189
2007	5,363,600	13,401,900	18,765,500	14,013,200	13,472	442,844		456,316	691,036			(234,720)	138,617	341,007	(373,337)	628,853
2008	18,765,500	10,798,200	29,563,700	24,811,400	314,742	2,078,122		2,392,864	1,021,247			1,371,617	64,361	405,368	1,307,256	1,936,108
2009	29,563,700	15,153,900	44,717,600	39,965,300	595,126		19,790	614,916	1,468,951		3,250,000	(4,104,035)	7,492	412,860	(4,111,527)	(2,175,418)
2010	44,717,600	(24,779,100)	19,938,500	15,186,200	1,018,213	1,179,982		2,252,586	1,522,508			730,078	6,335	419,195	723,743	(1,451,676)
2011	19,938,500	59,107,000	79,045,500	74,293,200	406,909			406,909	1,639,664			(1,232,755)	5,275	424,470	(1,238,030)	(2,689,706)
2012	79,045,500	(16,107,200)	62,938,300	58,186,000	2,117,494	268,018		2,385,512	1,723,408			662,104	(13,242)	411,228	675,346	(2,014,359)
2013	62,938,300	3,300,000	66,238,300	61,486,000	1,769,888	444,000		2,213,888	1,717,801	122,296		373,791	(7,476)	403,752	381,266	(1,633,093)
2014	66,238,300	8,300,000	74,538,300	69,786,000	1,574,042	210,000		1,784,042	1,701,119	122,296		(39,374)	787	404,540	(40,162)	(1,673,255)
2015	74,538,300	4,000,000	78,538,300	73,786,000	1,786,522			1,786,522	1,719,749	122,296		(55,524)	1,110	405,650	(56,634)	(1,729,889)
2016	78,538,300	(785,383)	77,752,917	73,000,617	1,888,922			1,888,922	2,810,681	122,296		(1,044,055)	20,881	426,531	(1,064,936)	(2,794,825)
2017	77,752,917	(777,529)	76,975,388	72,223,088	1,868,816			1,868,816	2,412,114	122,296		(665,594)	13,312	439,843	(678,906)	(3,473,731)
2018	76,975,388	(769,754)	76,205,634	71,453,334	1,848,911			1,848,911	2,404,166	122,296		(677,551)	13,551	453,294	(691,102)	(4,164,833)
2019	76,205,634	(762,056)	75,443,578	70,691,278	1,829,205			1,829,205	2,368,261	122,296		(661,352)	13,227	466,621	(674,579)	(4,839,412)
2020	75,443,578	(754,436)	74,689,142	69,936,842	1,809,697			1,809,697	2,334,592	122,296		(647,192)	12,944	479,565	(660,136)	(5,499,547)
2021	74,689,142	(746,891)	73,942,250	69,189,950	1,790,383			1,790,383	2,369,916	122,296		(701,829)	14,037	493,602	(715,866)	(6,215,413)
2022	73,942,250	(739,423)	73,202,828	68,450,528	1,771,263			1,771,263	1,935,483	122,296		(286,516)	5,730	499,332	(292,247)	(6,507,660)
2023	73,202,828	(732,028)	72,470,800	67,718,500	1,752,334			1,752,334	1,295,644	122,296		334,394	(6,688)	492,644	341,081	(6,166,578)
2024	72,470,800	(724,708)	71,746,092	66,993,792	1,733,594			1,733,594	801,840	122,296		809,458	(16,189)	476,455	825,647	(5,340,931)
2025	71,746,092	(717,461)	71,028,631	66,276,331	1,715,041			1,715,041	763,148	122,296		829,597	(16,592)	459,863	846,189	(4,494,742)
2026	71,028,631	(710,286)	70,318,344	65,566,044	1,696,674			1,696,674	548,981	122,296		1,025,396	(20,508)	439,355	1,045,904	(3,448,838)
2027	70,318,344	(703,183)	69,615,161	64,862,861	1,678,491			1,678,491	549,335	122,296		1,006,859	(20,137)	419,218	1,026,996	(2,421,842)
2028	69,615,161	(696,152)	68,919,009	64,166,709	1,660,489			1,660,489	426,763	122,296		1,111,430	(22,229)	396,989	1,133,659	(1,288,183)
2029	68,919,009	(689,190)	68,229,819	63,477,519	1,642,668			1,642,668	23,010	122,296		1,497,361	(29,947)	367,042	1,527,308	239,125
2030	68,229,819	(682,298)	67,547,521	62,795,221	1,625,024			1,625,024	60,103			1,564,922	(31,298)	335,744	1,596,220	1,835,346
					35,916,159	6,176,465	74,181	42,166,805	34,666,679	2,079,036	3,250,000	2,171,089			1,835,346	
¹	Actual values (2004-2012) per the State website, see note 13 for 2013 forward															
²	District value less base of \$4,752,300															
³	2006-2013 revenue is actual, starting in 2014, tax rate assumed to be 2.56%															
⁴	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
⁵	Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100															
⁶	Palermo option \$31,766, Caleffi option \$100, Valtav parcel \$410,979															
⁷	Derse parcel \$952,693, Charter parcel \$1,125,429															
⁸	Palermo sale \$258,980, Inqetam sale of \$921,002															
⁹	Ahern parcel \$268,018															
¹⁰	Charter Wire \$114,000 (\$120K per acre x 1.9 acres x.5), Parcel 1 \$330,000 (\$120K/acre x 5.5 acres x .5)															
¹¹	Parcel 4 \$210,000 (\$120K/acre x 3.5 acres x .5)															
¹²	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															
¹³	2013: \$3,300,000 Ahern structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	2014: \$3,300,000 Charter Wire - structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	\$5,000,000 Parcel 1-structure value (5.5 acre site)															
	\$8,300,000 total structure value															
	2015: \$4,000,000 Parcel 4-structure value (3.5 acre site)															
	2016-2030: 1% annual decrease															

