

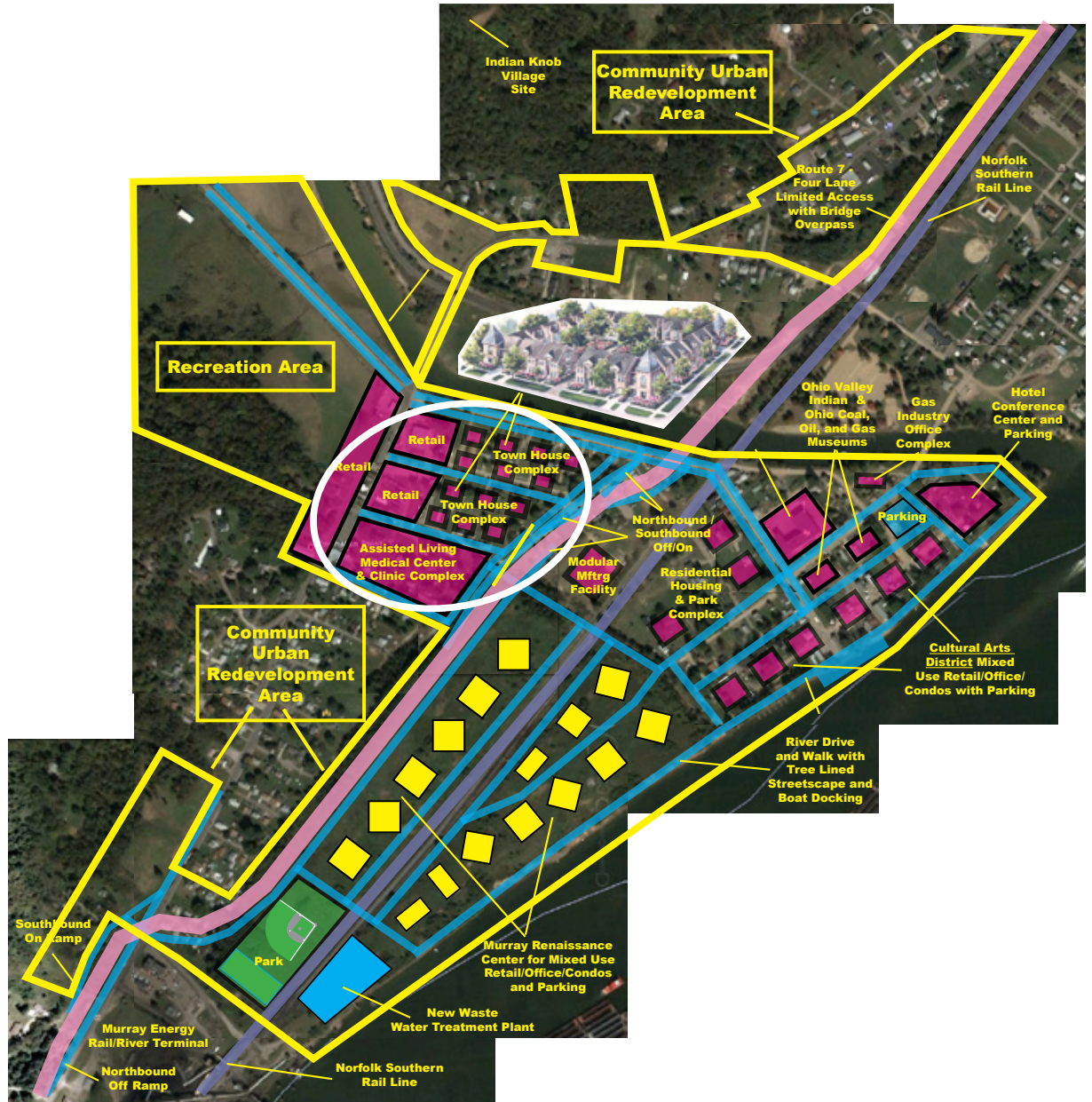
# POWHATAN POINT COMMUNITY URBAN REDEVELOPMENT PLAN (CURP) TOWNHOUSE VILLAGE DEVELOPMENT

The *Powhatan Point Community Urban Redevelopment Plan (CURP) Townhouse Village Development* (shown in *Figure 1*), is an ideal residential housing project. Its central location to the downtown Powhatan Point Riverfront Resort, the Powhatan Point Recreation Area, the Murray Renaissance Center, Powhatan Point Medical Center-Assisted Living Facility and Modular Manufacturing Facility provides easy access (walkable) to these employment sites. These units will facilitate the above listed projects 3,000+ worker housing needs. The *Town House Village Complex* represents 13 Multi-Unit Blocks of Three Story Buildings, located (see adjacent CURD Layout) along the Water Street corridor between the proposed Medical Center-Assisted Living Facility, and current/proposed new Route 7.

