

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

	Beginning District Value	Increase <sup>10</sup>	Ending District Value <sup>1</sup>	Incremental Value <sup>2</sup>	Tax Increment Revenue <sup>3</sup>	Land Sales Revenue	Other Revenue	Project Revenue	Current Debt Service	Future Debt Service	Payment to RACM	Cash Flow	Annual Carrv. Cost	Cumulative Carrv. 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	54,391	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	800,000		1,206,909	1,625,848			(418,939)	8,379	427,574	(427,318)	(1,878,994)
2012	79,045,500	(13,533,000)	65,512,500	60,760,200	1,931,623			1,931,623	1,681,581	122,974		127,068	(2,541)	425,032	129,609	(1,749,385)
2013	65,512,500	5,987,500	71,500,000	66,747,700	1,579,765			1,579,765	1,663,577	122,974		(206,786)	4,136	429,168	(210,921)	(1,960,306)
2014	71,500,000	(715,000)	70,785,000	66,032,700	1,735,440			1,735,440	1,646,879	122,974		(34,413)	688	429,856	(35,101)	(1,995,408)
2015	70,785,000	(707,850)	70,077,150	65,324,850	1,716,850			1,716,850	1,665,486	122,974		(71,610)	1,432	431,289	(73,042)	(2,068,450)
2016	70,077,150	(700,772)	69,376,379	64,624,079	1,698,446			1,698,446	2,743,928	122,974		(1,168,457)	23,369	454,658	(1,191,826)	(3,260,276)
2017	69,376,379	(693,764)	68,682,615	63,930,315	1,680,226			1,680,226	2,322,629	122,974		(765,378)	15,308	469,965	(780,685)	(4,040,961)
2018	68,682,615	(686,826)	67,995,789	63,243,489	1,662,188			1,662,188	2,314,717	122,974		(775,504)	15,510	485,475	(791,014)	(4,831,975)
2019	67,995,789	(679,958)	67,315,831	62,563,531	1,644,331			1,644,331	2,279,259	122,974		(757,903)	15,158	500,633	(773,061)	(5,605,036)
2020	67,315,831	(673,158)	66,642,672	61,890,372	1,626,652			1,626,652	2,245,731	122,974		(742,054)	14,841	515,475	(756,895)	(6,361,931)
2021	66,642,672	(666,427)	65,976,246	61,223,946	1,609,150			1,609,150	2,280,976	122,974		(794,800)	15,896	531,371	(810,696)	(7,172,627)
2022	65,976,246	(659,762)	65,316,483	60,564,183	1,591,823			1,591,823	1,770,472	122,974		(301,624)	6,032	537,403	(307,656)	(7,480,283)
2023	65,316,483	(653,165)	64,663,318	59,911,018	1,574,669			1,574,669	1,145,520	122,974		306,175	(6,123)	531,279	312,298	(7,167,985)
2024	64,663,318	(646,633)	64,016,685	59,264,385	1,557,686			1,557,686	652,042	122,974		782,670	(15,653)	515,626	798,324	(6,369,661)
2025	64,016,685	(640,167)	63,376,518	58,624,218	1,540,874			1,540,874	612,697	122,974		805,203	(16,104)	499,522	821,307	(5,548,355)
2026	63,376,518	(633,765)	62,742,753	57,990,453	1,524,230			1,524,230	398,459	122,974		1,002,797	(20,056)	479,466	1,022,853	(4,525,502)
2027	62,742,753	(627,428)	62,115,326	57,363,026	1,507,752			1,507,752	398,418	122,974		986,359	(19,727)	459,739	1,006,086	(3,519,416)
2028	62,115,326	(621,153)	61,494,172	56,741,872	1,491,439			1,491,439	296,050	122,974		1,072,414	(21,448)	438,291	1,093,862	(2,425,554)
2029	61,494,172	(614,942)	60,879,231	56,126,931	1,475,289			1,475,289				1,475,289	(29,506)	408,785	1,504,794	(920,759)
2030	60,879,231	(608,792)	60,270,438	55,518,138	1,459,300			1,459,300				1,459,300	(29,186)	379,599	1,488,486	567,727
					32,964,435	6,054,447	74,181	39,093,063	32,805,173	2,090,564	3,250,000	947,326			567,727	
<sup>1</sup>	Actual values (2004-2011) per the State website															
<sup>2</sup>	District value less base of \$4,752,300															
<sup>3</sup>	2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.56%															
<sup>4</sup>	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
<sup>5</sup>	Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100															
<sup>6</sup>	Palermo option \$31,766, Caleffi option \$100, Valtay parcel \$410,979															
<sup>7</sup>	Derse parcel \$952,693, Charter parcel \$1,125,429															
<sup>8</sup>	Palermo sale \$258,980, Ingeteam sale of \$921,002															
<sup>9</sup>	\$1.6M for all remaining parcels less \$800K in anticipated remediation expense															
<sup>10</sup>	2012: \$6,270,000 Ingeteam-structure value (114,000 sq. ft. x \$55 per sq. ft.)															
	\$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$4,000,000 Parcel 4-structure value (4 acre site)															
	\$14,257,500 subtotal															
	(\$27,790,500) reverse 1/2 of 2011 correction															
	(\$13,533,000) net decrease															
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	\$2,000,000 Parcel 5-structure value (2 acre site)															
	\$5,987,500 total increase															
	2014-2030: 1% annual decrease															
<sup>11</sup>	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															

