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March 15, 2017

Via Electronic Mail

Micah Runner, Director Janice Miller, Deputy Director Economic Development Department CITY OF STOCKTON 400 E. Main Street, 4th Floor Stockton, CA 95202

FEASIBILITY STUDY FINDINGS

ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) COMMUNITY REVITALIZATION INVESTMENT AUTHORITY (CRIA)

Dear Mr. Runner and Ms. Miller:

In May 2016, the City of Stockton proposed a five-year, \$549 million capital improvement and maintenance program ("CIP") to address street, storm drain, water, recreation/open space, public safety facilities projects needed in the near term throughout the 64.8 square mile city. The proposed CIP could not identify funding sources for \$253 million (46 percent) of the projects.

When invested strategically, capital improvements can be a significant way to leverage public investment to capture long term economic benefits in terms of new development, maintaining a quality of life and sustaining economic activity. Not surprisingly, the February 2015 Economic Development Strategic Plan priorities the alignment of future infrastructure investments to areas where economic activity can be unleased.

With these public investment needs, the Economic Development Department requested RSG to prepare this study to evaluate whether two newer financing tools: Enhanced Infrastructure Financing Districts (EIFD) and Community Revitalization Investment Areas (CRIA) are feasible in select areas of the City. Either an EIFD or CRIA are financed with property tax increment revenues contributed from consenting cities, counties, and special districts; while a far cry fiscally from the benefits of redevelopment tax increment revenue, we project Stockton could see **over \$79 million in new capital resources** to fund improvements in the greater downtown area, the Port of Stockton and the Airport/Industrial areas of the community.

This letter presents our approach, methodology, assumptions, findings and recommendations for proceeding with the preparation of financing plans for City Council consideration in approximately 12 months.

FISCAL HEALTH ECONOMIC DEVELOPMENT REAL ESTATE, HOUSING AND HEALTHY COMMUNITIES

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ABOUT EIFDS AND CRIAS

EIFDs (Title 5, Division 2, Part 1, Chapter 2.99 of the California Government Code) and CRIAs (Title 6, Division 4 of the California Government Code) are smaller versions of tax increment financing districts that were prolific in Stockton and California prior to dissolution of redevelopment in 2012. While there are important differences in the use, governance, and scope of these tools, the both generally share these key traits:

- Tax increment financing created by <u>consenting</u> cities, counties and/or special districts. School agencies (school districts, community college districts, offices of education) cannot participate by law.
- Property taxes are annually prioritized to first meet a redevelopment successor agency's enforceable obligations before any tax increment revenue can be available to an EIFD or CRIA.
- The formation process generally entails an agency consenting to participate, preparation of a financing plan, and at least one public hearing.
- Tax increment revenues may be used to fund capital projects, including land acquisition in some cases, but may not be used on maintenance, operations or municipal services.
- Though not a body of the local government, participating agencies have most the seats on the governing body and must appoint at least two public members. The most likely scenario is a five-member board with 3 representatives from the consenting taxing agency(ies) and 2 public members.

Despite these similarities, EIFDs differ from CRIAs in that the former are largely an infrastructure financing tool which conceptually can be used to fund improvements anywhere, even outside their boundaries. CRIAs on the other hand are intended to avail blighted or disadvantaged communities to not only tax increment financing, but affordable housing and other community development tools. See **Figure 6** for a summary of some of the key differences between EIFDs and CRIAs

By not having mandatory participation as well as the prohibition on school agency participation, EIFDs and CRIAs are much less of a financial engine compared to redevelopment. Under the latter tool, many local governments were attracted to the potential of gaining control over far more property taxes than what they would otherwise collect in their general fund alone. This is not the case with an EIFD or CRIA; these newer tools allow for the diversion of a consenting districts future property taxes only and therefore have a limited potential, especially when considering startup costs (which can exceed \$500,000), ongoing operating costs (\$100-250k annually) and competing needs for general fund dollars in many cities.

A feasibility study can inform decision makers with estimates of the financial potential of specific areas in context of these costs and considerations.



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APPROACH

The objectives of this study were to:

- 1) Evaluate areas eligible and qualified to be a CRIA
- 2) Estimate the potential tax increment revenues for these and other areas designated by staff and advise on their suitability for either an EIFD or CRIA
- 3) Describe appropriate uses of EIFD and CRIA funds
- 4) Provide recommendation regarding EIFDs and CRIAs within Stockton

Staff identified four general areas, based on a combination of large-scale development potential (necessary to generate tax increment revenue in many cases), existing economic development needs and current strategic priorities. See **Figure 7** for the boundaries of the initial study areas.

METHODOLOGY

Beginning June 2016, RSG undertook this engagement iteratively, working on this project in four phases:

Phase I: Assess Financing Goals and Potential Boundaries

First, RSG collected background material from the City, County, and other sources necessary to conduct our work, including parcel-level GIS data identifying assessed values, land use, crime, median household incomes and other data. The initial goal was to preliminarily screen what parts of the City's study areas met the socioeconomic requirements of a CRIA as well as get a sense of what might be the approximate amount of tax increment revenues if formed as an EIFD or CRIA. This led to some refinement of the boundaries, consolidating some areas for efficiency and more focused study.

Phase II: Socioeconomic Conditions Analysis

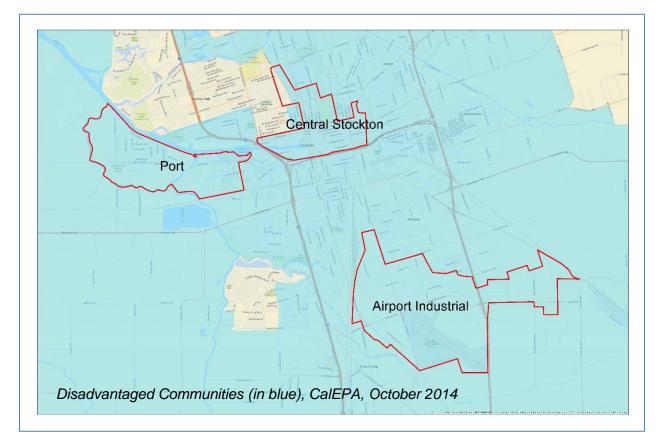
Next, RSG conducted more detailed analysis of the study areas by a census tract and blockgroup level socioeconomic analysis to evaluate tracts or blocks that met the qualifications to be included in a CRIA. At the time this analysis was performed, prior to AB 2492 becoming law, at least 80 percent of a CRIA must have a combination of household incomes below 80 percent of the state average, unemployment rates at least 3 percentage points above the state average, crimes rates at least 5 percent higher than the state average crime rate and other physical conditions.

In September 2016, the Governor signed AB 2492 into law, which was the first amendment to the CRIA statutes. Among the changes included a broadening of how areas could qualify for a CRIA,



including allowing comparisons to county and city, and not just state, standards, but more importantly for Stockton, allowing CalEPA designated "Disadvantaged Communities" (as defined by California Health and Safety Code Section 39711) to qualify even without these physical or economic conditions present. As it turns out, the entire City of Stockton as well as much of the surrounding unincorporated community, lies within a disadvantaged community. Disadvantaged communities were identified by CalEPA to channel the state's use of cap-and-trade funds into areas where a combination of poverty and environmental conditions were concentrated.

Figure 1 shows the boundaries of the local area designated by CalEPA in October 2014 as a disadvantaged community. Based on this designation, the virtually all of City limits could qualify as a CRIA, thereby eliminating the need to have any further consideration of the socioeconomic conditions with the exception of the west side of Pacific Avenue. Because CRIAs explicitly limit the investment of tax increment within the district boundaries and towards affordable housing programs which must receive at least 25 percent of the tax increment revenue, only the greater downtown Stockton area was considered as a viable candidate due to the existing and planned land uses.







At this stage, staff directed RSG to remove a large undeveloped section of the City (the proposed "Sanctuary" master planned community in northwest Stockton) from further consideration since the timeline for future development was less certain and such tools may not be needed for its development. This left three areas for the financial feasibility evaluation:

- Central Stockton CRIA, including portions of downtown, the north shore of the Stockton Channel and Miracle Mile district (see map on **Figure 8**);
- Port of Stockton EIFD, as shown on Figure 9; and
- Airport Industrial EIFD, as shown on Figure 10.

Phase III: Tax Increment Financing Analysis

RSG prepared a series of forecasts incorporating 2016-17 net secured assessed values historical assessed valuation trends, and major development activity anticipated within the next 10 years. The forecasts were prepared to contrast EIFD and CRIA tax increment, because the latter financing requires an annual set-aside of 25 percent for affordable housing.

Due to the long (45 year) horizon of the forecasts, RSG translated the annual cash flow projections to a net present value and approximated the first year in which a \$5 million bond could be issued. Both the net present value and initial bond year are important considerations as they provide context to the overall viability of these tools as compared to the present needs. For example, if a bond could not be issued for 20 years, that may be too long of a wait for policy-makers.

Phase IV: Review Findings and Recommendations with Staff

Finally, RSG summarized our findings and recommendations into a final presentation deck that was presented in draft form to the Department on December 13, 2016 and subsequently refined based on staff feedback.

RSG identified next steps for proceeding with executive- and legislative-level discussions within the City as well as the County of San Joaquin, and outlined a process under applicable law to process the formation of these new tax increment tools.

ASSUMPTIONS

RSG's assumptions on the financial feasibility entailed annualized growth rate in secured assessed values, new development, and discount rates to estimate the net present value of projected cash flows. These assumptions are detailed below

<u>Growth Rate</u> Assessed values historically have increased differently in various parts of the City. RSG considered trends going back several years and opted to anticipate a **3 percent annual growth rate** in net secured assessed values for the term of the forecast.



RSG

New Development	In collaboration with the Department, RSG identified development potential in each of the three study areas. These projects were not exhaustive and the timing may well differ for several reasons, but for each of the areas, we included the following:
	Central Stockton: \$258 million of new development
	 20,000 square feet of new commercial development opening in 2021 and 2022 300 units of medium-density residential along the north shore area between 2024 and 2026 500 units of medium-density residential in downtown
	Port of Stockton: \$82 million of new development
	 700,000 square feet of new industrial and warehouse development opening in 2020 and 2025
	Airport Industrial: \$198 million of new development
	 1.6 million square feet of new industrial and warehouse development opening in 2019 and 2027
Discount Rate	RSG assumed a 5.0 discount rate, roughly equivalent interest rate on a 25-year taxable, tax allocation bond as of the time of this report.
Other Assumptions	As mentioned on page 3, an EIFD or CRIA may not collect tax increment revenue until preexisting successor agency enforceable obligations are paid (Gov't Code Sections 533398.75(b) and 62005(f)). At present, RSG understands that the Stockton Successor Agency has ample cash to meet its current annual obligations and the County Auditor-Controller disburses residual RPTTF (redevelopment property tax trust funds) to the affected taxing agencies, thereby signaling that existing obligations may not be impaired by formation of these new district(s). However, this may change due to unsettled litigation, reductions in assessed values funding the RPTTF, and other factors.
	Finally, RSG made preliminary assumptions as to the level of contribution by the City (and in some cases, the County) towards these districts. Other than a school entity, any taxing entity may participate in the district and has the discretion to set their level of financial participation.

Such participation may come in the form of a percentage of their share of future tax increment revenue. In consultation with the City, we arrived at the assumptions in **Figure 2**:

District	City	County	Others
Central Stockton CRIA	50%	25%	0%
Port of Stockton EIFD	50%	0%	0%
Airport Industrial EIFD	50%	50%	0%

Figure 2: Assumed Share of Future Tax Increment Contributed

We assumed the City would only share future tax increment revenues with the districts. With an EIFD, Gov't Code Section 53398.75(d) allows taxing agencies to contribute some of their residual RPTTF disbursed by the County Auditor-Controller; these distributions can be especially useful in the initial years of implementation when tax increment revenue is just beginning to grow, or for startup loans to the district.

We believe the County may be one additional viable participant in an EIFD or CRIA, based on their share of the property tax levy. No other taxing agencies have a significant share of the property tax levy, as shown in the graphic in **Figure 3** summarizing the weighted average general levy among taxing agencies citywide. (Note, the shares vary by area within the city and this summary may not reflect how the property taxes are divided in each area of the city.)



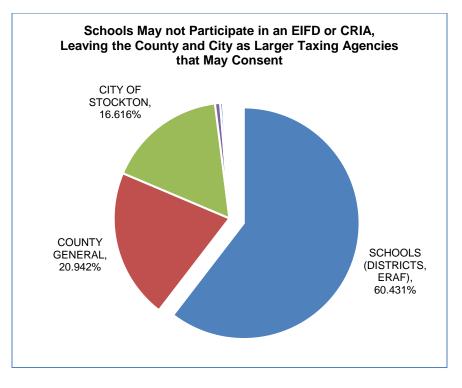


Figure 3: 2016-17 Average Property Tax Shares by Agency

FINDINGS

When looking at the feasibility of an EIFD or CRIA, the City should consider the legal requirements (eligibility as well as qualifications), financial implications, and policy objectives. Our findings focus on the first two of these, to inform the City's policy considerations.

Eligibility

Prior to initiation of formation of an EIFD or CRIA, certain affairs of the Stockton Successor Agency MUST be resolved to be eligible for proceeding with an EIFD or CRIA.