The area purchased as part of the Townhouse Village Complex (as illustrated in *Figure 2 and 3*) includes adjacent properties planned for development as Retail, Medical Center - Assisted Living Complex, and Park areas. Long term some of the park properties will be used by the State to construct the new Route 7 Alignment planning.

Due to flood plane issues a large portion of project area (roads/buildings), will be elevated above the flood plane using 6 feet of mixed fill. Fill will be taken from higher elevation areas of the project and mixed with Murray Energy coal tailings refuse dump materials. Water Street would be elevated and widen to a 4 lane boulevard approach, with a Captina Creek walk.

These project facilities will be based upon a leasing plan, with transition after 15 years of the housing units, to a purchase by interested parties with first options to existing tenants. A management organization will remain to administrate common areas of the building structure; surrounding landscape, roads, sidewalks, parks, and; Common Activities building. Related maintenance upkeep, and administrative services will also be the function of the management organization that will be funded by the renters and/or owners of the luxury townhouses/retail/medical-assisted living leases.



**Figure 1. Powhatan Point Community Urban Redevelopment Plan (CURP) Townhouse Village Development.**



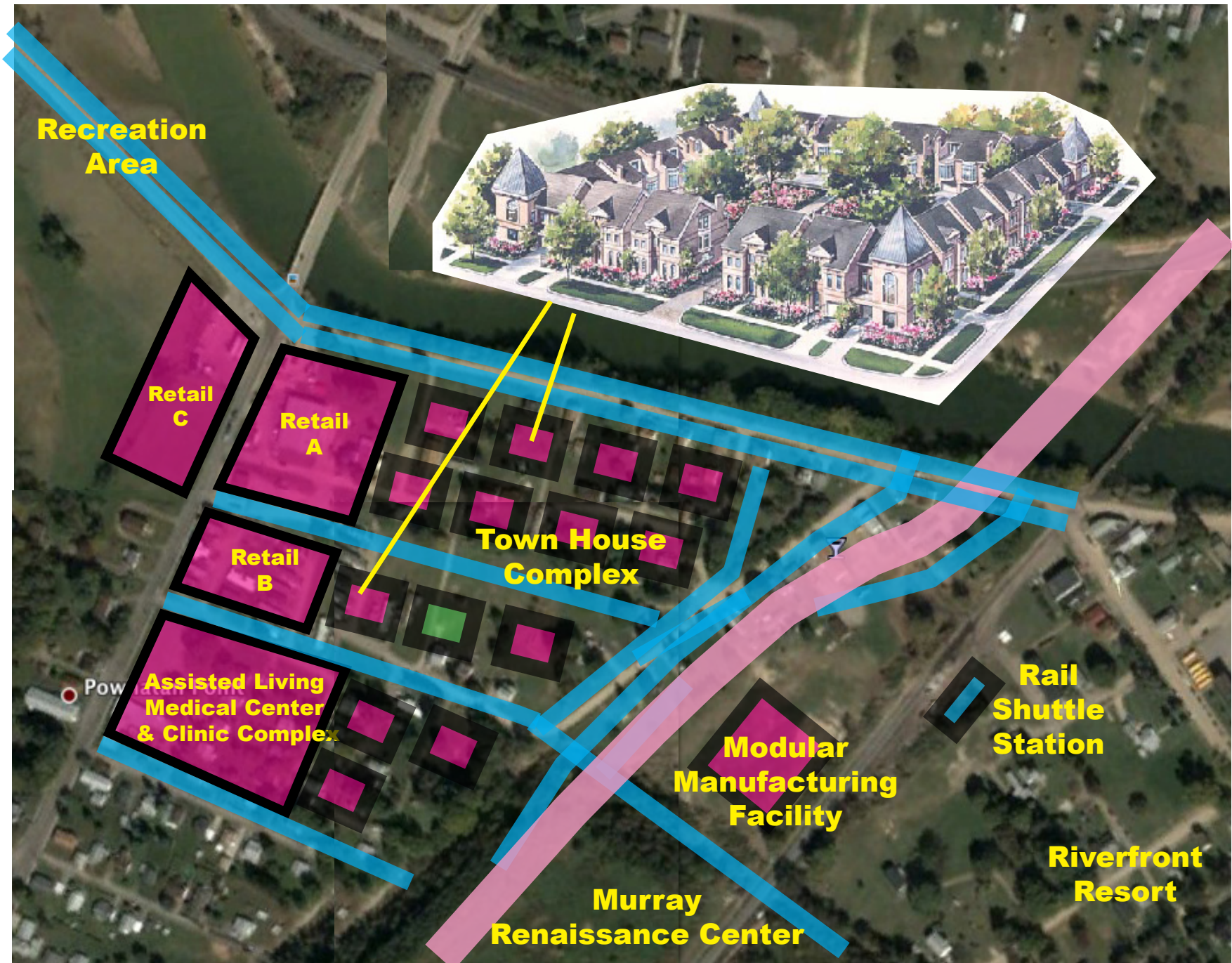


Figure 2. Powhatan Point Community Townhouse Village Development Overview.



