

TABLE 3 - TRUST ASSET GROWTH OVER TIME

EXCLUDES VALUE OF APARTMENTS OR LAND DEDICATIONS

Assumptions

Ratio of Trust to Market	27.50%	Total Market Rate	888
Average Trust Contribution	\$44,531		
Average Annual Return from Time	16.24%		
Average Housing Value Increase	5.00%		
Years to Build Out	7		

All Funds Loaned out. All costs covered by loan fees

Chart ignores value to community of Rental Units and Dwellings on Dedicated Land

Yr	Mkt Unit	Trus Units	Total Per Yr	Cum Trust	Trust Unit Funds	Cumulative Trust Contrib	Interest Earned	Cumulative Interest Inc	Yr	Cumulative Trust Assets	PV Each Year	Yr	Cum PV
6	127	35	162	35	1,553,483	1,553,483	126,138	126,138	06	1,679,620	1,593,918	06	1,593,918
7	127	35	162	70	1,553,483	3,106,965	252,275	378,413	07	3,485,379	1,708,329	07	3,302,247
8	127	35	162	105	1,553,483	4,660,448	504,551	882,964	08	5,543,412	1,829,241	08	5,131,488
9	127	35	162	140	1,553,483	6,213,931	756,826	1,639,790	09	7,853,721	1,923,124	09	7,054,612
10	127	35	162	174	1,553,483	7,767,414	1,009,102	2,648,892	10	10,416,306	1,995,334	10	9,049,946
11	127	35	162	209	1,553,483	9,320,896	1,261,377	3,910,270	11	13,231,166	2,050,068	11	11,100,014
12	127	35	162	244	1,553,483	10,874,379	1,513,653	5,423,922	12	16,298,301	2,090,639	12	13,190,653
13	0	0.0	0	244	0	10,874,379	1,765,928	7,189,850	13	18,064,230	968,959	13	14,159,612
14	0	0.0	0	244	0	10,874,379	1,765,928	8,955,779	14	19,830,158	900,984	14	15,060,596
15	0	0.0		244	0	10,874,379	1,765,928	10,721,707	15	21,596,086	839,918	15	15,900,514
16	0	0		244	0	10,874,379	1,765,928	12,487,635	16	23,362,014	784,857	16	16,685,371
17	0	0		244	0	10,874,379	1,765,928	14,253,563	17	25,127,942	735,038	17	17,420,409
18	0	0		244	0	10,874,379	1,765,928	16,019,491	18	26,893,870	689,816	18	18,110,224
19	0	0		244	0	10,874,379	1,765,928	17,785,419	19	28,659,799	648,642	19	18,758,867
20	0	0		244	0	10,874,379	1,765,928	19,551,348	20	30,425,727	611,048	20	19,369,914
21	0	0		244	0	10,874,379	1,765,928	21,317,276	21	32,191,655	576,630	21	19,946,544
22	0	0		244	0	10,874,379	1,765,928	23,083,204	22	33,957,583	545,040	22	20,491,584
23	0	0		244	0	10,874,379	1,765,928	24,849,132	23	35,723,511	515,976	23	21,007,560
24	0	0		244	0	10,874,379	1,765,928	26,615,060	24	37,489,439	489,177	24	21,496,736
25	0	0		244	0	10,874,379	1,765,928	28,380,988	25	39,255,368	464,412	25	21,961,149
26	0	0		244	0	10,874,379	1,765,928	30,146,917	26	41,021,296	441,482	26	22,402,631
888	244	1132									22,402,631		