Menomonee Valley - TID 53
Forecast of Property Value and District Revenue
0% Annual Increase in Property Value

	Beginning District Value	Increase ¹³	Ending District Value ¹	Incremental Value ²	Tax Increment Revenue ³	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry. Cost	Cumulative Carry. Cost	Net Cash Flow	Cumulative Cash Flow
2004			4,752,300													
2005	4,752,300	337,600	5,089,900	337,600	-	1,049,969	4	1,049,969	41,946			1,008,023		193,317	814,706	814,706
2006	5,089,900	273,700	5,363,600	611,300	8,241	503,530	5	511,771	315,214			196,557	9,073	202,390	187,484	1,002,189
2007	5,363,600	13,401,900	18,765,500	14,013,200	13,472	442,844	6	456,316	691,036			(234,720)	138,617	341,007	(373,337)	628,853
2008	18,765,500	10,798,200	29,563,700	24,811,400	314,742	2,078,122	7	2,392,864	1,021,247			1,371,617	64,361	405,368	1,307,256	1,936,108
2009	29,563,700	15,153,900	44,717,600	39,965,300	595,126			614,916	1,468,951			3,250,000	7,492	412,860	(4,111,527)	(2,175,418)
2010	44,717,600	(24,779,100)	19,938,500	15,186,200	1,018,213	1,179,982	8	2,252,586	1,522,508			730,078	6,335	419,195	723,743	(1,451,676)
2011	19,938,500	59,107,000	79,045,500	74,293,200	406,909			406,909	1,639,664			(1,232,755)	5,275	424,470	(1,238,030)	(2,689,706)
2012	79,045,500	(16,107,200)	62,938,300	58,186,000	2,117,494	268,018	9	2,385,512	1,723,408			662,104	(13,242)	411,228	675,346	(2,014,359)
2013	62,938,300	3,300,000	66,238,300	61,486,000	1,769,888	444,000	10	2,213,888	1,717,801	122,296		373,791	(7,476)	403,752	381,266	(1,633,093)
2014	66,238,300	8,300,000	74,538,300	69,786,000	1,574,042	210,000	11	1,784,042	1,701,119	122,296		787		404,540	(40,162)	(1,673,255)
2015	74,538,300	4,000,000	78,538,300	73,786,000	1,786,522			1,786,522	1,719,749	122,296		(55,524)	1,110	405,650	(56,634)	(1,729,889)
2016	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	2,810,681	122,296		(1,044,055)	20,881	426,531	(1,064,936)	(2,794,825)
2017	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	2,412,114	122,296		(645,488)	12,910	439,441	(658,398)	(3,453,223)
2018	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	2,404,166	122,296		(637,540)	12,751	452,192	(650,291)	(4,103,514)
2019	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	2,368,261	122,296		(601,635)	12,033	464,224	(613,668)	(4,717,182)
2020	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	2,334,592	122,296		(567,967)	11,359	475,584	(579,326)	(5,296,509)
2021	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	2,369,916	122,296		(603,291)	12,066	487,650	(615,357)	(5,911,865)
2022	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	1,935,483	122,296		(168,857)	3,377	491,027	(172,235)	(6,084,100)
2023	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	1,295,644	122,296		470,982	(9,420)	481,607	480,401	(5,603,699)
2024	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	801,840	122,296		964,786	(19,296)	462,311	984,082	(4,619,617)
2025	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	763,148	122,296		1,003,478	(20,070)	442,242	1,023,547	(3,596,070)
2026	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	548,981	122,296		1,217,644	(24,353)	417,889	1,241,997	(2,354,073)
2027	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	549,335	122,296		1,217,290	(24,346)	393,543	1,241,636	(1,112,437)
2028	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	426,763	122,296		1,339,863	(26,797)	366,746	1,366,660	254,223
2029	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	23,010	122,296		1,743,615	(34,872)	331,874	1,778,487	2,032,710
2030	78,538,300	-	78,538,300	73,786,000	1,888,922			1,888,922	60,103			1,828,819	(36,576)	295,297	1,865,395	3,898,105
					37,938,472	6,176,465	74,181	44,189,118	34,666,679	2,079,036	3,250,000	4,193,402			3,898,105	
¹	Actual values (2004-2012) per the State website, see note 13 for 2013 forward															
²	District value less base of \$4,752,300															
³	2006-2013 revenue is actual, starting in 2014, tax rate assumed to be 2.56%															
⁴	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
⁵	Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100															
⁶	Palermo option \$31,766, Caleffi option \$100, Valtay parcel \$410,979															
⁷	Derse parcel \$952,693, Charter parcel \$1,125,429															
⁸	Palermo sale \$258,980, Ingeteam sale of \$921,002															
⁹	Ahern parcel \$268,018															
¹⁰	Charter Wire \$114,000 (\$120K per acre x 1.9 acres x.5), Parcel 1 \$330,000 (\$120K/acre x 5.5 acres x .5)															
¹¹	Parcel 4 \$210,000 (\$120K/acre x 3.5 acres x .5)															
¹²	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															
¹³	2013: \$3,300,000 Ahern structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	2014: \$3,300,000 Charter Wire - structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	\$5,000,000 Parcel 1-structure value (5.5 acre site)															
	\$8,300,000 total structure value															
	2015: \$4,000,000 Parcel 4-structure value (3.5 acre site)															
	2016-2030: 0% annual decrease															