## CURRENT LAND USE FOR TOWNHOUSE VILLAGE COMPLEX

The proposed land use for Powhatan Point Townhouse Village Complex (shown in Figure 2) represents under developed land that is currently supporting a few residences. The area highlighted in yellow (see Figure 3) includes the Townhouse Village Complex, Retail, Medical Center-Assisted Living Complex, and surrounding Park areas supporting soccer/baseball/tennis/basketball/playgrounds/picnic recreational facilities with parking. Because property is in the flood plain, the new development as part of demolition and site prep will elevate those areas with fill to exceed FEMA requirements, including Water Street and adjacent roadways.

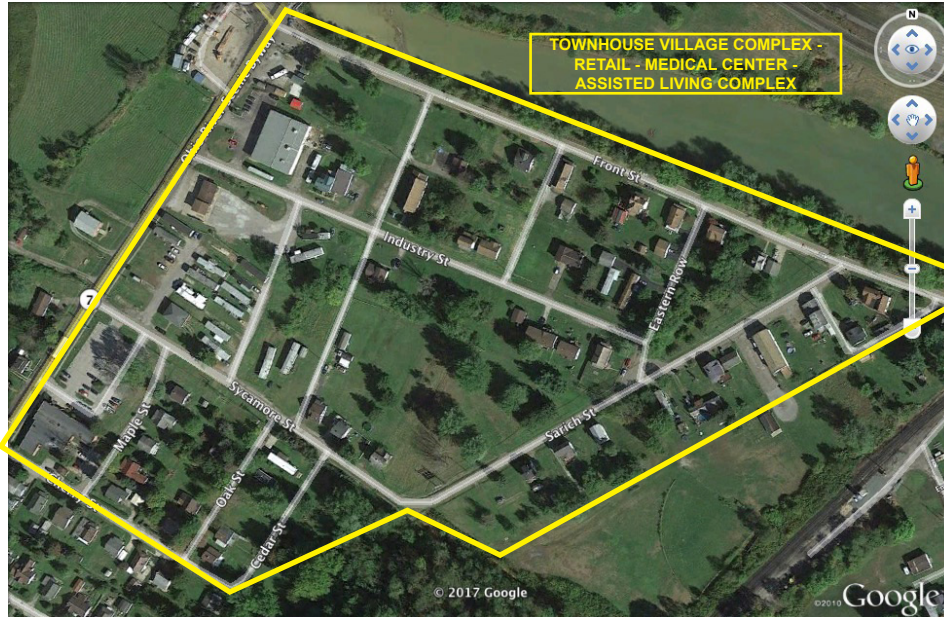


Figure 3. Powhatan Point Townhouse Village Current Land Use.

Property owners effected by the project will be offered either (a) above market value purchase with relocation coverage; (b) or discounted replacement of their homes with a purchase of a luxury townhouse unit; (c) and/or Lank Bank Investment into the Townhouse Village Complex project that would share in profits with the respective participating property owners, plus option to purchase discounted luxury townhouse. The amount of investment for the properties would be based on the assessed property tax value as determined by the Belmont County Tax Assessor. The risks of becoming a Land Bank Investor are the same for any investment, but are minimum if fully funded. No title transfer occurs if funded is not obtained.

The benefits of Townhouse Village Complex to include property values of the retail/park/medical center-assisted living complex will be based upon profits from leased revenue against costs to develop and maintain same through their life. A management team will administrate leasing of the facilities once constructed including the pay down of the loans expected over the 20 year loan period.



Figure 4. Powhatan Point Townhouse Village Proposed Configuration Against Lot Map.



# PROPOSED TOWNHOUSE VILLAGE COMPLEX

## Townhouse Village Complex Design

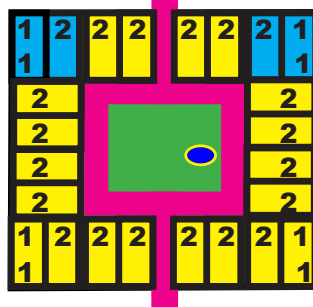
The Town House Village Complex Units (364) are fully furnished and decorated as move-in ready. **Developed as 8 one bedroom and 20 two/three (loft) bedrooms per Block, totaling 104 one bedroom and 260 two/three bedroom luxury units with one/two car garages.** Each Block also offers secure central courtyard with outdoor cooking, heated pool, and playground facilities.