To be eligible to form an EIFD or CRIA, the law establishes specific requirements pertaining to any properties within former redevelopment project areas. Among the study areas, the Port and Central Stockton are largely comprised of former redevelopment territory (Port Industrial and Merged Midtown, respectively).

At the Airport Industrial Study Area, only a small portion north of Duck Creek lies within a redevelopment project area (Merged South Stockton), which could be eliminated from the EIFD or CRIA boundaries if the City wished to proceed without this eligibility requirement.

See Figure 4 below for a summary of the current Stockton Successor Agency requirements.



Figure 4: EIFD and CRIA Eligibility Findings

Applicable Gov'	t Code Eligibility Requirement (EIFD / CRIA) ¹	Conclusion
53398.54(a) or 62001(b)(3)(A)	Successor Agency received Finding of Completion	Completed October 2014
53398.54(b) or 62001(b)(3)(B)	City finds or certifies to DOF and EIFD Authority that no former redevelopment assets subject to litigation involving the state have been or will be used to benefit efforts of the EIFD.	Complied , Staff Not Aware of Any Such Litigation
53398.54(c)	State Controller review of successor agency completed	Completed August 2013
53398.54(d) or 62001(b)(3)(C)	Successor agency and city complied with State Controller findings and orders stemming from review	Review Findings Disputed by City

Staff is not certain if the City and Successor Agency have complied with the findings of the August 2013 State Controller audit of the former redevelopment agency. If Stockton cannot yet meet these requirements, it cannot initiate the process to start an EIFD, but it may be able to proceed to create a CRIA, as the law is more lenient in this regard. Until these successor agency matters are concluded, any CRIA could not become effective².

Qualifications

The study areas are qualified for inclusion into an EIFD or CRIA provided the eligibility issues are addressed.

Presuming that the successor agency matters could be resolved prior to commencement of formation of an EIFD, nothing further is needed to qualify to form an EIFD. The City would simply proceed with the process to negotiate with the taxing agencies their consent and participation.

Under a CRIA, the study areas lie within CalEPA's October 2014 disadvantaged communities (as is the entire City limits and most surrounding unincorporated areas). Under Gov't Code Section 62001(e)(2), such disadvantaged communities automatically are qualified to be placed into a CRIA without having to demonstrate the socioeconomic ("blight") requirements in the law. See **Figure 1** for a map depicting the boundaries of the local disadvantaged community.

² See Gov't Code Section 62001(b)(3)



¹ The law establishes slightly different processes for making these determinations during the formation process of the district, but the outcomes are summarized here.

Fiscal Feasibility

Based on the assumptions outlined on page 6, RSG projects that the Study Areas would collectively generate **\$79.2** million in new capital investment. Projections for each study area are summarized in **Figure 5** below and shown on the accompanying tables.

Area	See Figure	Cumulative Revenues (45 Years)	Net Present Value (5.0%)	Less: 25% Share to CRIA Housing Set Aside
Central Stockton CRIA	Figure 11	\$86.1m	\$21.8m	\$5.5m
Port of Stockton EIFD	Figure 12	\$35.5m	\$8.7m	
Airport Industrial EIFD ³	Figure 13	\$199.0m	\$48.7m	
TOTAL ALL STUDY AREAS		\$320.6m	\$79.2m	\$5.5m

Figure 5: Tax Increment Revenue Forecast Summary

The projections <u>do not</u> factor in the following potential costs:

- 1. **One-Time Startup Costs \$500,000**: Startup costs to create the CRIA or EIFD, which can vary, include consultants, legal, environmental review, engineering, and staff time. RSG estimates approximately \$500,000 for creation of one of these districts, which may be advanced by the City and repaid by the district upon formation.
- 2. Annual Operational Costs \$100,000-\$250,000: Both EIFDs and CRIAs have specific administrative responsibilities associated with their operation, as well as incidental costs associated with project implementation that are particularly prevalent in a CRIA which affords several redevelopment tools to the revitalization authority. Each city may decide how to staff and operate these districts; the City could economize costs using existing staff and the districts limited exclusively as a financing tool for example.

CRIAs have periodic reporting activities stipulated in the law, including:

- a. Annually reviewing the revitalization plan and preparing an independent financial audit (Gov't Code Section 62006(a)),
- Annually adopting an annual report, including but not limited to providing notice of its availability to each property owner before June 30 of each year (Gov't Code Section 62006(b)),

³ Assumes County also participates at 50 percent of their share of future property taxes within the district.



- c. Every five years, after receiving a cumulative total of \$1 million in tax increment revenues, prepare an independent audit of the authority's compliance with affordable housing requirements,
- d. Every ten years, conduct a protest public hearing regarding the continued implementation of the plan, which may lead to the ultimate termination of the plan and wind-down of authority duties.



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RECOMMENDATIONS

Based on the forgoing, RSG offers the following recommendations:

- 1. Airport Area: Proceed with joint City/County EIFD, eliminating area north of Duck Creek
 - a. Engage City management, elected officials, and County in discussions to identify projects and terms for consent.
 - b. Proceed with formation activities, including preparation of an Infrastructure Financing Plan and related documents.
- 2. Central Stockton: Proceed with joint City/County CRIA once October 2014 State Controller Audit of Successor Agency is resolved
 - a. Evaluate possible options for challenging State Controller erroneous findings or structuring a shared contribution from consenting agencies for the \$1.2m claim.
 - b. Engage City management, elected officials, and County in discussions to identify projects and terms for consent.
 - c. Proceed with formation activities, including preparation of an Infrastructure Financing Plan and related documents.
- 3. Monitor pertinent legislation that may make these tools more effective. As of the date of this report, the State Legislature are considering a handful of EIFD and/or CRIA reform bills including <u>SB 711 (Hill)</u> that proposes to allow cities or counties to recapture their share of the ERAF shift into these districts. This could substantially increase revenues if this ambitious League-backed bill is approved.

Sincerely,

Jim Simon, Principal



	EIFD	CRIA
	EIFU	UKIA
Boundary Restrictions	None	Must meet socioeconomic and physical conditions
Time Limit to Incur Debt	None	30 years from district formation
Financial Limits	Must place TI collection limit in Plan. Bond limit depends on bonding capacity.	Not specified in law.
Taxing Agency Participation	Must adopt resolution opting in prior to Plan adoption	May adopt resolution opting in at any time. May opt out at any time with 60-day notice.
Land Conveyance	Not permitted	Permitted
Private Building Construction/Rehab	Yes, for industrial or affordable housing only	Yes, may make rehabilitation loans/grants to property owners.
Business Assistance	None	May assist businesses in connection to industrial or manufacturing facilities. May not assist big box retailers or auto dealerships on undeveloped land, or any gambling/gaming businesses.
Eminent Domain Authority	Only for environmental remediation funded by District	Powers similar to former RDA (12 year limit)
Public Vote	Election required to issue bonds (55% majority)	Subject to protest vote (similar to LAFCo process) at public hearing for adoption, and every 10 years
Housing Set-Aside	None	25% set-aside requirement
Reporting Requirements	Financial audit required every 2 years after issuing debt	Annual financial audit Annual report adopted at noticed public hearing Noticed public hearing required every 10 years to continue or terminate plan Affordable housing compliance audit every 5 years

Figure 7: Original Study Area

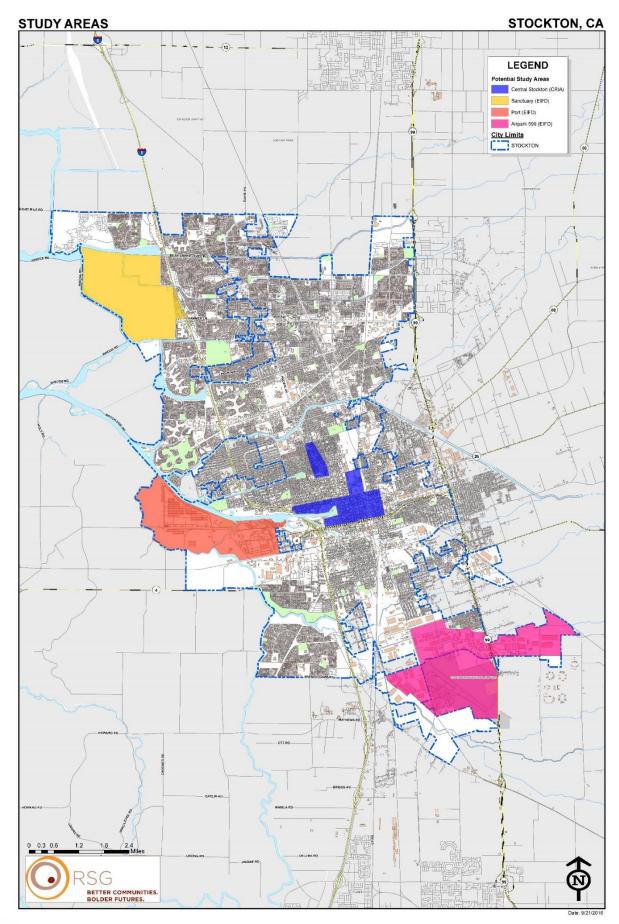
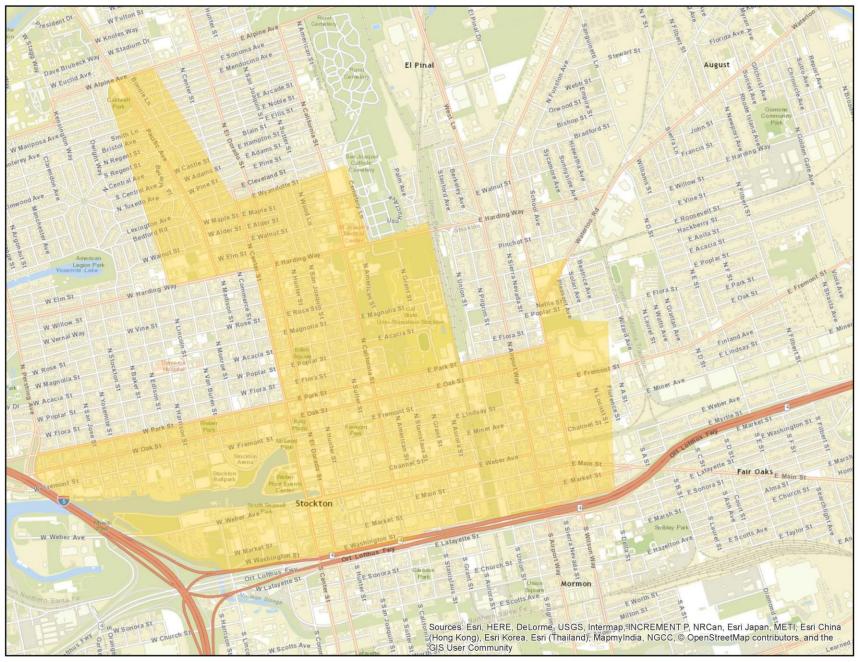
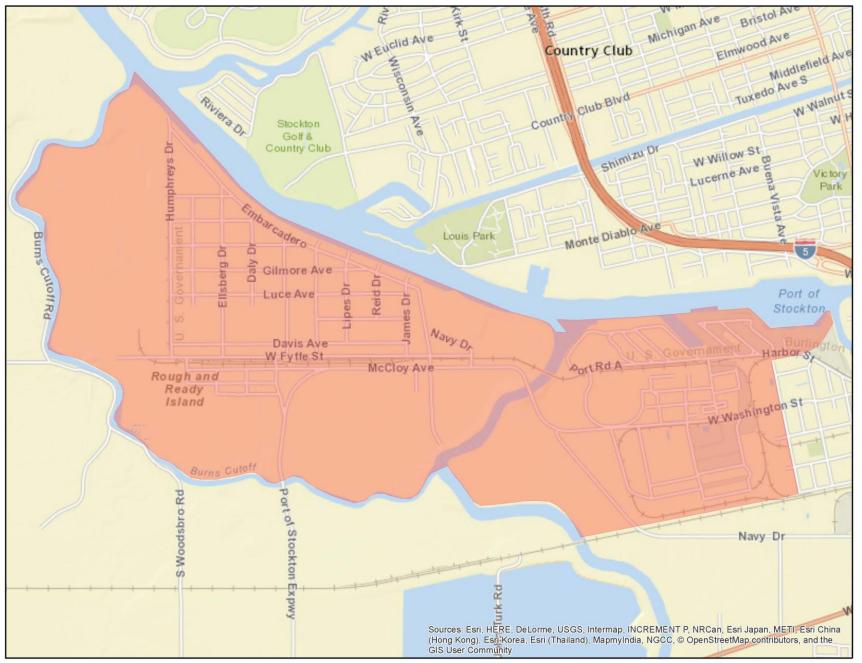