Menomonee Valley - TID 53
Forecast of Property Value and District Revenue
1% Annual Increase in Property Value

	Beginning District Value	Increase ¹³	Ending District Value ¹	Incremental Value ²	Tax Increment Revenue ³	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry. Cost	Cumulative Carry. Cost	Net Cash Flow	Cumulative Cash Flow
2004			4,752,300													
2005	4,752,300	337,600	5,089,900	337,600	-	1,049,969	4	1,049,969	41,946			1,008,023		193,317	814,706	814,706
2006	5,089,900	273,700	5,363,600	611,300	8,241	503,530	5	511,771	315,214			196,557	9,073	202,390	187,484	1,002,189
2007	5,363,600	13,401,900	18,765,500	14,013,200	13,472	442,844	6	456,316	691,036			(234,720)	138,617	341,007	(373,337)	628,853
2008	18,765,500	10,798,200	29,563,700	24,811,400	314,742	2,078,122	7	2,392,864	1,021,247			1,371,617	64,361	405,368	1,307,256	1,936,108
2009	29,563,700	15,153,900	44,717,600	39,965,300	595,126		19,790 ¹²	614,916	1,468,951			(4,104,035)	7,492	412,860	(4,111,527)	(2,175,418)
2010	44,717,600	(24,779,100)	19,938,500	15,186,200	1,018,213	1,179,982	8	2,252,586	1,522,508			730,078	6,335	419,195	723,743	(1,451,676)
2011	19,938,500	59,107,000	79,045,500	74,293,200	406,909			406,909	1,639,664			(1,232,755)	5,275	424,470	(1,238,030)	(2,689,706)
2012	79,045,500	(16,107,200)	62,938,300	58,186,000	2,117,494	268,018	9	2,385,512	1,723,408			662,104	(13,242)	411,228	675,346	(2,014,359)
2013	62,938,300	3,300,000	66,238,300	61,486,000	1,769,888	444,000	10	2,213,888	1,717,801	122,296		373,791	(7,476)	403,752	381,266	(1,633,093)
2014	66,238,300	8,300,000	74,538,300	69,786,000	1,574,042	210,000	11	1,784,042	1,701,119	122,296		(39,374)	787	404,540	(40,162)	(1,673,255)
2015	74,538,300	4,000,000	78,538,300	73,786,000	1,786,522			1,786,522	1,719,749	122,296		(55,524)	1,110	405,650	(56,634)	(1,729,889)
2016	78,538,300	785,383	79,323,683	74,571,383	1,888,922			1,888,922	2,810,681	122,296		(1,044,055)	20,881	426,531	(1,064,936)	(2,794,825)
2017	79,323,683	793,237	80,116,920	75,364,620	1,909,027			1,909,027	2,412,114	122,296		(625,382)	12,508	439,039	(637,890)	(3,432,715)
2018	80,116,920	801,169	80,918,089	76,165,789	1,929,334			1,929,334	2,404,166	122,296		(597,128)	11,943	450,981	(609,070)	(4,041,785)
2019	80,918,089	809,181	81,727,270	76,974,970	1,949,844			1,949,844	2,368,261	122,296		(540,713)	10,814	461,796	(551,527)	(4,593,312)
2020	81,727,270	817,273	82,544,543	77,792,243	1,970,559			1,970,559	2,334,592	122,296		(486,329)	9,727	471,522	(496,056)	(5,089,369)
2021	82,544,543	825,445	83,369,988	78,617,688	1,991,481			1,991,481	2,369,916	122,296		(500,731)	10,015	481,537	(510,746)	(5,600,114)
2022	83,369,988	833,700	84,203,688	79,451,388	2,012,613			2,012,613	1,935,483	122,296		(45,166)	903	482,440	(46,070)	(5,646,184)
2023	84,203,688	842,037	85,045,725	80,293,425	2,033,956			2,033,956	1,295,644	122,296		616,016	(12,320)	470,120	628,336	(5,017,848)
2024	85,045,725	850,457	85,896,182	81,143,882	2,055,512			2,055,512	801,840	122,296		1,131,376	(22,628)	447,492	1,154,003	(3,863,844)
2025	85,896,182	858,962	86,755,144	82,002,844	2,077,283			2,077,283	763,148	122,296		1,191,839	(23,837)	423,656	1,215,676	(2,648,168)
2026	86,755,144	867,551	87,622,695	82,870,395	2,099,273			2,099,273	548,981	122,296		1,427,995	(28,560)	395,096	1,456,555	(1,191,613)
2027	87,622,695	876,227	88,498,922	83,746,622	2,121,482			2,121,482	549,335	122,296		1,449,851	(28,997)	366,099	1,478,848	287,234
2028	88,498,922	884,989	89,383,911	84,631,611	2,143,914			2,143,914	426,763	122,296		1,594,855	(31,897)	334,202	1,626,752	1,913,986
2029	89,383,911	893,839	90,277,751	85,525,451	2,166,569			2,166,569	23,010	122,296		2,021,263	(40,425)	293,776	2,061,688	3,975,674
2030	90,277,751	902,778	91,180,528	86,428,228	2,189,452			2,189,452	60,103			2,129,349	(42,587)	251,189	2,171,936	6,147,610
					40,143,869	6,176,465		74,181	46,394,515	34,666,679	2,079,036	3,250,000	6,398,799		6,147,610	
¹	Actual values (2004-2012) per the State website, see note 13 for 2013 forward															
²	District value less base of 4,752,300															
³	2006-2013 revenue is actual, starting in 2014, tax rate assumed to be 2.56%															
⁴	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
⁵	Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100															
⁶	Palermo option \$31,766, Caleffi option \$100, Valtay parcel \$410,979															
⁷	Derse parcel \$952,693, Charter parcel \$1,125,429															
⁸	Palermo sale \$258,980, Ingeteam sale of \$921,002															
⁹	Ahern parcel \$268,018															
¹⁰	Charter Wire \$114,000 (\$120K per acre x 1.9 acres x.5), Parcel 1 \$330,000 (\$120K/acre x 5.5 acres x .5)															
¹¹	Parcel 4 \$210,000 (\$120K/acre x 3.5 acres x .5)															
¹²	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															
¹³	2013: \$3,300,000 Ahern structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	2014: \$3,300,000 Charter Wire - structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	\$5,000,000 Parcel 1-structure value (5.5 acre site)															
	\$8,300,000 total structure value															
	2015: \$4,000,000 Parcel 4-structure value (3.5 acre site)															
	2016-2030: 1% annual increase															

Menomonee Valley - TID 53
Forecast of Property Value and District Revenue
2% Annual Increase in Property Value