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2004			4,752,300														
2005	4,752,300	337,600	5,089,900	337,600	-	1,049,969	<sup>4</sup>	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	<sup>5</sup>	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	<sup>6</sup>	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	<sup>7</sup>	-	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	<sup>11</sup> 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	<sup>8</sup>	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	800,000	<sup>9</sup>	1,206,909	1,625,848			(418,939)	8,379	427,574	(427,318)	(1,878,994)	
2012	79,045,500	(13,533,000)	65,512,500	60,760,200	1,931,623			1,931,623	1,681,581	122,974		127,068	(2,541)	425,032	129,609	(1,749,385)	
2013	65,512,500	5,987,500	71,500,000	66,747,700	1,579,765			1,579,765	1,663,577	122,974		(206,786)	4,136	429,168	(210,921)	(1,960,306)	
2014	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	1,646,879	122,974		(34,413)	688	429,856	(35,101)	(1,995,408)	
2015	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	1,665,486	122,974		(53,020)	1,060	430,917	(54,081)	(2,049,488)	
2016	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	2,743,928	122,974		(1,131,463)	22,629	453,546	(1,154,092)	(3,203,580)	
2017	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	2,322,629	122,974		(710,164)	14,203	467,749	(724,367)	(3,927,947)	
2018	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	2,314,717	122,974		(702,252)	14,045	481,794	(716,297)	(4,644,244)	
2019	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	2,279,259	122,974		(666,793)	13,336	495,130	(680,129)	(5,324,373)	
2020	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	2,245,731	122,974		(633,265)	12,665	507,796	(645,931)	(5,970,304)	
2021	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	2,280,976	122,974		(668,510)	13,370	521,166	(681,880)	(6,652,184)	
2022	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	1,770,472	122,974		(158,006)	3,160	524,326	(161,166)	(6,813,350)	
2023	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	1,145,520	122,974		466,946	(9,339)	514,987	476,285	(6,337,065)	
2024	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	652,042	122,974		960,424	(19,208)	495,778	979,632	(5,357,432)	
2025	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	612,697	122,974		999,769	(19,995)	475,783	1,019,764	(4,337,668)	
2026	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	398,459	122,974		1,214,007	(24,280)	451,503	1,238,287	(3,099,381)	
2027	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	398,418	122,974		1,214,047	(24,281)	427,222	1,238,328	(1,861,053)	
2028	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440	296,050	122,974		1,316,416	(26,328)	400,894	1,342,744	(518,309)	
2029	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440				1,735,440	(34,709)	366,185	1,770,149	1,251,840	
2030	71,500,000	-	71,500,000	66,747,700	1,735,440			1,735,440				1,735,440	(34,709)	331,476	1,770,149	3,021,990	
					35,370,575	6,054,447	74,181	41,499,203	32,805,173	2,090,564	3,250,000	3,353,466			3,021,990		
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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			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		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	800,000		1,206,909	1,625,848			(418,939)	8,379	427,574	(427,318)	(1,878,994)
2012	79,045,500	(13,533,000)	65,512,500	60,760,200	1,931,623			1,931,623	1,681,581	122,974		127,068	(2,541)	425,032	129,609	(1,749,385)
2013	65,512,500	5,987,500	71,500,000	66,747,700	1,579,765			1,579,765	1,663,577	122,974		(206,786)	4,136	429,168	(210,921)	(1,960,306)