Figure 8: Central Stockton Study Area





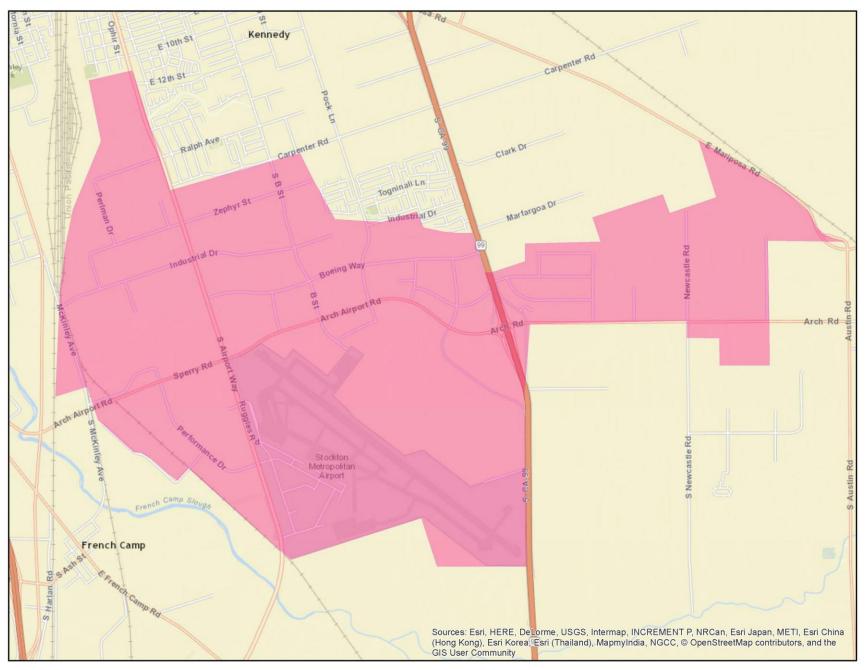


Figure 11: Central Stockton EIFD and CRIA Projections

TABLE 1: CENTRAL STOCKTON WITH 50% FROM CITY & 25% FROM COUNTY PROJECTIONS OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) OR COMMUNITY REVITALIZATION INVESTMENT AREA (CRIA) TAX INCRMENT REVENUE

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1 ; 2 ; 4 1, 5 1, 6 1, 7 1, 8 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1, 18 1, 18 1,	865,296,133 891,255,017 948,652,558 1,008,385,224 1,072,565,239 1,139,349,224 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	29,766,884 30,362,222 32,940,251 33,599,056 32,220,633 32,865,046 33,522,347	\$ 25,202,800 80,928,568 138,921,448 201,232,142 266,070,962 331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	865,296,133 921,021,901 979,014,781 1,041,325,475 1,106,164,295 1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	 \$ 1,468,302 1,468,302 	\$ 22,025 70,723 121,402 175,855 232,517 289,675 349,110 410,903 475,135 511,414	1,539,025 1,589,705 1,644,157 1,700,820 1,757,977 1,817,412 1,879,205 1,943,438	\$ 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299	\$ 38,302 \$ 122,990 211,125 305,821 404,359 503,759 607,119 714,580 826,283	1,825,290 1,913,424 2,008,120 2,106,658 2,206,058 2,309,419 2,416,879 2,528,583	\$ 34,792 111,720 191,777 277,795 367,304 457,594 551,483 649,096 750,563	\$ 8,698 27,930 47,944 69,449 91,826 114,399 137,871 162,274 187,641 201,968	\$ 26,094 83,790 143,833 208,347 275,478 343,196 413,612 486,822 562,922 605,904
1 ; 2 ; 4 1, 5 1, 6 1, 7 1, 8 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1, 18 1, 18 1,	865,296,133 891,255,017 948,652,558 1,008,385,224 1,072,565,239 1,139,349,224 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	29,766,884 30,362,222 32,940,251 33,599,056 32,220,633 32,865,046 33,522,347	\$ 25,202,800 80,928,568 138,921,448 201,232,142 266,070,962 331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	865,296,133 921,021,901 979,014,781 1,041,325,475 1,106,164,295 1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	70,723 121,402 175,855 232,517 289,675 349,110 410,903 475,135 511,414	1,539,025 1,589,705 1,644,157 1,700,820 1,757,977 1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299	122,990 211,125 305,821 404,359 503,759 607,119 714,580 826,283	1,825,290 1,913,424 2,008,120 2,106,658 2,206,058 2,309,419 2,416,879 2,528,583	111,720 191,777 277,795 367,304 457,594 551,483 649,096 750,563	27,930 47,944 69,449 91,826 114,399 137,871 162,274 187,641 201,968	83,790 143,833 208,347 275,478 343,196 413,612 486,822 562,922 605,904
2 ; ; 3 ; ; 4 1, 5 1, 7 1, 8 1, 9 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1, 18 1,	891,255,017 948,652,558 1,008,385,224 1,072,565,239 1,139,349,224 1,206,716,952 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	29,766,884 30,362,222 32,940,251 33,599,056 32,220,633 32,865,046 33,522,347	80,928,568 138,921,448 201,232,142 266,070,962 331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	921,021,901 979,014,781 1,041,325,475 1,106,164,295 1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	70,723 121,402 175,855 232,517 289,675 349,110 410,903 475,135 511,414	1,539,025 1,589,705 1,644,157 1,700,820 1,757,977 1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299	122,990 211,125 305,821 404,359 503,759 607,119 714,580 826,283	1,825,290 1,913,424 2,008,120 2,106,658 2,206,058 2,309,419 2,416,879 2,528,583	111,720 191,777 277,795 367,304 457,594 551,483 649,096 750,563	27,930 47,944 69,449 91,826 114,399 137,871 162,274 187,641 201,968	83,790 143,833 208,347 275,478 343,196 413,612 486,822 562,922 605,904
2 ; ; 3 ; ; 4 1, 5 1, 7 1, 8 1, 9 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1, 18 1,	891,255,017 948,652,558 1,008,385,224 1,072,565,239 1,139,349,224 1,206,716,952 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	30,362,222 32,940,251 33,599,056 32,220,633 32,865,046 33,522,347	80,928,568 138,921,448 201,232,142 266,070,962 331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	921,021,901 979,014,781 1,041,325,475 1,106,164,295 1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	70,723 121,402 175,855 232,517 289,675 349,110 410,903 475,135 511,414	1,539,025 1,589,705 1,644,157 1,700,820 1,757,977 1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299	122,990 211,125 305,821 404,359 503,759 607,119 714,580 826,283	1,825,290 1,913,424 2,008,120 2,106,658 2,206,058 2,309,419 2,416,879 2,528,583	111,720 191,777 277,795 367,304 457,594 551,483 649,096 750,563	27,930 47,944 69,449 91,826 114,399 137,871 162,274 187,641 201,968	83,790 143,833 208,347 275,478 343,196 413,612 486,822 562,922 605,904
4 1,1 5 1,1 6 1, 7 1,2 9 1, 9 1, 10 1, 11 1, 12 1,1 13 1, 14 1,1 15 1,1 16 1, 17 1, 18 1,1	1,008,385,224 1,072,565,239 1,139,349,224 1,206,716,952 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,562,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	32,940,251 33,599,056 32,220,633 32,865,046 33,522,347	201,232,142 266,070,962 331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	1,041,325,475 1,106,164,295 1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	175,855 232,517 289,675 349,110 410,903 475,135 511,414	1,644,157 1,700,820 1,757,977 1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299 1,702,299	305,821 404,359 503,759 607,119 714,580 826,283	2,008,120 2,106,658 2,206,058 2,309,419 2,416,879 2,528,583	277,795 367,304 457,594 551,483 649,096 750,563	69,449 91,826 114,399 137,871 162,274 187,641 201,968	208,347 275,478 343,196 413,612 486,822 562,922 605,904
5 1, 6 1, 7 1, 8 1, 9 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1,	1,072,565,239 1,139,349,224 1,206,716,952 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	33,599,056 32,220,633 32,865,046 33,522,347	266,070,962 331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	1,106,164,295 1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	232,517 289,675 349,110 410,903 475,135 511,414	1,700,820 1,757,977 1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299 1,702,299 1,702,299	404,359 503,759 607,119 714,580 826,283	2,106,658 2,206,058 2,309,419 2,416,879 2,528,583	367,304 457,594 551,483 649,096 750,563	91,826 114,399 137,871 162,274 187,641 201,968	275,478 343,196 413,612 486,822 562,922 605,904
6 1, 7 1, 8 1, 9 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1,	1,139,349,224 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	32,220,633 32,865,046 33,522,347	331,476,524 399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	1,171,569,857 1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	289,675 349,110 410,903 475,135 511,414	1,757,977 1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299 1,702,299	503,759 607,119 714,580 826,283	2,206,058 2,309,419 2,416,879 2,528,583	457,594 551,483 649,096 750,563	114,399 137,871 162,274 187,641 201,968	343,196 413,612 486,822 562,922 605,904
7 1; 8 1; 9 1; 10 1; 11 1; 12 1; 13 1; 14 1; 15 1; 16 1; 17 1; 18 1;	1,206,716,952 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	32,865,046 33,522,347	399,488,665 470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	1,239,581,998 1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302 1,468,302	349,110 410,903 475,135 511,414	1,817,412 1,879,205 1,943,438	1,702,299 1,702,299 1,702,299	607,119 714,580 826,283	2,309,419 2,416,879 2,528,583	551,483 649,096 750,563	137,871 162,274 187,641 201,968	413,612 486,822 562,922 605,904
7 1; 8 1; 9 1; 10 1; 11 1; 12 1; 13 1; 14 1; 15 1; 16 1; 17 1; 18 1;	1,206,716,952 1,276,769,458 1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	33,522,347	470,198,471 543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	1,310,291,804 1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302 1,468,302	410,903 475,135 511,414	1,879,205 1,943,438	1,702,299 1,702,299	714,580 826,283	2,416,879 2,528,583	649,096 750,563	162,274 187,641 201,968	486,822 562,922 605,904
9 1, 10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 16 1, 18 1,	1,349,600,558 1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00%		543,700,019 585,213,820 627,973,034 672,015,025 717,378,276	1,383,793,352 1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302 1,468,302	475,135 511,414	1,943,438	1,702,299	826,283	2,528,583	750,563	187,641 201,968	562,922 605,904
10 1, 11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1,	1,425,307,153 1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00% 3.00%	34,192,793	585,213,820 627,973,034 672,015,025 717,378,276	1,425,307,153 1,468,066,367 1,512,108,358	1,468,302 1,468,302	511,414						201,968	605,904
11 1, 12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1,	1,468,066,367 1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00% 3.00%		627,973,034 672,015,025 717,378,276	1,468,066,367 1,512,108,358	1,468,302		1,979,716	1,702,299	889,374	2,591,673	807,872		
12 1, 13 1, 14 1, 15 1, 16 1, 17 1, 18 1,	1,512,108,358 1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00% 3.00%		672,015,025 717,378,276	1,512,108,358		5/19 791							
13 1, 14 1, 15 1, 16 1, 17 1, 18 1,	1,557,471,609 1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00% 3.00%		717,378,276				2,017,083	1,702,299	954,357	2,656,656	866,900	216,725	650,175
14 1, 15 1, 16 1, 17 1, 18 1,	1,604,195,757 1,652,321,630 1,701,891,279 1,752,948,017	3.00% 3.00%				1,468,302	587,269	2,055,571	1,702,299	1,021,289	2,723,588	927,698	231,925	695,774
15 1, 16 1, 17 1, 18 1,	1,652,321,630 1,701,891,279 1,752,948,017	3.00%		704 100 101	1,557,471,609	1,468,302	626,911	2,095,214	1,702,299	1,090,229	2,792,529	990,321	247,580	742,741
16 1, 17 1, 18 1,	1,701,891,279 1,752,948,017			764,102,424	1,604,195,757	1,468,302	667,743	2,136,045	1,702,299	1,161,238	2,863,537	1,054,823	263,706	791,117
17 1, ⁻ 18 1,	1,752,948,017	3 00%		812,228,297	1,652,321,630	1,468,302	709,800	2,178,102	1,702,299	1,234,377	2,936,676	1,121,259	280,315	840,944
18 1,				861,797,946	1,701,891,279	1,468,302	753,119	2,221,421	1,702,299	1,309,710	3,012,009	1,189,689	297,422	892,266
	1 905 526 459	3.00%		912,854,684	1,752,948,017	1,468,302	797,737	2,266,039	1,702,299	1,387,303	3,089,602	1,260,171	315,043	945,128
19 1.		3.00%		965,443,125	1,805,536,458	1,468,302	843,693	2,311,996	1,702,299	1,467,224	3,169,523	1,332,768	333,192	999,576
	1,859,702,551	3.00%		1,019,609,218	1,859,702,551	1,468,302	891,029	2,359,331	1,702,299	1,549,542	3,251,842	1,407,543	351,886	1,055,657
20 1,9	1,915,493,628	3.00%		1,075,400,295	1,915,493,628	1,468,302	939,784	2,408,086	1,702,299	1,634,330	3,336,630	1,484,561	371,140	1,113,421
	1,972,958,437	3.00%		1,132,865,104	1,972,958,437	1,468,302	990,002	2,458,304	1,702,299	1,721,662	3,423,961	1,563,889	390,972	1,172,917
	2,032,147,190	3.00%		1,192,053,857	2,032,147,190	1,468,302	1,041,727	2,510,029	1,702,299	1,811,613	3,513,913	1,645,598	411,399	1,234,198
	2,093,111,605	3.00%		1,253,018,272	2,093,111,605	1,468,302	1,095,003	2,563,305	1,702,299	1,904,264	3,606,563	1,729,758	432,439	1,297,318
	2,155,904,954	3.00%		1,315,811,621	2,155,904,954	1,468,302	1,149,878	2,618,180	1,702,299	1,999,693	3,701,993	1,816,442	454,111	1,362,332
25 2,2	2,220,582,102	3.00%		1,380,488,769	2,220,582,102	1,468,302	1,206,399	2,674,701	1,702,299	2,097,986	3,800,285	1,905,727	476,432	1,429,295
	2,287,199,565	3.00%		1,447,106,232	2,287,199,565	1,468,302	1,264,615	2,732,917	1,702,299	2,199,227	3,901,526	1,997,691	499,423	1,498,268
	2,355,815,552	3.00%		1,515,722,219	2,355,815,552	1,468,302	1,324,578	2,792,880	1,702,299	2,303,506	4,005,805	2,092,413	523,103	1,569,310
	2,426,490,019	3.00%		1,586,396,686	2,426,490,019	1,468,302	1,386,340	2,854,642	1,702,299	2,410,913	4,113,212	2,189,977	547,494	1,642,483
	2,499,284,719	3.00%		1,659,191,386	2,499,284,719	1,468,302	1,449,955	2,918,257	1,702,299	2,521,542	4,223,841	2,290,469	572,617	1,717,851
30 2,	2,574,263,261	3.00%		1,734,169,928	2,574,263,261	1,468,302	1,515,478	2,983,780	1,702,299	2,635,490	4,337,789	2,393,974	598,494	1,795,481
	2,651,491,159	3.00%		1,811,397,826	2,651,491,159	1,468,302	1,582,967	3,051,269	1,702,299	2,752,856	4,455,155	2,500,585	625,146	1,875,439
	2,731,035,894	3.00%		1,890,942,561	2,731,035,894	1,468,302	1,652,480	3,120,782	1,702,299	2,873,743	4,576,043	2,610,395	652,599	1,957,796
	2,812,966,970	3.00%		1,972,873,637	2,812,966,970	1,468,302	1,724,079	3,192,381	1,702,299	2,998,257	4,700,557	2,723,498	680,875	2,042,624
	2,897,355,980	3.00%		2,057,262,647	2,897,355,980	1,468,302	1,797,826	3,266,128	1,702,299	3,126,507	4,828,806	2,839,995	709,999	2,129,996
35 2,9	2,984,276,659	3.00%		2,144,183,326	2,984,276,659	1,468,302	1,873,785	3,342,088	1,702,299	3,258,604	4,960,903	2,959,987	739,997	2,219,990
	3,073,804,959	3.00%		2,233,711,626	3,073,804,959	1,468,302	1,952,023	3,420,326	1,702,299	3,394,664	5,096,963	3,083,578	770,895	2,312,684
37 3,	3,166,019,107	3.00%		2,325,925,774	3,166,019,107	1,468,302	2,032,609	3,500,911	1,702,299	3,534,805	5,237,105	3,210,877	802,719	2,408,158
	3,260,999,681	3.00%		2,420,906,348	3,260,999,681	1,468,302	2,115,611	3,583,914	1,702,299	3,679,151	5,381,451	3,341,995	835,499	2,506,496
	3,358,829,671	3.00%		2,518,736,338	3,358,829,671	1,468,302	2,201,104	3,669,407	1,702,299	3,827,828	5,530,127	3,477,047	869,262	2,607,785
40 3,4	3,459,594,561	3.00%		2,619,501,228	3,459,594,561	1,468,302	2,289,162	3,757,464	1,702,299	3,980,964	5,683,263	3,616,150	904,038	2,712,113
41 3,	3,563,382,398	3.00%		2,723,289,065	3,563,382,398	1,468,302	2,379,861	3,848,164	1,702,299	4,138,695	5,840,994	3,759,426	939,857	2,819,570
	3,670,283,870	3.00%		2,830,190,537	3,670,283,870	1,468,302	2,473,282	3,941,584	1,702,299	4,301,157	6,003,457	3,907,001	976,750	2,930,251
	3,780,392,386	3.00%		2,940,299,053	3,780,392,386	1,468,302	2,569,505	4,037,807	1,702,299	4,468,494	6,170,793	4,059,003	1,014,751	3,044,252
	3,893,804,158	3.00%		3,053,710,825	3,893,804,158	1,468,302	2,668,614	4,136,917	1,702,299	4,640,850	6,343,150	4,215,565	1,053,891	3,161,673
45 4,	4,010,618,282	3.00%		3,170,524,949	4,010,618,282	1,468,302	2,770,697	4,239,000	1,702,299	4,818,378	6,520,677	4,376,823	1,094,206	3,282,617
Total						\$ 67,541.903	\$ 54,532,206	120,605.807	\$ 78.305.770	\$ 94,834,158 \$	171,437.629	\$ 86,143,592	\$ 21,535,898	\$ 64,607.694
NPV						26,250,000	13,790,000	39,890,000	30,440,000	23,980,000	54,240,000	21,790,000	5,450,000	16,340,000
							to EIFD/CRIA:	13,790,000		to EIFD/CRIA:	7,990,000			