	Beginning District Value	Increase ¹³	Ending District Value ¹	Incremental Value ²	Tax Increment Revenue ³	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carry. Cost	Cumulative Carry. Cost	Net Cash Flow	Cumulative Cash Flow
2004			4,752,300													
2005	4,752,300	337,600	5,089,900	337,600	-	1,049,969 ⁴		1,049,969	41,946			1,008,023		193,317	814,706	814,706
2006	5,089,900	273,700	5,363,600	611,300	8,241	503,530 ⁵		511,771	315,214			196,557	9,073	202,390	187,484	1,002,189
2007	5,363,600	13,401,900	18,765,500	14,013,200	13,472	442,844 ⁶		456,316	691,036			(234,720)	138,617	341,007	(373,337)	628,853
2008	18,765,500	10,798,200	29,563,700	24,811,400	314,742	2,078,122 ⁷		2,392,864	1,021,247			1,371,617	64,361	405,368	1,307,256	1,936,108
2009	29,563,700	15,153,900	44,717,600	39,965,300	595,126		19,790 ¹²	614,916	1,468,951		3,250,000	(4,104,035)	7,492	412,860	(4,111,527)	(2,175,418)
2010	44,717,600	(24,779,100)	19,938,500	15,186,200	1,018,213	1,179,982 ⁸	54,391 ¹²	2,252,586	1,522,508			730,078	6,335	419,195	723,743	(1,451,676)
2011	19,938,500	59,107,000	79,045,500	74,293,200	406,909			406,909	1,639,664			(1,232,755)	5,275	424,470	(1,238,030)	(2,689,706)
2012	79,045,500	(16,107,200)	62,938,300	58,186,000	2,117,494	268,018 ⁹		2,385,512	1,723,408			662,104	(13,242)	411,228	675,346	(2,014,359)
2013	62,938,300	3,300,000	66,238,300	61,486,000	1,769,888	444,000 ¹⁰		2,213,888	1,717,801	122,296		373,791	(7,476)	403,752	381,266	(1,633,093)
2014	66,238,300	8,300,000	74,538,300	69,786,000	1,574,042	210,000 ¹¹		1,784,042	1,701,119	122,296		(39,374)	787	404,540	(40,162)	(1,673,255)
2015	74,538,300	4,000,000	78,538,300	73,786,000	1,786,522			1,786,522	1,719,749	122,296		(55,524)	1,110	405,650	(56,634)	(1,729,889)
2016	78,538,300	1,570,766	80,109,066	75,356,766	1,888,922			1,888,922	2,810,681	122,296		(1,044,055)	20,881	426,531	(1,064,936)	(2,794,825)
2017	80,109,066	1,602,181	81,711,247	76,958,947	1,929,133			1,929,133	2,412,114	122,296		(605,277)	12,106	438,637	(617,382)	(3,412,207)
2018	81,711,247	1,634,225	83,345,472	78,593,172	1,970,149			1,970,149	2,404,166	122,296		(556,313)	11,126	449,763	(567,439)	(3,979,646)
2019	83,345,472	1,666,909	85,012,382	80,260,082	2,011,985			2,011,985	2,368,261	122,296		(478,572)	9,571	459,334	(488,143)	(4,467,790)
2020	85,012,382	1,700,248	86,712,629	81,960,329	2,054,658			2,054,658	2,334,592	122,296		(402,231)	8,045	467,379	(410,275)	(4,878,065)
2021	86,712,629	1,734,253	88,446,882	83,694,582	2,098,184			2,098,184	2,369,916	122,296		(394,028)	7,881	475,260	(401,908)	(5,279,973)
2022	88,446,882	1,768,938	90,215,820	85,463,520	2,142,581			2,142,581	1,935,483	122,296		84,802	(1,696)	473,564	86,498	(5,193,475)
2023	90,215,820	1,804,316	92,020,136	87,267,836	2,187,866			2,187,866	1,295,644	122,296		769,926	(15,399)	458,165	785,325	(4,408,150)
2024	92,020,136	1,840,403	93,860,539	89,108,239	2,234,057			2,234,057	801,840	122,296		1,309,921	(26,198)	431,967	1,336,119	(3,072,031)
2025	93,860,539	1,877,211	95,737,749	90,985,449	2,281,171			2,281,171	763,148	122,296		1,395,727	(27,915)	404,052	1,423,641	(1,648,390)
2026	95,737,749	1,914,755	97,652,504	92,900,204	2,329,228			2,329,228	548,981	122,296		1,657,950	(33,159)	370,893	1,691,109	42,719
2027	97,652,504	1,953,050	99,605,555	94,853,255	2,378,245			2,378,245	549,335	122,296		1,706,614	(34,132)	336,761	1,740,746	1,783,465
2028	99,605,555	1,992,111	101,597,666	96,845,366	2,428,243			2,428,243	426,763	122,296		1,879,185	(37,584)	299,177	1,916,768	3,700,233
2029	101,597,666	2,031,953	103,629,619	98,877,319	2,479,241			2,479,241	23,010	122,296		2,333,935	(46,679)	252,498	2,380,613	6,080,847
2030	103,629,619	2,072,592	105,702,211	100,949,911	2,531,259			2,531,259	60,103			2,471,157	(49,423)	203,075	2,520,580	8,601,427
					42,549,571	6,176,465	74,181	48,800,217	34,666,679	2,079,036	3,250,000	8,804,502			8,601,427	
¹	Actual values (2004-2012) per the State website, see note 13 for 2013 forward															
²	District value less base of \$4,752,300															
³	2006-2013 revenue is actual, starting in 2014, tax rate assumed to be 2.56%															
⁴	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
⁵	Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100															
⁶	Palermo option \$31,766, Caleffi option \$100, Valtay parcel \$410,979															
⁷	Derse parcel \$952,693, Charter parcel \$1,125,429															
⁸	Palermo sale \$258,980, Ingeteam sale of \$921,002															
⁹	Ahern parcel \$268,018															
¹⁰	Charter Wire \$114,000 (\$120K per acre x 1.9 acres x.5), Parcel 1 \$330,000 (\$120K/acre x 5.5 acres x .5)															
¹¹	Parcel 4 \$210,000 (\$120K/acre x 3.5 acres x .5)															
¹²	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															
¹³	2013: \$3,300,000 Ahern structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	2014: \$3,300,000 Charter Wire - structure value (60,000 sq. ft. x \$55 per sq. ft.)															
	\$5,000,000 Parcel 1-structure value (5.5 acre site)															
	\$8,300,000 total structure value															
	2015: \$4,000,000 Parcel 4-structure value (3.5 acre site)															
	2016-2030: 2% annual increase															