2014	71,500,000	715,000	72,215,000	67,462,700	1,735,440			1,735,440	1,646,879	122,974		(34,413)	688	429,856	(35,101)	(1,995,408)
2015	72,215,000	722,150	72,937,150	68,184,850	1,754,030			1,754,030	1,665,486	122,974		(34,430)	689	430,545	(35,119)	(2,030,526)
2016	72,937,150	729,372	73,666,522	68,914,222	1,772,806			1,772,806	2,743,928	122,974		(1,094,097)	21,882	452,427	(1,115,979)	(3,146,505)
2017	73,666,522	736,665	74,403,187	69,650,887	1,791,770			1,791,770	2,322,629	122,974		(653,834)	13,077	465,504	(666,911)	(3,813,416)
2018	74,403,187	744,032	75,147,219	70,394,919	1,810,923			1,810,923	2,314,717	122,974		(626,769)	12,535	478,039	(639,304)	(4,452,720)
2019	75,147,219	751,472	75,898,691	71,146,391	1,830,268			1,830,268	2,279,259	122,974		(571,966)	11,439	489,478	(583,405)	(5,036,125)
2020	75,898,691	758,987	76,657,678	71,905,378	1,849,806			1,849,806	2,245,731	122,974		(518,899)	10,378	499,856	(529,277)	(5,565,402)
2021	76,657,678	766,577	77,424,254	72,671,954	1,869,540			1,869,540	2,280,976	122,974		(534,410)	10,688	510,545	(545,098)	(6,110,501)
2022	77,424,254	774,243	78,198,497	73,446,197	1,889,471			1,889,471	1,770,472	122,974		(3,975)	80	510,624	(4,055)	(6,114,556)
2023	78,198,497	781,985	78,980,482	74,228,182	1,909,601			1,909,601	1,145,520	122,974		641,107	(12,822)	497,802	653,929	(5,460,627)
2024	78,980,482	789,805	79,770,287	75,017,987	1,929,933			1,929,933	652,042	122,974		1,154,916	(23,098)	474,704	1,178,015	(4,282,612)
2025	79,770,287	797,703	80,567,990	75,815,690	1,950,468			1,950,468	612,697	122,974		1,214,796	(24,296)	450,408	1,239,092	(3,043,520)
2026	80,567,990	805,680	81,373,670	76,621,370	1,971,208			1,971,208	398,459	122,974		1,449,775	(28,995)	421,412	1,478,770	(1,564,749)
2027	81,373,670	813,737	82,187,406	77,435,106	1,992,156			1,992,156	398,418	122,974		1,470,763	(29,415)	391,997	1,500,178	(64,571)
2028	82,187,406	821,874	83,009,280	78,256,980	2,013,313			2,013,313	296,050	122,974		1,594,288	(31,886)	360,111	1,626,174	1,561,603
2029	83,009,280	830,093	83,839,373	79,087,073	2,034,681			2,034,681				2,034,681	(40,694)	319,417	2,075,375	3,636,978
2030	83,839,373	838,394	84,677,767	79,925,467	2,056,264			2,056,264				2,056,264	(41,125)	278,292	2,097,389	5,734,367
					38,029,769	6,054,447	74,181	44,158,397	32,805,173	2,090,564	3,250,000	6,012,659			5,734,367	
<sup>1</sup>	Actual values (2004-2011) per the State website															
<sup>2</sup>	District value less base of 4,752,300															
<sup>3</sup>	2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.56%															
<sup>4</sup>	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
<sup>5</sup>	Palermo option \$26,582, Badger parcel \$219,421, Caleffi parcel \$257,427, Caleffi option \$100															
<sup>6</sup>	Palermo option \$31,766, Caleffi option \$100, Valtay parcel \$410,979															
<sup>7</sup>	Derse parcel \$952,693, Charter parcel \$1,125,429															
<sup>8</sup>	Palermo sale \$258,980, Ingeteam sale of \$921,002															
<sup>9</sup>	\$1.6M for all remaining parcels less \$800K in anticipated remediation expense															
<sup>10</sup>	2012: \$6,270,000 Ingeteam-structure value (114,000 sq. ft. x \$55 per sq. ft.)															
	\$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$4,000,000 Parcel 4-structure value (4 acre site)															
	\$14,257,500 subtotal															
	(\$27,790,500) reverse 1/2 of 2011 correction															
	(\$13,533,000) net decrease															
	2013: \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$2,000,000 Parcel 5-structure value (2 acre site)															
	\$5,987,500 total increase															
	2014-2030: 1% annual increase															
<sup>11</sup>	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															