1/ 2/

Annual Growth in Net Secured Assessed Values May include property taxes also used to fund enforceable obilgations of a successor agency to a former redevelopment agency in same territory.

Figure 12: Port of Stockton EIFD and CRIA Projections

 TABLE 2: PORT WITH 50% FROM CITY & 0% FROM COUNTY

 PROJECTIONS OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) OR COMMUNITY REVITALIZATION INVESTMENT AREA (CRIA) TAX INCRMENT REVENUE

Year				Value		Projected Property Taxes			Projected Property Taxes			EIFD Funding	or CRIA Funding	
-	Value	Growth	New	Total Increment	Total	CITY	Share:	0.178773	COUNTY	Share:	0.198623	COMBINED	COM	BINED
		Rate /1	Construction	over Base		Base /2 100%	Retained Inc. 50%	Total	Base /1 F 100%	Retained Inc. 100%	Total	Increment 0.089386	Housing 25%	Other 75%
Deee	\$ 664,141,136				\$ 664,141,136				\$ 1,319,136					
Base	\$ 004,141,130			1	\$ 664,141,136	\$ 1,187,304			\$ 1,319,136					
1	684,065,370	3.00%	\$ -	\$ 19,924,234	684,065,370	1,187,304		1,205,114	1,319,136 \$		1,358,710	\$ 17,810	\$ 4,452	
2	704,587,331	3.00%	-	40,446,195	704,587,331	1,187,304	36,153	1,223,458	1,319,136	80,335	1,399,472	36,153	9,038	27,115
3	725,724,951	3.00%	11,040,808	72,624,623	736,765,759	1,187,304	64,917	1,252,221	1,319,136	144,249	1,463,386	64,917	16,229	48,687
4	758,868,732	3.00%	11,261,624	105,989,220	770,130,356	1,187,304	94,740	1,282,044	1,319,136	210,519	1,529,655	94,740	23,685	71,055
5	793,234,267	3.00%	11,486,857	140,579,987	804,721,123	1,187,304	125,659	1,312,964	1,319,136	279,224	1,598,360	125,659	31,415	94,245
6	828,862,757	3.00%	-	164,721,621	828,862,757	1,187,304	147,239	1,334,543	1,319,136	327,175	1,646,311	147,239	36,810	110,429
7	853,728,640	3.00%	23,901,851	213,489,355	877,630,491	1,187,304	190,831	1,378,135	1,319,136	424,039	1,743,175	190,831	47,708	143,123
8	903,959,406	3.00%	24,379,888	264,198,158	928,339,294	1,187,304	236,157	1,423,461	1,319,136	524,758	1,843,894	236,157	59,039	177,118
9	956,189,473	3.00%	-	292,048,337	956,189,473	1,187,304	261,052	1,448,356	1,319,136	580,075	1,899,211	261,052	65,263	195,789
10	984,875,157	3.00%	-	320,734,021	984,875,157	1,187,304	286,693	1,473,997	1,319,136	637,051	1,956,188	286,693	71,673	215,020
11	1,014,421,412	3.00%		350,280,276	1,014,421,412	1,187,304	313,103	1,500,407	1,319,136	695,737	2,014,873	313,103	78,276	234,827
12	1,044,854,055	3.00%		380,712,919	1,044,854,055	1,187,304	340,306	1,527,610	1,319,136	756,183	2,075,319	340,306	85,076	255,229
13	1,076,199,676	3.00%		412,058,540	1,076,199,676	1,187,304	368,324	1,555,629	1,319,136	818,443	2,137,579	368,324	92,081	276,243
14	1,108,485,666	3.00%		444,344,530	1,108,485,666	1,187,304	397,184	1,584,488	1,319,136	882,570	2,201,706	397,184	99,296	297,888
15	1,141,740,236	3.00%		477,599,100	1,141,740,236	1,187,304	426,909	1,614,213	1,319,136	948,621	2,267,758	426,909	106,727	320,182
16	1,175,992,444	3.00%		511,851,308	1,175,992,444	1,187,304	457,526	1,644,830	1,319,136	1,016,654	2,335,790	457,526	114,381	343,144
17	1,211,272,217	3.00%		547,131,081	1,211,272,217	1,187,304	489,061	1,676,365	1,319,136	1,086,728	2,405,864	489,061	122,265	366,796
18	1,247,610,383	3.00%		583,469,247	1,247,610,383	1,187,304	521,542	1,708,846	1,319,136	1,158,904	2,478,040	521,542	130,386	391,15
19	1,285,038,695	3.00%		620,897,559	1,285,038,695	1,187,304	554,998	1,742,302	1,319,136	1,233,245	2,552,381	554,998	138,750	416,24
20	1,323,589,856	3.00%		659,448,720	1,323,589,856	1,187,304	589,458	1,776,762	1,319,136	1,309,816	2,628,953	589,458	147,364	442,093
21	1,363,297,551	3.00%		699,156,415	1,363,297,551	1,187,304	624,951	1,812,255	1,319,136	1,388,685	2,707,821	624,951	156,238	468,713
22	1,404,196,478	3.00%		740,055,342	1,404,196,478	1,187,304	661,509	1,848,813	1,319,136	1,469,919	2,789,056	661,509	165,377	496,132
23	1,446,322,372	3.00%		782,181,236	1,446,322,372	1,187,304	699,164	1,886,468	1,319,136	1,553,591	2,872,727	699,164	174,791	524,373
24	1,489,712,043	3.00%		825,570,907	1,489,712,043	1,187,304	737,948	1,925,253	1,319,136	1,639,773	2,958,909	737,948	184,487	553,461
25	1,534,403,405	3.00%		870,262,269	1,534,403,405	1,187,304	777,896	1,965,201	1,319,136	1,728,540	3,047,677	777,896	194,474	583,422
26	1,580,435,507	3.00%		916,294,371	1,580,435,507	1,187,304	819,043	2,006,347	1,319,136	1,819,970	3,139,107	819,043	204,761	614,282
27	1,627,848,572	3.00%		963,707,436	1,627,848,572	1,187,304	861,424	2,048,728	1,319,136	1,914,144	3,233,280	861,424	215,356	646,06
28	1,676,684,029	3.00%		1,012,542,893	1,676,684,029	1,187,304	905,076	2,092,380	1,319,136	2,011,142	3,330,278	905,076	226,269	678,80
29	1,726,984,550	3.00%		1,062,843,414	1,726,984,550	1,187,304	950,038	2,137,342	1,319,136	2,111,050	3,430,187	950,038	237,509	712,52
30	1,778,794,087	3.00%		1,114,652,951	1,778,794,087	1,187,304	996,349	2,183,653	1,319,136	2,213,956	3,533,092	996,349	249,087	747,26
31	1,832,157,909	3.00%		1,168,016,773	1,832,157,909	1,187,304	1,044,049	2,231,353	1,319,136	2,319,949	3,639,085	1,044,049	261,012	783,03
32	1,887,122,646	3.00%		1,222,981,510	1,887,122,646	1,187,304	1,093,180	2,280,484	1,319,136	2,429,121	3,748,258	1,093,180	273,295	819,88
33	1,943,736,326	3.00%		1,279,595,190	1,943,736,326	1,187,304	1,143,784	2,331,089	1,319,136	2,541,569	3,860,705	1,143,784	285,946	857,83
34	2,002,048,416	3.00%		1,337,907,280	2,002,048,416	1,187,304	1,195,908	2,383,212	1,319,136	2,657,390	3,976,527	1,195,908	298,977	896,93
35	2,062,109,868	3.00%		1,397,968,732	2,062,109,868	1,187,304	1,249,594	2,436,899	1,319,136	2,776,686	4,095,822	1,249,594	312,399	937,196
36	2,123,973,164	3.00%		1,459,832,028	2,123,973,164	1,187,304	1,304,892	2,492,196	1,319,136	2,899,561	4,218,697	1,304,892	326,223	978,669
37	2,187,692,359	3.00%		1,523,551,223	2,187,692,359	1,187,304	1,361,848	2,549,152	1,319,136	3,026,122	4,345,258	1,361,848	340,462	1,021,386
38	2,253,323,130	3.00%		1,589,181,994	2,253,323,130	1,187,304	1,420,513	2,607,817	1,319,136	3,156,479	4,475,616	1,420,513	355,128	1,065,38
39	2,320,922,824	3.00%		1,656,781,688	2,320,922,824	1,187,304	1,480,938	2,668,242	1,319,136	3,290,748	4,609,884	1,480,938	370,235	1,110,704
40	2,390,550,508	3.00%		1,726,409,372	2,390,550,508	1,187,304	1,543,176	2,730,480	1,319,136	3,429,044	4,748,181	1,543,176	385,794	1,157,382
41	2,462,267,024	3.00%		1,798,125,888	2,462,267,024	1,187,304	1,607,281	2,794,585	1,319,136	3,571,490	4,890,626	1,607,281	401,820	1,205,46
42	2,536,135,034	3.00%		1,871,993,898	2,536,135,034	1,187,304	1,673,309	2,860,613	1,319,136	3,718,209	5,037,345	1,673,309	418,327	1,254,98
43	2,612,219,085	3.00%		1,948,077,949	2,612,219,085	1,187,304	1,741,317	2,928,622	1,319,136	3,869,329	5,188,465	1,741,317	435,329	1,305,98
44	2,690,585,658	3.00%		2,026,444,522	2,690,585,658	1,187,304	1,811,366	2,998,671	1,319,136	4,024,983	5,344,119	1,811,366	452,842	1,358,52
45	2,771,303,228	3.00%		2,107,162,092	2,771,303,228	1,187,304	1,883,517	3,070,821	1,319,136	4,185,306	5,504,443	1,883,517	470,879	1,412,63
Tetel						¢ 54 045 000		00.000.445	¢ co coo ozt ¢	70 000 055 *	400 004 700	¢ 05 507 700	¢ 0.070.000	¢ 00.000 70
Fotal NPV						\$ 54,615,990 21,230,000	\$ 35,507,729 \$ 8,700,000	88,936,415 29,800,000	\$ 60,680,274 \$ 23,590,000	78,900,655 \$ 19,330,000	138,261,793 42,780,000	\$ 35,507,729 8,700,000	\$ 8,876,932 2,170,000	\$ 26,630,797 6,520,000
						Increment t		8,700,000	Increment to					