Menomonee Valley - TID 53
Estimated Total Debt Service

Current debt service	34,666,679
Estimated future debt service	<u>2,079,036</u>
Total Estimated Debt Service	<u><u>36,745,716</u></u>

Menomonee Valley - TID 53
 Current Debt Service (as of 6/30/10)

Total Debt

Service Requirements	Principal	Interest	Total
2003		791	791
2004		791	791
2005	840	39,524	40,364
2006	866	314,349	315,214
2007	34,106	656,930	691,036
2008	251,420	769,827	1,021,247
2009	721,221	747,729	1,468,951
2010	741,791	780,718	1,522,508
2011	763,645	876,019	1,639,664
2012	785,730	937,678	1,723,408
2013	803,262	914,539	1,717,801
2014	822,997	878,123	1,701,119
2015	882,183	837,566	1,719,749
2016	2,042,718	767,963	2,810,681
2017	1,733,395	678,719	2,412,114
2018	1,810,338	593,827	2,404,166
2019	1,862,704	505,557	2,368,261
2020	1,920,168	414,425	2,334,592
2021	2,051,174	318,742	2,369,916
2022	1,706,804	228,678	1,935,483
2023	1,134,218	161,426	1,295,644
2024	683,063	118,777	801,840
2025	676,596	86,552	763,148
2026	490,149	58,833	548,981
2027	514,351	34,985	549,335
2028	413,944	12,819	426,763
2029	20,421	2,590	23,010
2030	17,868	1,873	19,741
2031	18,889	1,165	20,054
2032	19,910	398	20,308
22,924,769	11,741,910	34,666,679	

Menomonee Valley - TID 53
Current Debt Service (as of 6/30/10)