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

	Beginning District Value	Increase <sup>10</sup>	Ending District Value <sup>1</sup>	Incremental Value <sup>2</sup>	Tax Increment Revenue <sup>3</sup>	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 <sup>4</sup>		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 <sup>5</sup>		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 <sup>6</sup>		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 <sup>7</sup>		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							
2010	44,717,600	(24,779,100)	19,938,500	15,186,200	1,018,213	1,179,982 <sup>8</sup>	19,790	2,252,586	1,522,508		3,250,000	(4,104,035)	7,492	412,860	(4,111,527)	(2,175,418)
2011	19,938,500	59,107,000	79,045,500	74,293,200	406,909	800,000 <sup>9</sup>		1,206,909	1,625,848			730,078	6,335	419,195	723,743	(1,451,676)
2012	79,045,500	(13,533,000)	65,512,500	60,760,200	1,931,623			1,931,623	1,681,581	122,974		(418,939)	8,379	427,574	(427,318)	(1,878,994)
2013	65,512,500	5,987,500	71,500,000	66,747,700	1,579,765			1,579,765	1,663,577	122,974		(206,786)	4,136	429,168	(210,921)	(1,960,306)
2014	71,500,000	1,430,000	72,930,000	68,177,700	1,735,440			1,735,440	1,646,879	122,974		(34,413)	688	429,856	(35,101)	(1,995,408)
2015	72,930,000	1,458,600	74,388,600	69,636,300	1,772,620			1,772,620	1,665,486	122,974		(15,840)	317	430,173	(16,157)	(2,011,565)
2016	74,388,600	1,487,772	75,876,372	71,124,072	1,810,544			1,810,544	2,743,928	122,974		(1,056,359)	21,127	451,300	(1,077,486)	(3,089,051)
2017	75,876,372	1,517,527	77,393,899	72,641,599	1,849,226			1,849,226	2,322,629	122,974		(596,378)	11,928	463,228	(608,306)	(3,697,356)
2018	77,393,899	1,547,878	78,941,777	74,189,477	1,888,682			1,888,682	2,314,717	122,974		(549,010)	10,980	474,208	(559,990)	(4,257,347)
2019	78,941,777	1,578,836	80,520,613	75,768,313	1,928,926			1,928,926	2,279,259	122,974		(473,307)	9,466	483,674	(482,773)	(4,740,120)
2020	80,520,613	1,610,412	82,131,025	77,378,725	1,969,976			1,969,976	2,245,731	122,974		(398,729)	7,975	491,649	(406,704)	(5,146,824)
2021	82,131,025	1,642,621	83,773,646	79,021,346	2,011,847			2,011,847	2,280,976	122,974		(392,103)	7,842	499,941	(399,945)	(5,546,769)
2022	83,773,646	1,675,473	85,449,119	80,696,819	2,054,555			2,054,555	1,770,472	122,974		161,109	(3,222)	496,269	164,331	(5,382,438)
2023	85,449,119	1,708,982	87,158,101	82,405,801	2,098,117			2,098,117	1,145,520	122,974		829,623	(16,592)	479,676	846,216	(4,536,223)
2024	87,158,101	1,743,162	88,901,263	84,148,963	2,142,551			2,142,551	652,042	122,974		1,367,535	(27,351)	452,326	1,394,885	(3,141,337)
2025	88,901,263	1,778,025	90,679,288	85,926,988	2,187,873			2,187,873	612,697	122,974		1,452,202	(29,044)	423,282	1,481,246	(1,660,092)
2026	90,679,288	1,813,586	92,492,874	87,740,574	2,234,102			2,234,102	398,459	122,974		1,712,669	(34,253)	389,028	1,746,922	86,830
2027	92,492,874	1,849,857	94,342,732	89,590,432	2,281,255			2,281,255	398,418	122,974		1,759,862	(35,197)	353,831	1,795,059	1,881,890
2028	94,342,732	1,886,855	96,229,586	91,477,286	2,329,351			2,329,351	296,050	122,974		1,910,327	(38,207)	315,624	1,948,533	3,830,423
2029	96,229,586	1,924,592	98,154,178	93,401,878	2,378,409			2,378,409				2,378,409	(47,568)	268,056	2,425,978	6,256,400
2030	98,154,178	1,963,084	100,117,261	95,364,961	2,428,449			2,428,449				2,428,449	(48,569)	219,487	2,477,018	8,733,418
					40,970,015	6,054,447	74,181	47,098,643	32,805,173	2,090,564	3,250,000	8,952,905			8,733,418	
<sup>1</sup>	Actual values (2004-2011) per the State website															
<sup>2</sup>	District value less base of \$4,752,300															
<sup>3</sup>	2006-2010 revenue is actual, starting in 2011, tax rate assumed to be 2.56%															
<sup>4</sup>	Palermo parcel \$1,070,300 plus Palermo option \$26,582 less broker and title fees of \$46,915															
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<sup>8</sup>	Palermo sale \$258,980, Ingeteam sale of \$921,002															
<sup>9</sup>	\$1.6M for all remaining parcels less \$800K in anticipated remediation expense															
<sup>10</sup>	2012: \$6,270,000 Ingeteam-structure value (114,000 sq. ft. x \$55 per sq. ft.)															
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	2013: \$1,237,500 Parcel 1-structure value (45,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,100,000 Parcel 2-structure value (40,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$1,650,000 Parcel 3-structure value (60,000 sq. ft. x \$55 per sq. ft. x 1/2 year)															
	\$2,000,000 Parcel 5-structure value (2 acre site)															
	\$5,987,500 total increase															
	2014-2030: 2% annual increase															
<sup>11</sup>	Wisconsin Energies refunds as new customers were brought online, actuals through 12-31-10															