1/ Annual Growth in Net Secured Assessed Values 2/

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May include property taxes also used to fund enforceable obilgations of a successor agency to a former redevelopment agency in same territory.

Figure 13: Airport Industrial EIFD and CRIA Projections

TABLE 3: AIRPORT INDUSTRIAL WITH 50% FROM CITY & 50% FROM COUNTY PROJECTIONS OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) OR COMMUNITY REVITALIZATION INVESTMENT AREA (CRIA) TAX INCRMENT REVENUE

Value Final Increment Teal Data Construction Construction <th< th=""><th>Year</th><th colspan="3">Projected Assessed Value</th><th>Pr</th><th colspan="3">Projected Property Taxes</th><th colspan="3">Projected Property Taxes</th><th>or CRIA</th><th colspan="2">or CRIA Funding</th></th<>	Year	Projected Assessed Value			Pr	Projected Property Taxes			Projected Property Taxes			or CRIA	or CRIA Funding		
100% 50% 100% 50% 0.1911 2 1 1.033.27.26 1.00% 5 1.01% 1.01%		Value	Growth	New	Total Increment	Total		Share:	0.153410		Share:	0.208820	EIFD Funding		
Ben \$ 1.876.029.414 \$ 1.876.329.41 \$ 3.379.44 1 1.992.272.289 3.00% \$ 5.037.023 2.287.307 5.037.024 2.875.377 3.094.44 9.244.86 4.460.022 5.030.84			Rate /1	Construction	over Base				Total			Total		Housing	Other
1 1.03327 288 1.001 20 5 5.07.82 1.03327 289 3.07.94 5 5.07.18 5.07.18 5.07.28 5.07.18 5.07.18							100%	50%		100%	50%		0.181115	25%	75%
2 1981-234.415 100% 10.664.82 123,1332 2.02.268 3.01 3.01.944 4.560.62 2.28.62 1 4 2.02.162 3.00 10.664.87 3.01.944 4.560.62 2.28.62 1 3.01.944 3.01.944 4.560.62 2.28.62 1 1 3.01.944 4.560.62 2.28.62 1 1 3.01.944 4.560.62 2.28.62 1 1 3.01.944 4.560.62 2.28.62 1	Base	\$ 1,876,929,414		·	T	\$ 1,876,929,414	\$ 2,879,397			\$ 3,919,404					
3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1	1,933,237,296	3.00%	\$ -	\$ 56,307,882	1,933,237,296	2,879,397	\$ 43,191	\$ 2,922,588	3,919,404	\$ 58,791	\$ 3,978,195	\$ 101,982	\$ 25,496	\$ 76,487
4 2.133.056.164 3.00% 2.227.24 320.64.801 2.157.87.305 2.267.37 212.67.11 3.162.178 3.319.404 3.218.4018 4.30.27.44 50.68.43 6 2.2312.657.175 3.00% 95.857.06 2.477.61.47.65 3.319.404 53.84.32 66.007 4.75.261 1.128.85 2 7 2.44.86.34 3.00% 97.742.27 57.741 3.76.178 3.319.404 63.007 4.75.261 1.128.85 2 9 2.277.61.47.05 3.01% 97.722.728 2.277.61.47.05 3.917.404 3.918.404 92.07.61.47.01 1.28.85 3 3.918.404 92.07.61.47.01 1.28.85 3.918.404 1.28.82.019 1.28.85 3 3.918.404 92.07.61.47.01 3.918.404 1.28.92.01 1.28.85.16 3.918.404 1.28.92.01 1.28.85.16 3.918.404 1.28.92.01 3.918.404 1.28.92.01 3.918.404 1.28.92.01 3.918.404 1.28.92.01 3.918.404 1.28.92.01 3.918.404 1.28.92.01 3.918.404 1.28.92.01 3.918.404 1.92.02.01 3.918.404 1.918.405 1.918.40 1.918.92.01														56,657	169,971
1 2 222.615.776 3.00% 2.262.577.71 3.00% 2.267.771 3.00% 9.77.623 </td <td>-</td> <td></td> <td>88,851</td> <td>266,554</td>	-													88,851	266,554
6 2.312.857.178 3.00% 83.822.879 49.461.0730 2.277.340.144 2.279.397 379.391 3.288.789 3.914.04 516.223 4.435.827 88.844 516.23 4.435.827 88.844 516.23 4.435.827 88.844 516.23 4.435.827 88.844 516.23 4.435.827 88.844 516.423 4.435.827 88.844 517.843 518.444 517.843 518.444 517.843 518.444 517.843 518.444 517.843 518.444 517.843 518.444 517.843 517.8	-													127,211	381,632
T 2.442.685.346 3.00% 69.754.607 11.828.807 4.572.501 11.828.805 2.873.307 470.796 3.391.64 4555.007 4.572.501 11.828.805 2.873.307 3.391.64 3.391.64 4555.001 4.572.501 11.828.805 2.873.307 3.391.64 3.391.64 4555.201 1.685.385 2.873.307 3.391.64 4.572.501 1.685.385 1.680.385 2.873.307 3.391.64 4.572.501 1.682.805 1.680.385 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.680.395 1.755.397 1.755.397 1.755.397 1.755.397 1.755.397 1.755.397 1.755.397 1.755.397 1.755.397 1.755.397 1.757.397 1.755.397 1.757.397 1.755.397 1.757.397 1.755.397 1.757.397 1.755.397 1.757.397 1.755.397 1.775.397 <	5	2,222,615,776	3.00%	22,973,713	368,660,076	2,245,589,490	2,879,397	282,781	3,162,178	3,919,404	384,918	4,304,322	667,699	166,925	500,774
8 2.577,514,206 3.00% - 771,421,426 2.00,584,702 2.279,397 557,384 3.416,781 3.019,404 771,421 4.60,085 1.808,804 3.01 10 2.278,484,821 3.00% 1.777,912,32 2.279,397 566,563 3.546,513 3.919,404 82,615 4.880,09 1.775,337 3 11 2.283,2256 3.00% 1.037,643,10 2.014,4467,74 2.279,397 766,543 3.575,433 3.919,404 1.032,366 0.022,700 1.775,3377 4 12 2.914,400,724 3.00% 1.037,643,10 2.919,307 778,542 3.675,243 3.919,404 1.032,86 0.022,700 1.775,3377 1.003,114 3.082,718 2.007,877 1.003,114 3.082,718 2.017,877 1.003,114 3.082,718 2.017,877 1.003,114 3.082,718 2.016,847 2.416,856 2.038,642 2.018,844 1.456,118 2.018,844 2.416,856 2.018,844 1.455,118 2.018,844 2.018,844 2.018,844 2.018,844 2.018,844 <t< td=""><td>6</td><td>2,312,957,175</td><td>3.00%</td><td>58,582,969</td><td>494,610,730</td><td>2,371,540,144</td><td>2,879,397</td><td>379,391</td><td>3,258,789</td><td>3,919,404</td><td>516,423</td><td>4,435,827</td><td>895,814</td><td>223,954</td><td>671,861</td></t<>	6	2,312,957,175	3.00%	58,582,969	494,610,730	2,371,540,144	2,879,397	379,391	3,258,789	3,919,404	516,423	4,435,827	895,814	223,954	671,861
9 2.854.835.82 0.00% 1.2719.1218 2.858.838.832 2.979.397 596.868 3.476.863 3.319.404 982.216 4.737.820 1.400.912 3.3 11 2.269.3442 3.00% 1.027.844.4421 3.00% 1.027.947.4767.228 2.479.397 700.728 3.819.404 984.655 4.440.409 1.772.337 4.974.401 3.319.404 984.655 4.440.409 1.772.3374 4.440.410 4.440.410 1.742.947.401 3.01.933.815 3.279.307 700.728 3.319.404 1.742.665 5.003.900 2.200.374.67 4.440.410.410.410.410.410.410.410.410.41	7		3.00%	59,754,628					3,359,196		653,097		1,132,895	283,224	849,671
10 2.734.44.821 3.00% 1.676.131 3.019.404 906.615 4.88.019 1.576.131 11 2.823.682.264 3.00% 1.925.824.62 2.429.362.264 2.409.367.763.230 3.019.444 199.456 4.416.4069 1.725.317 4 13 3.019.3916 3.00% 1.124.374.401 2.409.369.246 2.409.397 780.129 3.019.444 1.99.556 5.033.909 2.007.477 9 14 3.001.93.916 3.00% 1.212.01.16 3.019.400.30 2.877.337 780.129 3.319.404 1.268.614 5.168.016 2.200.064 5 15 3.147.177.560 3.00% 1.407.63.218.52 2.207.337 1.050.414 3.887.327 3.019.404 1.675.172 2.718.65 5 16 2.320.261.350 3.200% 1.607.089.65 3.490.002.277 2.677.337 1.507.63 3.419.444 1.673.77 5.03.012 2.778.367 1.664.617 3.209.444 1.778.503.301 2.200.844 7.72.507 3.098.548 7.72.507 3.098.548 3.249.248 3.249.248 3.249.248 3.249.248 3.249.248 3.249.248	-			-										317,216	951,648
11 2.895,882.286 3.00% 1.725,387 730,732 3.610,130 3.919,404 994,665 4.914,069 1.725,387 12 2.241,465,724 3.00% 1.137,240,310 2.00%,100 2.273,397 786,453 3.675,243 3.919,404 1.945,144 1.745,141 4.44 13 3.015,111 3.00% 1.137,240,310 2.00%,100 2.273,397 10.03,141 3.819,404 1.365,644 5.284,689 2.386,644 15 3.164,718,758 3.00% 1.201,730,770,344 3.164,718,778 2.2673,397 1.003,141 3.882,538 3.919,404 1.465,219 5.384,623 2.2541,645 2.263,864 2.386,604 2.283,864 1.073,707 5.532,612 2.033,464 1.072,707 5.532,612 2.203,864 7.712 3.819,404 1.465,219 5.384,623 2.241,645 2.264,645 2.263,364 1.002,053 3.914,044 1.072,707 5.532,012 2.203,346 7.712 3.819,404 1.072,707 5.533,623 2.203,346 7.712 3.814,841 3.814,841 3				-										352,228	1,056,684
11 2.214.469.724 2.879.397 7.845 3.367.243 3.191.944 1.083.285 5.002.700 1.879.141 4.9 13 3.001.98.85 3.00% 1.226.9744 3.001.98.05 2.207.497 2.208.054 2.207.497 14 3.001.960.380 3.00% 1.226.9744 3.001.98.05 2.879.397 9.81.940 3.919.444 1.286.444 5.546.662 2.208.054 2.208.054 15 3.161.717.85 3.00% 1.407.377 3.736.661.91 3.00% 1.407.377 3.736.661.91 2.000.845 3.491.944 1.465.219 5.344.623 2.241.645 6.6 19 3.264.241.15 3.00% 1.407.377 3.376.661.41 3.007.84 3.490.93.677 2.247.937 1.263.02 5.033.014 3.391.944 1.465.219 5.344.623 2.203.024.54 7.7 19 3.264.94.01.45 3.00% 1.267.262.02 3.007.70 2.879.397 1.477.170 4.276.633 3.019.444 1.485.377 3.364.431 3.391.944 1.286.377 3.484.38 3.019.44 1.286.377 3.484.38 3.019.44 1.286.377 3.484.38 <	10	2,734,484,821	3.00%	12,682,418	870,237,825	2,747,167,239	2,879,397	667,516	3,546,913	3,919,404	908,615	4,828,019	1,576,131	394,033	1,182,098
11 3.001903.815 3.00% 1.124.974.401 3.001.903.815 2.879.397 85.212 3.742.309 3.919.444 1.174.585 5.039.900 2.007.497 5 15 3.164.710.728 3.00% 1.235.031.8137 3.019.02.811.397 3.019.444 1.365.444 5.284.845 5.284.865 2.200.604 5 16 3.200.2074 1.000.31777 3.377.699.191 2.279.397 1.074.473 3.895.903 3.919.404 1.567.397 5.549.320 2.219.395 1.074.470 3.919.404 1.567.397 5.549.320 2.219.395 1.77 3.377.699.191 3.00% 1.500.738.377 3.378.491.911 2.279.397 1.300.739.73 3.919.404 1.567.397 5.593.210 2.293.464 7.7 19 3.564.430.145 3.00% 1.707.500.731 3.584.430.145 2.279.397 1.500.738.3 3.919.404 1.725.303 5.001.241 3.407.293.27 2.803.444 3.247.489 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248 3.247.248														431,349	1,294,048