Bonding >	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53
Principal >	15,097	4,665,499	1,964,757	1,185	1,910,278	1,168,358	3,533,744	1,823,338	700,232	216,243	1,100,786	74,190	525,817	525,817	352,808	257,303	997,589	139,133	1,124,307	637,595	2,888,914	140,223	90,777	116,669	180,722	3,995,329
Debt Issue >	GOB Y	Series B10	Series B2	Refunding A5	Series N1	Series B2	Series N9	Series B10	Series P12	Series B5	Series C2	Series C2-Dec	Series N1	Series C2g	Series T3	Series B5 Ref	Series B5	Series T2 Ref	Series N1 Ref	Series B4	Series T5	Series N2	Series B3	Series T4	Series T5	Series N2 Ref
Dated >	9/1/02	12/1/05	3/23/05	6/7/05	4/6/06	4/6/06	12/20/06	12/20/06	12/21/06	7/17/07	2/8/08	12/23/08	2/20/09	2/16/10	2/2/10	3/25/10	3/25/10	2/2/10	2/19/10	6/9/11	6/9/11	5/3/12	5/3/12	5/3/12	5/3/12	5/3/12
Principal Debt																										
Service Requirements																										
2005	840	-	-																							
2006	866	-	-																							
2007	878	-	-							33,228																
2008	917	-	-					217,276		33,228																
2009	942	-	-		209,889		363,635		146,756																	
2010	980	-	-		217,346		368,916		154,548																	
2011	1,018	-	-		225,335		374,951		162,340																	
2012	1,057	-	-	241	234,068		380,232		170,133																	
2013	-	-	-	331	241,297		443,604		-									11,781	105,153							1,095
2014	-	-	-	89	250,649		452,658		-									11,781	106,673							1,146
2015	-	-	-	209	260,002		461,711		-									19,262	141,000							
2016	-	705,445	242,588	89	271,692		470,761		-									19,262	144,476		174,381			12,776		1,247
2017	-	715,282	254,090	172	-	147,169	-	231,462	-	-								19,262	148,821		179,225	20,799		15,802		1,311
2018	-	725,119	-	54	-	153,295	-	240,694	-	26,998								19,262	153,601		185,038	22,140		16,139		268,000
2019	-	-	-	-	-	159,421	-	249,926	-	28,308								19,262	159,250		191,335	22,811		16,811		1,015,580
2020	-	-	-	-	-	166,773	-	259,817	-	29,619								19,262	165,333		199,085	23,482		17,820		1,038,977
2021	-	-	-	-	-	172,899	-	269,709	-	30,602					53,740	42,790	165,940				207,320	24,824		18,492		1,064,858
2022	-	-	-	-	-	180,113	-	280,919	-	32,240					55,427	44,222	171,488				78,247	216,039	26,166		18,828	603,115
2023	-	-	-	-	-	188,689	-	290,811	-	33,419					55,186	46,333	179,663				82,120	226,211	-	16,468	-	15,315
2024	-	-	-	-	-	-	-	-	-	35,058					49,885	49,651	192,510				85,994	236,868		17,272		15,826
2025	-	-	-	-	-	-	-	-	-	-					52,295	51,310	198,934				90,642	248,493		18,075		16,847
2026	-	-	-	-	-	-	-	-	-	-					42,173	11,310	43,797				95,291	261,087		18,878		17,613
2027	-	-	-	-	-	-	-	-	-	-					44,101	11,687	45,256				99,939	274,650		20,083		18,634
2028	-	-	-	-	-	-	-	-	-	-					-	-	-				105,362	289,182		-		19,400
2029	-	-	-	-	-	-	-	-	-	-					-	-	-				-	-		-		20,421
2030	-	-	-	-	-	-	-	-	-	-					-	-	-				-	-		-		17,868
2031	-	-	-	-	-	-	-	-	-	-					-	-	-				-	-		-		18,889
2032	-	-	-	-	-	-	-	-	-	-					-	-	-				-	-		-		19,910
	7,498	2,145,846	496,679	1,185	1,910,278	1,168,358	3,533,744	1,823,338	700,232	216,243	-	-	-	-	352,808	257,303	997,589	139,133	1,124,307	637,595	2,888,914	140,223	90,777	116,669	180,722	3,995,329

Menomonee Valley - TID 53
Current Debt Service (as of 6/30/10)

