

	MXD Aspirational	MXD Medium	MXD Light	Office Heavy Aspirational	Office Heavy Medium	Office Heavy Light
Product Mix						
Residential (units)	1,200	800	700	600	525	400
Office (square footage)	784,080	348,480	261,360	1,715,175	762,300	571,725
Retail (square footage)	75,000	50,000	30,000	75,000	50,000	30,000
Hotel (rooms)	250	125	-	-	-	-
Total Certified Construction Costs (CCC)	\$615,826,000	\$343,506,000	\$254,942,000	\$717,931,875	\$383,497,500	\$286,810,625
Baseline Improvement Value (BIV)	\$216,000,000	\$216,000,000	\$216,000,000	\$216,000,000	\$216,000,000	\$216,000,000
Value Created Over Baseline (VCOB)	\$399,826,000	\$127,506,000	\$38,942,000	\$501,931,875	\$167,497,500	\$70,810,625
Estimated Year 1 Ad Valorem Tax Revenue to the TOA (Improvement Value only, does not include Tax Revenue from Land Value)						
Based on CCC	\$3,593,345	\$2,004,358	\$1,487,587	\$4,189,132	\$2,237,708	\$1,673,540
Based on BIV	\$1,260,360	\$1,260,360	\$1,260,360	\$1,260,360	\$1,260,360	\$1,260,360
TOA Revenue Over Baseline	\$2,332,985	\$743,998	\$227,227	\$2,928,772	\$977,348	\$413,180
Success Fee % on VCOB	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%
Success Fee Paid to C&W	\$1,199,478	\$382,518	\$116,826	\$1,505,796	\$502,493	\$212,432

FEE ASSUMING SALE OF PROPERTIES						
Transaction Fee	\$426,306	\$426,306	\$426,306	\$426,306	\$426,306	\$426,306
Success Fee	\$1,199,478	\$382,518	\$116,826	\$1,505,796	\$502,493	\$212,432
Total Paid to C&W	\$1,625,784	\$808,824	\$543,132	\$1,932,102	\$928,798	\$638,738

FEE ASSUMING GROUND LEASE						
Transaction Fee	\$515,127	\$515,127	\$515,127	\$515,127	\$515,127	\$515,127
Success Fee	\$1,199,478	\$382,518	\$116,826	\$1,505,796	\$502,493	\$212,432
Total Paid to C&W	\$1,714,605	\$897,645	\$631,953	\$2,020,923	\$1,017,620	\$727,559