14 3.001,400,303 3.00% 1.215,031,516 3.001,960,303 2.279,397 1.031,387 3.319,404 1.286,614 5.186,614 5.284,683 2.280,004 5 16 3.200,261,350 3.00% 1.403,319,363 3.200,261,350 2.279,397 1.007,1428 3.895,823 3.919,404 1.265,644 5.344,623 2.254,164 5 17 3.376,669,191 3.00% 1.017,3777 3.776,669,191 2.079,397 1.107,6428 3.995,823 3.919,404 1.465,219 5.344,623 2.779,397 1.271,977 3.770,569,191 2.779,397 1.509,738 3.919,404 1.285,077 5.844,817 3.392,224 4.271,619 3.919,404 1.285,077 5.844,817 3.387,289 7 7 3.366,963,99 3.00% 2.255,793,977 1.564,664 4.444,083 3.919,404 1.285,077 5.914,414 3.867,783 3.919,404 2.100,720 5.930,124 3.867,783 3.919,404 2.270,393,124 3.867,783 3.919,404 2.270,393,124 3.867,783 3.919,404 2.205,916 6.171,727 4.362,577 3.919,404 2.205,916 6.171,727 4.362,773														469,785	1,409,356
15 3,184,719,758 3,00% 1,307,700,344 3,184,719,758 2,279,397 1,003,141 3,882,588 3,919,404 1,666,445 5,284,689 2,288,804 5,284,889 16 3,280,261,350 3,00% 1,403,319,368 3,280,261,350 2,879,397 1,105,400 3,319,404 1,465,497 5,384,623 2,241,643 66 17 3,374,640,145 3,00% 1,103,048,853 3,440,023,277 2,279,397 1,297,937 1,271,937 5,278,404 1,772,797 5,583,201 2,203,444 7 20 3,691,963,049 3,00% 1,105,005,65 3,291,963,044 2,879,397 1,477,197 3,319,404 1,265,077 5,691,444 3,349,728 3,319,404 1,285,077 5,691,444 3,349,728 3,487,728 3,491,404 2,216,737 3,491,404 2,216,737 3,491,404 2,216,737 3,491,404 2,216,737 3,491,404 2,216,737 3,491,404 2,216,737 3,491,404 2,216,213 6,642,327 3,691,463 3,497,483 3,497,483 3,497,483 3,497,483 3,491,404 2,216,737 3,491,444 2,216,737,37 3,491,444														509,374	1,528,123
16 3.280.261.360 3.00% 1.403.331.936 3.280.261.360 2.879.397 1.076.426 3.955.823 3.919.404 1.465.219 5.384.623 2.719.876 17 3.378.669.191 3.00% 1.601.739.777 3.378.669.191 2.879.397 1.226.653 3.919.404 1.657.677 5.647.371 2.203.647 7.7 19 3.684.430.145 3.00% 1.707.600.731 3.584.430.145 2.879.397 1.328.738 4.119.136 3.919.404 1.752.602 5.707.206 3.092.460 3.092.460 3.092.461 3.092														550,151	1,650,453
17 3.378.669.191 3.00% 1.601.739.777 3.378.669.191 2.879.397 1.151.909 4.031.907 3.919.404 1.657.967 5.487.371 2.719.876 5.68 19 3.584.430.145 3.00% 1.707.500.73 3.584.430.145 2.879.397 1.232.658 4.109.055 3.919.404 1.457.797 5.593.201 2.303.464 20 3.6918.4403 1.857.792.548 3.00% 1.985.792.268 3.002.214 3.4169.198 3.919.404 1.987.797 5.593.211 3.467.599 3.002.84 3.002.84 3.002.84 3.407.599 3.918.404 2.010.720 5.593.124 3.467.599 3.918.404 2.010.720 5.593.124 3.467.599 3.918.404 2.010.720 5.593.124 3.407.593 9.87.692 4.407.796 2.879.397 1.477.179 4.454.214 3.919.404 2.257.886 6.078.289 1.00.733 5.907.294 1.056.538 9.919.404 2.257.886 6.078.289 1.00.733 5.937.294 1.456.389 1.00.733 4.927.4967.063 3.919.404 2.451.05 6.428.447 4.352.316 1.00 25 4.279.997.046 2.879.397 <t< td=""><td>15</td><td>3,184,719,758</td><td>3.00%</td><td></td><td>1,307,790,344</td><td>3,184,719,758</td><td>2,879,397</td><td>1,003,141</td><td>3,882,538</td><td>3,919,404</td><td>1,365,464</td><td>5,284,868</td><td>2,368,604</td><td>592,151</td><td>1,776,453</td></t<>	15	3,184,719,758	3.00%		1,307,790,344	3,184,719,758	2,879,397	1,003,141	3,882,538	3,919,404	1,365,464	5,284,868	2,368,604	592,151	1,776,453
18 3.480.029.267 3.00% 1.603.098.653 3.480.029.271 1.229.658 4.109.055 3.919.404 1.727.797 5.593.201 2.903.464 7.7 20 3.691.983.049 3.00% 1.257.792.563 3.691.483.049 2.879.397 1.392.222 4.271.119 3.919.404 1.782.02 5.503.124 3.487.399 8 21 3.661.603.599 3.00% 1.925.792.526 3.802.721.940 2.879.397 1.447.179 4.366.577 3.919.404 1.285.007 5.593.124 3.487.399 8 21 3.805.8359 3.00% 2.157.378.232 4.034.307.706 2.879.397 1.164.654 4.446.053 3.919.404 2.275.856 2.862.899 1.175.23 3.907.33 9 9 8 9.97.33 9.97.356 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.656.452.99 1.726.556 3.919.404 2.257.91.49 1.905.957.925.99 1.045.277 4.722.670 3.919.404 2.727.91.49.196 6.628.447 4.382.4937 1.109.2	16	3,280,261,350	3.00%		1,403,331,936		2,879,397	1,076,426	3,955,823	3,919,404	1,465,219		2,541,645	635,411	1,906,233
19 3.584.430.145 3.00% 1.707.600.731 3.584.430.145 2.879.997 1.309.738 4.189.136 3.919.404 1.782.802 5.702.206 3.028,2540 3.287.288 21 3.802.721.940 3.00% 1.925.792.526 3.802.721.940 2.879.397 1.477.179 4.356.577 3.919.404 1.935.077 5.814.481 3.487.899 8 22 3.916.803.599 3.00% 2.039.874.165 3.916.803.599 2.879.397 1.644.85 4.444.083 3.919.404 2.129.333 6.049.237 3.604.518 9 3.00% 2.278.407.554 4.155.336.336 2.879.397 1.644.854 4.454.214 3.319.404 2.378.885 6.282.849 4.125.538 1.00 22 4.4165.336.038 3.00% 2.278.407.554 4.455.336.336 2.879.397 1.941.762 4.821.160 3.919.404 2.643.105 6.562.509 4.584.867 1.1 24 4.406.396.657 3.00% 2.633.164.654 2.879.397 2.474.663 3.919.404 2.643.105 6.562.509 4.584.867 1.1 24 4.564.666.332 3.00% 2.633.164.675.44 <														679,969	2,039,907
20 3,691,963,049 3,00% 1,815,033,635 3,691,963,049 2,879,997 1,322,22 4,271,619 3,919,404 1,895,077 5,814,481 3,287,289 8 21 3,802,721,40 3,00% 1,925,792,525 3,802,721,400 2,879,397 1,644,857 3,919,404 2,107,270 5,930,124 3,469,4518 3,469,4518 3,469,4518 3,919,404 2,129,333 6,049,237 3,609,4518 3,919,404 2,287,219,833 6,049,237 3,609,4518 3,919,404 2,287,218 6,171,223 3,007,336 9 3,00% 2,273,497,644 4,126,534 4,03,307,706 2,879,397 1,474,652 4,622,106 3,919,404 2,269,209 4,126,533 1,00 26 4,408,396,397 3,00% 2,513,477,54 4,408,396,657 2,879,397 1,941,762 4,822,106 6,700,230 4,584,867 1,1 26 4,408,396,397 3,00% 2,653,718,468 4,817,174,322 2,879,397 2,241,26,533 3,919,404 2,643,116 6,700,532 4,283,306 1,2 1,2 3,319,414 2,711,109 6,700,532 4,283,306 5,325,252 1,3 <td></td> <td>725,864</td> <td>2,177,591</td>														725,864	2,177,591
21 3,802,721,940 3,00% 1,925,792,526 3,802,721,940 2,879,397 1,477,179 4,356,577 3,919,404 2,210,720 5,930,124 3,487,899 22 3,916,803,599 3,00% 2,175,732,522 4,043,037,06 3,497,403 3,222,73,407,524 4,155,336,938 2,879,397 1,464,685 4,444,083 3,919,404 2,225,519 6,171,923 3,369,4518 3,390,359 2,479,397,46 4,553,458,43 3,919,404 2,278,407,588,5 6,282,829 4,126,538 1,00 24 4,155,336,938 2,00% 2,479,997,046 3,00% 2,479,997,046 3,919,404 2,263,146,754 4,408,396,957 3,00% 2,263,146,7543 4,408,396,957 3,019,404 2,264,105 6,562,509 4,824,335 1,01 24 4,500,648,866 3,00% 2,631,467,643 2,499,397 2,445,064 3,919,404 2,264,105 6,562,509 4,824,335 1,12 24 4,500,648,366 3,00% 2,234,044,968 4,817,174,392 2,477,9397 2,453,145 3,919,404 3,202,781 3,220,285 1,31 24 4,117,174,392 2,00%,498														773,135	2,319,405
22 3.016,803.599 3.00% 2.039,874,165 3.919,404 2.129,833 6.049,237 3.694,518 9.9 23 4.043,407,706 3.00% 2.276,407,524 4.155,336,338 2.873,397 1.646,465 4.427,050 3.919,404 2.2378,885 6.298,289 4.126,538 10.0 25 4.279,997,046 2.673,379,797 1.843,273 4.722,670 3.919,404 2.254,216 4.352,316 10.0 26 4.406,366,657 3.00% 2.633,1467,543 4.408,36,657 2.873,397 1.941,762 4.821,160 3.919,404 2.254,3105 6.562,509 4.458,487 4.453,248 1.1 26 4.406,366,657 3.00% 2.663,719,452 4.540,648,865 2.2873,397 2.147,663 3.919,404 2.284,146 6.842,847 4.424,365 1.1 28 4.676,689,332 3.00% 2.2873,937 2.147,633 3.919,404 2.283,116 6.842,847 1.1 5.326,2563 3.919,404 3.262,117 7.04,202 5.686,963 1.3 3.33 4.824,395 1.23 3.33 4.824,395 5.242,5663 3.919,404 3	20	3,691,963,049	3.00%		1,815,033,635	3,691,963,049	2,879,397	1,392,222	4,271,619	3,919,404	1,895,077	5,814,481	3,287,298	821,825	2,465,474
22 4.034.307.706 3.00% 2.167.378.292 4.034.307.706 2.879.397 1.646.417 4.542.141 3.919.404 2.252.519 6.171.923 3.907.366 1.26 25 4.279.997.046 3.00% 2.263.407.524 4.155.336.938 2.879.397 1.434.5273 4.722.670 3.919.404 2.258.289 4.126.538 4.352.316 1.00 26 4.008.306.577 3.00% 2.663.171.482 2.479.997.046 2.879.397 1.444.5273 4.722.670 3.919.404 2.643.105 6.562.509 4.584.867 1.10 27 4.504.648.866 2.879.397 2.043.206 4.922.600 3.919.404 2.261.188 6.700.993 4.584.867 1.12 29 4.017.174.322 3.00% 2.269.393.918 4.676.868.322 2.879.397 2.265.15 5.134.172 3.919.404 3.262.917 5.525.668 5.071.109 1.22 30 4.961.689.613 3.00% 3.268.91.04 3.267.937 2.460.341 5.359.739 3.919.404 3.376.213 7.205.617 6.526.698 1.33 31 5.110.540.302 3.267.397 2.460.341 <td></td> <td></td> <td>3.00%</td> <td></td> <td>1,925,792,526</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>871,975</td> <td>2,615,924</td>			3.00%		1,925,792,526									871,975	2,615,924
24 4,155,336,938 3,00% 2,279,407,524 4,155,336,938 2,879,397 1,747,652 4,627,050 3,919,404 2,378,885 6,228,289 4,126,538 1,00 25 4,279,997,046 2,879,397 1,843,273 4,722,670 3,919,404 2,509,043 6,428,447 4,352,316 1,00 26 4,403,396,957 3,00% 2,631,467,543 4,400,848,665 2,879,397 1,041,762 4,821,160 3,919,404 2,263,146 6,700,593 4,854,395 1,12 29 4,817,174,382 3,00% 2,267,0397 2,247,0937 2,267,0397 2,267,0397 2,267,0397 2,267,0397 2,267,0397 2,266,165 5,245,563 3,919,404 3,202,798 7,140,202 5,566,653 1,33 31 5,110,540,302 3,00% 3,308,470,197 5,263,656,511 2,879,397 2,487,397 2,497,326 3,72,117 7,455,655 6,134,223 1,85 32 5,228,066,511 3,00% 3,308,470,0197 5,283,656,511 2,879,397 2,487,397 2,497,340 3,319,404 3,502,571 6,124,223 1,85 3,55 5,56														923,630	2,770,889