Bonding >	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53	TID 53
Principal >	15,097	4,665,499	1,964,757	1,185	1,910,278	1,168,358	3,533,744	1,823,338	700,232	216,243	1,100,786	74,190	525,817	525,817	352,808	257,303	997,589	139,133	1,124,307	637,595	2,888,914	140,223	90,777	116,669	180,722	3,995,329
Debt Issue >	GOB Y	Series B10	Series B2	Refunding A5	Series N1	Series B2	Series N9	Series B10	Series P12	Series B5	Series C2	Series C2-Dec	Series N1	Series C2g	Series T3	Series B5 Ref	Series B5	Series T2 Ref	Series N1 Ref	Series B4	Series T5	Series N2	Series B3	Series T4	Series T5	Series N2 Ref
Dated >	9/1/02	12/1/05	3/23/05	6/7/05	4/6/06	4/6/06	12/20/06	12/20/06	12/21/06	7/17/07	2/8/08	12/23/08	2/20/09	2/16/10	2/2/10	3/25/10	3/25/10	2/2/10	2/19/10	6/9/11	6/9/11	5/3/12	5/3/12	5/3/12	5/3/12	5/3/12
Interest Debt																										
Service Requirements																										
2003	791																									
2004	791																									
2005	761	-	38,749	14																						
2006	689	164,588	98,238	58	33,252	17,524																				
2007	646	233,274	98,238	58	92,797	48,904	101,827	59,512	21,674	-																
2008	602	233,274	98,238	58	92,797	48,904	151,509	91,167	29,941	11,653	11,684	-														
2009	556	233,274	98,238	58	87,550	48,904	139,528	91,167	25,686	10,812	5,299	267	6,390	-												
2010	509	233,274	98,238	58	76,869	48,904	124,419	91,167	18,683	10,812	1,772	224	6,573	19	7,992	7,004	27,157	2,221	24,824							
2011	460	233,274	98,238	58	65,802	48,904	108,842	91,167	11,435	10,812	-	-	-	-	17,760	12,865	49,879	4,935	55,164	13,815	52,609					
2012	231	170,283	61,536	58	54,317	48,904	92,795	91,167	3,871	10,812	-	-	-	-	17,760	12,865	49,879	4,935	55,164	31,880	121,404	3,467	2,244	2,186	3,164	98,757
2013	-	107,292	24,834	46	42,432	48,904	75,288	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	4,829	53,061	31,880	121,404	7,011	4,539	4,422	6,399	199,716
2014	-	107,292	24,834	29	30,134	48,904	56,243	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	4,581	48,291	31,880	121,404	7,011	4,539	4,422	6,399	199,677
2015	-	107,292	24,834	26	17,368	48,904	35,081	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	4,170	42,099	31,880	121,404	7,011	4,539	4,422	6,399	199,654
2016	-	89,656	18,769	16	5,434	48,904	11,769	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	3,563	34,962	31,880	118,788	7,011	4,539	4,166	6,399	199,623
2017	-	54,138	6,352	11	-	45,961	-	85,380	-	10,812	-	-	-	-	17,760	12,865	49,879	2,880	27,630	31,880	112,588	6,491	4,539	3,595	6,399	199,559
2018	-	18,128	-	3	-	39,951	-	73,576	-	10,137	-	-	-	-	17,760	12,865	49,879	2,138	20,069	31,880	105,303	5,418	4,539	2,956	6,399	192,826
2019	-	-	-	-	-	33,498	-	61,311	-	8,755	-	-	-	-	17,760	12,865	49,879	1,319	12,248	31,880	97,776	4,294	4,539	2,297	6,399	160,737