Menomonee Valley - TID 53  
Estimated Total Debt Service

Current debt service	32,805,173
Estimated future debt service	<u>2,090,564</u>
Total Estimated Debt Service	<u><u>34,895,737</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	862,203	1,625,848
2012	785,730	895,851	1,681,581
2013	803,261	860,315	1,663,577
2014	822,996	823,883	1,646,879
2015	882,183	783,303	1,665,486
2016	2,029,942	713,986	2,743,928
2017	1,696,794	625,835	2,322,629
2018	1,772,059	542,658	2,314,717
2019	1,823,082	456,178	2,279,259
2020	1,878,866	366,865	2,245,731
2021	2,007,858	273,118	2,280,976
2022	1,583,563	186,908	1,770,472
2023	1,020,314	125,206	1,145,520
2024	563,971	88,071	652,042
2025	551,031	61,666	612,697
2026	358,367	40,092	398,459
2027	375,695	22,724	398,418
2028	289,182	6,868	296,050
	<u>21,758,785</u>	<u>11,046,389</u>	<u>32,805,173</u>

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
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	2,888,914		
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 T5	TOTAL	
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	40688	REQ	
Principal Debt																						
Service Requirements																						
2005	840	-	-																			840
2006	866	-	-																			866
2007	878	-	-						33,228													34,106
2008	917	-	-				217,276		33,228													251,420
2009	942	-	-		209,889		363,635		146,756													721,221
2010	980	-	-		217,346		368,916		154,548													741,791
2011	1,018	-	-		225,335		374,951		162,340													763,645
2012	1,057	-	-	241	234,068		380,232		170,133													785,730
2013	1,095	-	-	331	241,297		443,604												11,781	105,153		803,261
2014	1,146	-	-	89	250,649		452,658												11,781	106,673		822,996
2015	-	-	-	209	260,002		461,711													141,000		882,183
2016	1,247	705,445	242,588	89	271,692		470,761												19,262	144,476	174,381	2,029,942
2017	1,311	715,282	254,090	172	-	147,169	-	231,462	-	-									19,262	148,821	179,225	1,696,794
2018	1,362	725,119	266,638	54	-	153,295	-	240,694	-	26,998									19,262	153,601	185,038	1,772,059
2019	1,438	734,956	279,186	-	-	159,421	-	249,926	-	28,308									19,262	159,250	191,335	1,823,082
2020	-	746,198	292,779	-	-	166,773	-	259,817	-	29,619									19,262	165,333	199,085	1,878,866
2021	-	757,440	307,418	-	-	172,899	-	269,709	-	30,602					53,740	42,790	165,940				207,320	2,007,858
2022	-	281,058	322,057	-	-	180,113	-	280,919	-	32,240					55,427	44,222	171,488				216,039	1,583,563
2023	-	-	-	-	-	188,689	-	290,811	-	33,419					55,186	46,333	179,663				226,211	1,020,314
2024	-	-	-	-	-	-	-	-	-	35,058					49,885	49,651	192,510				236,868	563,971
2025	-	-	-	-	-	-	-	-	-	-					52,295	51,310	198,934				248,493	551,031
2026	-	-	-	-	-	-	-	-	-	-					42,173	11,310	43,797				261,087	358,367
2027	-	-	-	-	-	-	-	-	-	-					44,101	11,687	45,256				274,650	375,695
2028	-	-	-	-	-	-	-	-	-	-					-	-	-				289,182	289,182
	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	-	-	-	-	352,808	257,303	997,589	139,133	1,124,307	2,888,914	21,758,785	