25 4.279.997,046 3.00% 2.403.067.632 4.279.997,046 2.879.397 1.843.273 4.722.670 3.919.404 2.509,043 6.428.447 4.352.316 1.0 26 4.408.306.957 3.00% 2.531.467.543 4.408.366.52 2.873.397 1.941.762 4.821.160 3.319.404 2.261.310 6.562.509 4.564.867 4.564.867 4.564.867 1.1 27 4.560.488.66 3.00% 2.263.3164.244.488.66 2.873.397 2.147.693 5.027.091 3.319.404 2.262.316 6.842.820 5.071.100 1.22 30 4.961.689.613 3.00% 2.2361.986.161 2.873.397 2.256.165 5.245.553 3.919.404 3.260.789 7.140.202 5.566.654 1.3 31 5.110.540.302 3.287.9397 2.480.341 5.359.739 3.919.404 3.376.213 7.295.617 5.856.554 1.44 32 5.263.866.511 3.00% 3.233.610.888 5.110.540.302 2.879.397 2.470.206 3.919.404 3.376.213 7.295.617 5.856.554 1.44 33 5.241.772.206 3.00% 3.243.9427 <td></td> <td>976,834</td> <td>2,930,502</td>														976,834	2,930,502
26 4,408,396,957 3,00% 2,531,467,543 4,408,396,957 2,879,397 1,941,762 4,821,160 3,919,404 2,643,105 6,562,509 4,284,395 1,22 27 4,540,648,866 3,00% 2,799,339,118 4,676,868,332 2,679,397 2,043,206 4,922,603 3,319,404 2,263,416 6,842,820 5,071,109 4,242,395 1,2 28 4,676,868,332 3,00% 2,799,339,818 4,676,868,332 2,879,397 2,245,515 5,134,712 3,919,404 3,260,799 7,140,202 5,586,666 1,3 30 4,961,689,613 3,00% 3,23610,886 5,110,540,302 2,879,397 2,597,939 3,919,404 3,262,798 7,495,617 5,856,656 6,134,233 1,5 31 5,110,540,302 3,00% 3,254,470,199 5,264,561 2,879,397 2,979,42 5,477,340 3,319,404 3,260,270,47 6,430,243 1,65 34 5,554,452,372 3,00% 3,544,427,92 5,421,772,206 3,00% 3,319,404 3,370,471 6,420,242 1,66 3,319,404 3,309,404 3,309,404 3,470,														1,031,634	3,094,903
27 4,540,648,666 3.00% 2,663,719,452 4,540,648,666 2,479,397 2,147,693 5,027,091 3,919,404 2,781,189 6,700,593 4,824,205 1,2 29 4,817,174,382 3.00% 2,940,244,968 4,817,174,382 2,879,397 2,236,115 5,134,112 3,919,404 3,202,798 7,140,202 5,586,963 1,3 30 4,961,689,613 3.00% 3,236,10,888 5,110,540,302 2,879,397 2,366,165 5,245,563 3,919,404 3,376,213 7,295,617 5,866,554 1,4 31 5,110,540,302 3.00% 3,236,10,888 5,110,540,302 2,879,397 2,480,341 5,359,739 3,919,404 3,376,213 7,295,617 5,866,554 1,4 32 5,263,866,511 3,076,9397 2,790,972 5,584,465,372 3,919,404 3,701,707 7,620,574 6,402,242 1,6 33 5,421,772,206 3,00% 3,267,9397 2,943,335 5,723,223 3,919,404 3,701,707 7,620,574 6,420,242 1,6 34 5,5544,425,372 2,879,397 2,443,335 5,723,223	25	4,279,997,046	3.00%		2,403,067,632	4,279,997,046	2,879,397	1,843,273	4,722,670	3,919,404	2,509,043	6,428,447	4,352,316	1,088,079	3,264,237
28 4.676.686.332 3.00% 2.799.938.918 4.676.868.332 2.879.397 2.147.693 5.027.091 3.919.404 2.923.416 6.684.2820 6.098.314 5.322.525 1.33 30 4.961.689.613 3.00% 3.084.760.199 4.961.689.813 2.879.397 2.265.316 5.514.571 3.919.404 3.202.798 7.140.202 5.586.963 1.33 31 5.110.540.302 3.00% 3.233.610.886 5.110.540.302 2.879.397 2.480.341 5.359.739 3.919.404 3.376.213 7.295.617 5.866.554 1.43 32 5.263.866.511 3.00% 3.369.27.097 5.263.865.612 2.879.397 2.749.7340 3.919.404 3.376.213 7.295.617 6.420.242 1.66 34 5.584.425.372 3.00% 3.876.028.719 5.719.581.33 2.879.397 2.972.341 5.861.738 3.919.404 3.870.997 7.790.401 6.714.831 1.67 35 5.751.958.133 3.00% 3.876.028.719 5.751.958.133 3.919.404 4.045.917 7.905.021 7.91.846 1.67 1.64.20.242 1.66 1.67 3.8		4,408,396,957	3.00%		2,531,467,543	4,408,396,957	2,879,397	1,941,762	4,821,160	3,919,404	2,643,105	6,562,509	4,584,867	1,146,217	3,438,651
29 4,817,174,382 3,00% 3,004,244,968 4,817,174,382 2,879,397 2,255,315 5,134,712 3,919,404 3,069,910 6,889,314 5,325,225 1,33 30 4,961,689,613 3,00% 3,233,610,88 5,110,540,302 2,879,397 2,480,341 5,556,739 3,919,404 3,236,213 7,295,617 5,866,563 1,4 31 5,110,540,302 3,00% 3,233,610,88 5,110,540,302 2,879,397 2,597,942 5,477,740 3,919,404 3,356,213 7,295,617 5,866,565 6,134,423 1,55 33 5,421,772,206 3,00% 3,544,427,92 5,427,722,06 2,879,397 2,979,397 2,983,855 5,723,22 3,919,404 3,701,170 7,620,574 6,420,242 1,66 34 5,584,425,372 3,00% 3,877,495,958 5,984,425,372 3,919,404 4,045,917 7,965,321 7,018,268 1,76 35 5,751,958,133 3,00% 4,047,587,463 5,924,516,877 3,919,404 4,045,917 7,965,321 7,018,268 1,77 36 5,924,516,877 3,00% 4,225,322,970														1,206,099	3,618,297
30 4,961,689,613 3.00% 3,084,760,199 4,961,689,613 2,879,397 2,366,165 5,245,563 3,919,404 3,220,798 7,140,202 5,586,963 1,33 31 5,110,540,302 3,00% 3,233,610,888 5,110,540,302 2,879,397 2,480,341 5,359,739 3,919,404 3,376,213 7,295,617 5,856,554 6,134,233 1,53 32 5,242,772,206 3,00% 3,364,927,097 5,263,865,611 2,879,397 2,597,942 5,477,340 3,919,404 3,376,213 7,295,617 6,620,2574 6,642,0242 1,66 34 5,564,253,72 3,00% 3,707,455,568 5,584,425,372 2,879,397 2,972,341 5,851,738 3,919,404 4,945,917 7,906,521 7,018,258 1,73 35 5,751,958,133 3,00% 4,047,587,463 5,924,516,877 2,879,397 3,104,702 5,984,099 3,919,404 4,441,668 8,310,64 7,652,698 1,93 36 5,924,516,877 3,00% 4,047,587,463 5,924,516,877 2,879,397 3,314,46 6,220,431 3,919,404 4,401,5190 7,362,698														1,267,777	3,803,332
31 5,110,540,302 3,00% 3,233,610,888 5,110,540,302 2,879,397 2,480,341 5,359,739 3,919,404 3,376,213 7,295,617 5,856,554 32 5,223,856,511 3,00% 3,544,842,792 5,247,72,206 2,879,397 2,579,397 2,579,397 2,597,942 5,477,340 3,919,404 3,701,70 7,255,617 6,134,233 1,53 34 5,584,425,372 3,00% 3,875,028,719 5,751,958,133 2,879,397 2,972,341 5,851,738 3,919,404 3,701,170 7,202,017 6,644,02,424 1,66 35 5,751,958,133 3,00% 3,875,028,719 5,751,958,133 2,879,397 2,972,341 5,851,738 3,919,404 4,045,917 7,965,321 7,018,258 1,73 36 5,924,516,877 3,00% 4,047,587,463 5,924,251,847 2,879,397 3,241,034 6,120,431 3,919,404 4,411,660 8,310,664 7,652,694 1,99 3,919,404 4,406,2801 8,522,065 7,984,257 1,98 3,919,404 4,002,801 8,222,066 7,984,257 1,98 3,919,404 4,602,801 8,252,766 <td></td> <td>1,331,306</td> <td>3,993,919</td>														1,331,306	3,993,919
32 5.283,856,511 3.00% 3.366,927,097 5.283,856,511 2.879,397 2.597,942 5.477,340 3.919,404 3.536,291 7.455,695 6.134,233 1.55 33 5.421,772,206 3.00% 3.544,842,792 5.421,772,206 2.879,397 2.719,072 5.598,469 3.919,404 3.870,997 7.700,401 6.714,831 1.65 34 5.564,425,372 3.00% 3.875,028,719 5.751,958,133 2.879,397 2.972,341 5.861,738 3.919,404 4.045,917 7.965,321 7.018,258 1.77 36 5.924,516,877 3.00% 4.047,587,463 5.924,516,877 2.879,397 3.104,702 5.984,099 3.919,404 4.205,086 8,145,490 7.330,788 1.87 37 6.102,252,384 3.00% 4.047,587,463 5.924,516,877 2.879,397 3.214,034 6.120,431 3.919,404 4.402,801 8.522,205 7.984,257 1.99 38 6.295,319,955 3.00% 4.043,837,9554 2.879,397 3.526,091 6.405,488 3.919,404 4.799,676 8.719,080 8.325,766 2.00 40	30	4,961,689,613	3.00%		3,084,760,199	4,961,689,613	2,879,397	2,366,165	5,245,563	3,919,404	3,220,798	7,140,202	5,586,963	1,396,741	4,190,223
33 5,421,772,206 3,679,397 2,719,072 5,598,469 3,919,404 3,701,170 7,620,574 6,420,242 1,6 34 5,584,425,372 3,00% 3,707,495,958 5,584,425,372 2,879,397 2,843,835 5,723,232 3,919,404 4,045,917 7,790,401 6,714,831 1,6 35 5,751,956,133 3,00% 4,047,587,463 5,924,516,877 2,879,397 2,972,341 5,881,425 3,919,404 4,045,917 7,965,321 7,018,258 1,7 36 5,924,516,877 3,00% 4,047,587,463 5,924,516,877 2,879,397 3,241,034 6,120,431 3,919,404 4,425,086 8,145,490 7,330,788 1,8 37 6,102,252,384 3,00% 4,206,950,140 6,122,523,384 2,879,397 3,381,456 6,260,853 3,919,404 4,602,801 8,522,205 7,984,257 1,9 38 6,286,319,955 3,00% 4,596,950,140 6,473,879,554 2,879,397 3,526,091 6,405,488 3,919,404 4,002,801 8,527,766 2,00 40 6,686,059,541 3,00% 4,991,209,405 <td>31</td> <td>5,110,540,302</td> <td>3.00%</td> <td></td> <td>3,233,610,888</td> <td>5,110,540,302</td> <td>2,879,397</td> <td>2,480,341</td> <td>5,359,739</td> <td>3,919,404</td> <td>3,376,213</td> <td>7,295,617</td> <td>5,856,554</td> <td>1,464,139</td> <td>4,392,416</td>	31	5,110,540,302	3.00%		3,233,610,888	5,110,540,302	2,879,397	2,480,341	5,359,739	3,919,404	3,376,213	7,295,617	5,856,554	1,464,139	4,392,416
34 5,584,425,372 3.00% 3,707,495,958 5,584,425,372 2,879,397 2,843,835 5,723,232 3,919,404 3,870,997 7,790,401 6,714,831 1,6 35 5,751,958,133 3.00% 3,875,028,719 5,751,958,133 2,879,397 2,972,341 5,851,738 3,919,404 4,045,917 7,965,321 7,018,258 1,7 36 5,924,516,877 3.00% 4,047,587,463 5,924,516,877 2,879,397 3,104,702 5,984,099 3,919,404 4,426,086 8,145,490 7,330,788 1,8 37 6,102,252,384 3.00% 4,225,322,970 6,102,252,384 2,879,397 3,241,034 6,120,431 3,919,404 4,411,660 8,310,64 7,652,694 1,9 38 6,285,319,955 3.00% 4,408,390,541 6,285,319,955 2,879,397 3,526,091 6,405,488 3,919,404 4,799,676 8,719,080 8,325,766 2,00 40 6,668,095,941 3.00% 4,991,209,405 6,868,138,819 2,879,397 3,828,507 6,707,905 3,919,404 5,211,322 9,130,726 9,039,829 2,23												7,455,695		1,533,558	4,600,675