2020	-	-	-	-	-	26,566	-	48,567	-	7,306	-	-	-	-	17,760	12,865	49,879	448	4,133	31,880	89,968	3,137	4,539	1,604	6,399	109,373
2021	-	-	-	-	-	19,348	-	35,329	-	5,801	-	-	-	-	16,497	11,795	45,731	-	-	31,880	81,839	1,929	4,539	878	6,399	56,777
2022	-	-	-	-	-	11,847	-	21,564	-	4,230	-	-	-	-	13,904	9,620	37,295	-	-	29,924	73,372	654	4,539	254	6,399	15,078
2023	-	-	-	-	-	4,010	-	7,270	-	2,588	-	-	-	-	11,221	7,356	28,516	-	-	25,914	64,245	-	4,127	-	6,177	
2024	-	-	-	-	-	-	-	-	-	876	-	-	-	-	8,622	4,957	19,212	-	-	21,712	54,404	-	3,284	-	5,710	
2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,028	2,433	9,426	-	-	17,296	43,779	-	2,400	-	5,191	
2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,554	867	3,358	-	-	12,647	32,313	-	1,476	-	4,618	
2027	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,213	292	1,131	-	-	7,767	20,087	-	502	-	3,992	
2028	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,634	6,868	-	-	-	3,317	
2029	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,590	
2030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,873	
2031	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,165	
2032	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	398	
	6,036	1,985,038	789,336	550	598,752	687,742	897,302	1,213,012	111,290	148,656	18,755	491	12,963	19	246,627	172,976	670,621	36,018	377,644	450,505	1,439,553	53,434	59,422	31,204	102,187	1,631,777

Menomonee Valley - TID 53
Current Debt Service (as of 6/30/10)

Menomonee Valley - TID 53
Current Debt Service (as of 6/30/10)

TID 53
TOTAL
REQ

840
866
34,106
251,420
721,221
741,791
763,645
785,730
803,262
822,997
882,183
2,042,718
1,733,395
1,810,338
1,862,704
1,920,168
2,051,174
1,706,804
1,134,218
683,063
676,596
490,149
514,351
413,944
20,421
17,868
18,889
19,910
#####

Menomonee Valley - TID 53
Current Debt Service (as of 6/30/10)

TID 53

TOTAL
REQ

791
<u>791</u>
<u>39,524</u>
<u>314,349</u>
<u>656,930</u>
<u>769,827</u>
<u>747,729</u>
<u>780,718</u>
<u>876,019</u>
<u>937,678</u>
<u>914,539</u>
<u>878,123</u>
<u>837,566</u>
<u>767,963</u>
<u>678,719</u>
<u>593,827</u>
<u>505,557</u>
<u>414,425</u>
<u>318,742</u>
<u>228,678</u>
<u>161,426</u>
<u>118,777</u>
<u>86,552</u>
<u>58,833</u>
<u>34,985</u>
<u>12,819</u>
<u>2,590</u>
<u>1,873</u>
<u>1,165</u>
<u>398</u>
<u>#####</u>

Menomonee Valley - TID 53
Estimate of Future Debt Service

Current expenditures	\$21,658,769
Current capitalized interest	<u>1,447,655</u>
Total current expenditures	23,106,424
Current bond proceeds	<u>23,104,837</u>
Proceeds needed to fund current expenditures	1,587
Future expenditures (GOB funded)	
\$1.3M amendment	1,300,000
	-
Capitalized interest on additional proceeds @ 10%	<u>130,159</u>
Proceeds needed to complete plan	<u>\$ 1,431,746</u>
Annual debt service on additional proceeds @ 4.5% (17 yrs.)	<u>\$ 122,296</u>