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
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	2,888,914		
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 T5	TOTAL	
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	40688	REQ	

Interest Debt

Service Requirements

2003	791																					791
2004	791																					791
2005	761	-	38,749	14																		39,524
2006	689	164,588	98,238	58	33,252	17,524																314,349
2007	646	233,274	98,238	58	92,797	48,904	101,827	59,512	21,674	-												656,930
2008	602	233,274	98,238	58	92,797	48,904	151,509	91,167	29,941	11,653	11,684	-										769,827
2009	556	233,274	98,238	58	87,550	48,904	139,528	91,167	25,686	10,812	5,299	267	6,390	-								747,729
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			780,718
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	52,608		862,203
2012	409	233,274	98,238	58	54,317	48,904	92,795	91,167	3,871	10,812	-	-	-	-	17,760	12,865	49,879	4,935	55,164	121,404		895,851
2013	356	233,274	98,238	46	42,432	48,904	75,288	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	4,829	53,061	121,404		860,315
2014	302	233,274	98,238	29	30,134	48,904	56,243	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	4,581	48,291	121,404		823,883
2015	256	233,274	98,238	26	17,368	48,904	35,081	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	4,170	42,099	121,404		783,303
2016	256	215,638	92,173	16	5,434	48,904	11,769	91,167	-	10,812	-	-	-	-	17,760	12,865	49,879	3,563	34,962	118,788		713,986
2017	193	180,120	79,756	11	-	45,961	-	85,380	-	10,812	-	-	-	-	17,760	12,865	49,879	2,880	27,630	112,588		625,835
2018	128	144,110	66,738	3	-	39,951	-	73,576	-	10,137	-	-	-	-	17,760	12,865	49,879	2,138	20,069	105,303		542,658
2019	67	107,609	53,092	-	-	33,498	-	61,311	-	8,755	-	-	-	-	17,760	12,865	49,879	1,319	12,248	97,775		456,178
2020	-	70,580	38,793	-	-	26,566	-	48,567	-	7,306	-	-	-	-	17,760	12,865	49,879	448	4,133	89,967		366,865
2021	-	32,989	23,788	-	-	19,348	-	35,329	-	5,801	-	-	-	-	16,497	11,795	45,731			81,839		273,118
2022	-	7,027	8,051	-	-	11,847	-	21,564	-	4,230	-	-	-	-	13,904	9,620	37,295			73,372		186,908
2023	-	-	-	-	-	4,010	-	7,270	-	2,588	-	-	-	-	11,221	7,356	28,516			64,244		125,206
2024	-	-	-	-	-	-	-	-	-	876	-	-	-	-	8,622	4,957	19,212			54,403		88,071
2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,028	2,433	9,426			43,779		61,666
2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,554	867	3,358			32,313		40,092
2027	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,213	292	1,131			20,087		22,724
2028	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			6,868		6,868
	7,772	3,022,129	1,383,520	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	1,439,548		11,046,389



Menomonee Valley - TID 53  
Estimate of Future Debt Service

Project Plan Budget	21,800,000	
Current capitalized interest	<u>1,447,655</u>	
Approps. necessary for project plan		23,247,655
Current bond proceeds		<u>21,938,851</u>
Proceeds needed to complete project plan		1,308,804
Cap. Int. on addtl. proceeds @ 10%		<u>130,880</u>
Proceeds needed to complete plan		<u><u>1,439,684</u></u>
Annual debt service on add'l proceeds @ 4.5% (17 yrs.)		<u><u>122,974</u></u>