35 5,751,958,133 3.00% 3,875,028,719 5,751,958,133 2,879,397 2,972,341 5,851,738 3,919,404 4,045,917 7,965,321 7,018,258 1,733 36 5,924,516,877 3.00% 4,047,587,463 5,924,516,877 2,879,397 3,104,702 5,984,099 3,919,404 4,226,086 8,145,490 7,330,788 1,833 37 6,102,252,384 3.00% 4,225,322,970 6,102,252,384 2,879,397 3,241,034 6,120,431 3,919,404 4,402,801 8,522,205 7,984,257 1,93 38 6,285,319,955 3.00% 4,408,390,541 6,285,319,955 2,879,397 3,526,091 6,405,488 3,919,404 4,799,676 8,719,080 8,252,766 2,00 40 6,668,095,941 3.00% 4,991,209,405 6,686,9138,819 2,879,397 3,675,064 6,554,462 3,919,404 5,002,457 8,921,861 8,677,521 2,11 41 6,868,138,819 3.00% 5,197,253,569 7,074,182,983 2,879,397 3,828,507 6,707,905 3,919,404 5,426,452 9,345,856 9,413,006 2,33														1,605,061	4,815,182
36 5,924,516,877 3.00% 4,047,587,463 5,924,516,877 2,879,397 3,104,702 5,984,099 3,919,404 4,226,086 8,145,490 7,330,788 37 6,102,252,384 3.00% 4,225,322,970 6,102,252,384 2,879,397 3,241,034 6,120,431 3,919,404 4,402,801 8,331,064 7,652,694 1,9 38 6,285,319,955 3.00% 4,408,390,541 6,285,319,955 2,879,397 3,526,091 6,405,488 3,919,404 4,799,676 8,719,080 8,325,766 2,00 40 6,668,095,941 3.00% 4,991,209,405 6,688,138,819 2,879,397 3,675,064 6,554,462 3,919,404 5,202,457 8,921,861 8,677,521 2,11 41 6,868,138,819 3.00% 4,991,209,405 6,868,138,819 2,879,397 3,828,507 6,707,905 3,919,404 5,242,6452 9,348,856 9,413,006 2,33 42 7,074,182,983 3.00% 5,197,253,569 7,074,182,983 2,879,397 3,828,507 6,707,905 3,919,404 5,426,452 9,348,856 9,413,006 2,33														1,678,708	5,036,123
37 6,102,252,384 3.00% 4,225,322,970 6,102,252,384 2,879,397 3,241,034 6,120,431 3,919,404 4,411,660 8,331,064 7,652,694 1,9 38 6,225,319,955 3.00% 4,408,390,514 6,285,319,955 2,879,397 3,381,456 6,260,853 3,919,404 4,602,801 8,522,205 7,984,257 1,9 39 6,473,879,554 3.00% 4,596,950,140 6,473,879,554 2,879,397 3,526,091 6,405,488 3,919,404 4,799,676 8,719,080 8,325,766 2,00 40 6,668,095,941 3.00% 4,791,166,527 6,668,095,941 2,879,397 3,828,507 6,707,905 3,919,404 5,002,457 8,921,861 8,677,521 2,11 41 6,868,138,819 3.00% 5,197,253,659 7,074,182,983 2,879,397 3,828,507 6,707,905 3,919,404 5,242,452 9,433,006 2,33 42 7,074,182,983 3.00% 5,197,253,659 7,074,182,983 2,879,397 4,347,012 7,196,410 3,919,404 5,648,037 9,667,414 9,797,378 2,44 43	35	5,751,958,133	3.00%		3,875,028,719	5,751,958,133	2,879,397	2,972,341	5,851,738	3,919,404	4,045,917	7,965,321	7,018,258	1,754,565	5,263,694
37 6,102,252,384 3.00% 4,225,322,970 6,102,252,384 2,879,397 3,241,034 6,120,431 3,919,404 4,411,660 8,331,064 7,652,694 1,9 38 6,285,319,955 3.00% 4,408,390,514 6,285,319,955 2,879,397 3,381,456 6,260,853 3,919,404 4,602,801 8,522,205 7,984,257 1,9 39 6,473,879,554 3.00% 4,596,950,140 6,473,879,554 2,879,397 3,526,091 6,405,488 3,919,404 4,799,676 8,719,080 8,325,766 2,00 40 6,668,095,941 3.00% 4,791,166,527 6,668,095,941 2,879,397 3,828,507 6,707,905 3,919,404 5,002,457 8,921,861 8,677,521 2,11 41 6,868,138,819 3.00% 5,197,253,659 7,074,182,983 2,879,397 3,828,507 6,707,905 3,919,404 5,242,452 9,343,006 2,33 42 7,074,182,983 3.00% 5,197,253,659 7,074,182,983 2,879,397 4,347,012 7,196,410 3,919,404 5,648,037 9,657,414 9,797,378 2,44 43			3.00%											1,832,697	5,498,091
39 6,473,879,554 3.00% 4,596,950,140 6,473,879,554 2,879,397 3,526,091 6,405,488 3,919,404 4,799,676 8,719,080 8,325,766 2,00 40 6,668,095,941 3.00% 4,791,166,527 6,668,095,941 2,879,397 3,675,064 6,554,462 3,919,404 5,002,457 8,921,861 8,677,521 2,10 41 6,868,138,819 3.00% 4,991,209,405 6,868,138,819 2,879,397 3,828,507 6,707,905 3,919,404 5,211,322 9,130,726 9,039,829 2,22 42 7,074,182,983 3.00% 5,197,253,569 7,074,182,983 2,879,397 4,149,411 7,028,738 3,919,404 5,426,452 9,348,856 9,413,006 2,33 43 7,266,408,473 3.00% 5,409,479,059 7,286,408,473 2,879,397 4,149,341 7,028,738 3,919,404 5,876,269 9,795,673 10,193,281 2,54 44 7,505,000,727 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 5,876,269 9,795,673 10,193,281 2,54					4,225,322,970	6,102,252,384	2,879,397	3,241,034		3,919,404	4,411,660	8,331,064	7,652,694	1,913,173	5,739,520
40 6,668,095,941 3.00% 4,791,166,527 6,668,095,941 2,879,397 3,675,064 6,554,462 3,919,404 5,002,457 8,921,861 8,677,521 2,10 41 6,868,138,819 3.00% 4,991,209,405 6,868,138,819 2,879,397 3,828,507 6,707,905 3,919,404 5,211,322 9,130,726 9,039,829 2,23 42 7,074,182,983 3.00% 5,197,253,569 7,074,182,983 2,879,397 3,986,553 6,865,951 3,919,404 5,426,452 9,345,856 9,413,006 2,33 43 7,286,408,473 3.00% 5,409,479,059 7,286,408,473 2,879,397 4,149,341 7,028,738 3,919,404 5,648,037 9,567,441 9,797,378 2,44 44 7,505,000,727 3.00% 5,628,071,313 7,505,000,727 2,879,397 4,489,713 7,369,111 3,919,404 5,476,269 9,795,673 10,193,281 2,55 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,66														1,996,064	5,988,192
41 6,868,138,819 3.00% 4,991,209,405 6,868,138,819 2,879,397 3,828,507 6,707,905 3,919,404 5,211,322 9,130,726 9,039,829 2,22 42 7,074,182,983 3.00% 5,197,253,569 7,074,182,983 2,879,397 3,986,553 6,865,951 3,919,404 5,426,452 9,345,856 9,413,006 2,33 43 7,286,408,473 3.00% 5,409,479,059 7,286,408,473 2,879,397 4,149,341 7,028,738 3,919,404 5,648,037 9,567,441 9,797,378 2,44 44 7,505,000,727 3.00% 5,628,071,313 7,505,000,727 2,879,397 4,317,012 7,196,410 3,919,404 5,876,269 9,795,673 10,193,281 2,55 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,66 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,66														2,081,442	6,244,325
42 7,074,182,983 3.00% 5,197,253,569 7,074,182,983 2,879,397 3,986,553 6,865,951 3,919,404 5,426,452 9,345,856 9,413,006 2,33 43 7,286,408,473 3.00% 5,409,479,059 7,286,408,473 2,879,397 4,149,341 7,028,738 3,919,404 5,648,037 9,567,441 9,797,378 2,4 44 7,505,000,727 3.00% 5,628,071,313 7,505,000,727 2,879,397 4,317,012 7,196,410 3,919,404 5,876,269 9,795,673 10,193,281 2,5 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 5,876,269 9,795,673 10,193,281 2,5 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,8 47 7,869,113 7,730,150,749 3,00% 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,8 100 <td>40</td> <td>6,668,095,941</td> <td>3.00%</td> <td></td> <td>4,791,166,527</td> <td>6,668,095,941</td> <td>2,879,397</td> <td>3,675,064</td> <td>6,554,462</td> <td>3,919,404</td> <td>5,002,457</td> <td>8,921,861</td> <td>8,677,521</td> <td>2,169,380</td> <td>6,508,141</td>	40	6,668,095,941	3.00%		4,791,166,527	6,668,095,941	2,879,397	3,675,064	6,554,462	3,919,404	5,002,457	8,921,861	8,677,521	2,169,380	6,508,141
43 7,286,408,473 3.00% 5,409,479,059 7,286,408,473 2,879,397 4,149,341 7,028,738 3,919,404 5,648,037 9,567,441 9,797,378 2,4 44 7,505,000,727 3.00% 5,628,071,313 7,505,000,727 2,879,397 4,149,341 7,028,738 3,919,404 5,648,037 9,567,441 9,797,378 2,4 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 5,847,269 9,795,673 10,193,281 2,5 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 5,111,348 10,030,752 10,601,062 2,86 Total NPV *** ************************************														2,259,957	6,779,872
44 7,505,000,727 3.00% 5,628,071,313 7,505,000,727 2,879,397 4,317,012 7,196,410 3,919,404 5,876,269 9,795,673 10,193,281 2,5- 45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 5,876,269 9,795,673 10,193,281 2,5- 10 10,001,062 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,6- 10 10,001,062														2,353,251	7,059,754
45 7,730,150,749 3.00% 5,853,221,335 7,730,150,749 2,879,397 4,489,713 7,369,111 3,919,404 6,111,348 10,030,752 10,601,062 2,66 Total NPV \$132,452,281 \$84,288,086 \$213,860,970 \$180,292,584 \$114,732,013 \$291,105,193 \$199,020,099 \$48,650,000 \$12,10														2,449,344	7,348,033
Total \$132,452,281 \$ 84,288,086 \$ 213,860,970 \$ 180,292,584 \$ 114,732,013 \$ 291,105,193 \$ 199,020,099 \$ 49,72 NPV 51,480,000 20,600,000 71,780,000 70,080,000 28,050,000 97,710,000 \$ 48,650,000 12,11														2,548,320	7,644,961
NPV 51,480,000 20,600,000 71,780,000 70,080,000 28,050,000 97,710,000 \$ 48,650,000 12,10	45	7,730,150,749	3.00%		5,853,221,335	7,730,150,749	2,879,397	4,489,713	7,369,111	3,919,404	6,111,348	10,030,752	10,601,062	2,650,265	7,950,796
NPV 51,480,000 20,600,000 71,780,000 70,080,000 28,050,000 97,710,000 \$ 48,650,000 12,10	Total						\$132,452,281	\$ 84,288,086	\$ 213,860,970	\$180,292,584	\$114,732,013	\$ 291,105,193	\$ 199,020,099	\$ 49,755,025	\$ 149,265,074
														12,160,000	36,490,000
Increment to EIFD/CRIA: 20,600,000 Increment to EIFD/CRIA: 28,050,000							Incremen	t to EIFD/CRIA:	20,600,000	Increment	to EIFD/CRIA:	28,050,000			

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Annual Growth in Net Secured Assessed Values May include property taxes also used to fund enforceable obilgations of a successor agency to a former redevelopment agency in same territory.