Each of the 2/3 bedroom townhouse three story units represent approx. 1,720 sqft, offers single car garage with configuration, which are a significant enhancement to the Water Street corridor. Each townhouse has front stairs and rear patio access along with the rear entry garage. The townhouse is a luxury unit that is **fully furnished** with integrated high quality kitchen appliances, bathroom/utility rooms, walk-in closets and observation decks on rear for living room and master bedroom. **Rent of \$1,200/\$1,600 includes net: tax/insurance/maintenance/utilities.** The combined 364 units provides a significant addition to the housing requirements for Powhatan Point.

**Powhatan Point Townhouse Village Complex Block 180' x 180' (48,160sqft)**  
**28 Luxury Townhouses**  
**8 One Bedroom - 920 sqft @ \$1,200/mo net**  
**20 Two Bedroom - + Loft + 2 Car Garage - 1720 sqft @ \$1,600/mo net**  
**6 Units for Subsidized Low Income @ 1BR \$500/mo - 2BR \$950/mo net**



- Typical 1 or 2 (3) bedroom + loft configuration
- Low income housing units
- Secure garage access
- Courtyard/pool/playground



## Townhouse Village Complex Block

- meets state trans-modal requirements
- offers historic facade design
- quality of life streetscape/park/courtyard
- ready access to transportation/
- village style unit configurations
- secure access to garage/courtyard
- 28 townhouse units
- three story design offering 1,720 sqft/unit
- total block structure = 48,160 sqft
- 1/2 bdrm + loft or 3 bdrm + 2 car garage
- overall depth of 51'-11"
- overall two unit width of 40'-5"
- 6 low income subsidized housings
- and embedded utility service for recycling/waste water treatment/purple water re-use/platinum green rating construction

Figure 5. Powhatan Point Townhouse Village Complex Block Structure Proposed Concept.



### Historical Facade

Historical Theme is reinforced through exterior building facades and interior decorative wall and floor treatments embracing historic designs and images that create an atmosphere of living in the past.

### Townhouse Green Technology

Green Energy Technology application is fully implemented for the building to meet a Platinum Green Rating. It's features begin with: (a) solar generation implanted in the roof and side paneling facing south; (b) embedded floor & ceiling radiated heating/cooling water piping and central heat/cooling source with roof and deep ground heat/cooling exchange; (c) recyclable high insulated building materials applied; (d) and green educational program via Ohio University.

### Powhatan Point Rail Shuttle

In anticipation of the Resort/Townhouse housing development that is adjacent to the Powhatan Point Rail Shuttle Station, that would serve as worker drop-off and pick-up. The Powhatan Point Rail Shuttle implementation would be supported on the existing Norfolk-Southern Rail Lines to and from Bridgeport and Hannibal industry park, supporting the growing gas/plastics/energy industry.

### PROPOSED TOWNHOUSE VILLAGE COMPLEX RETAIL SITES

The proposed land use for Powhatan Point Townhouse Village Complex Retail Sites (shown in **Figure 2 and 3**) represents two separate strip-mall centers (**Retail Strip Mall Center A and Retail Strip Mall Center B**) along the current Route 7 Highway southward from Water Street intersection. These sites are single story structures based upon 15" ceiling, configured or segmented per tenant requirements based upon 30' x 60' increments. Each Site offers a fast food structure to be built per tenant requirements. Future Retail Site C could be developed.

Retail Site A supports a 270' x 60' x 15' structure (16,200 sqft), a fast food area 80' x 60' (4,800 sqft), and parking 50+ vehicles. Retail Site B supports a 150' x 60' x 15' structure (9,000 sqft), a fast food area 60' x 60' (3,600 sqft), and parking 30+ vehicles.



Figure 6. Powhatan Point Townhouse Village Proposed Medical Center and Retail Sites

## PROPOSED TOWNHOUSE VILLAGE COMPLEX MEDICAL CENTER

The proposed land use for **Powhatan Point Townhouse Village Complex Medical Center** (shown in **Figure 2, 3, 4 and 6**) represents current Powhatan Clinic Facility location. The area highlighted in blue includes the adjacent Assisted Living Complex (see **Figure 6**). **Figure 7 and 8** provides a cross section of the Medical Center and Assisted Living Center which sits upon a two level parking garage capable of supporting 300+ vehicles.

The **PPMC** is a four story structure with two stories below ground and two stories above. The adjacent **Assisted Living Center** is a five story with two stories below ground and three stories above, connected by a covered bridge and common parking garage and delivery/maintenance/utilities.

To address the needs of for a rural medical center where hospital care is greater than 16 mile away, we are planning a multi-use/multi-doctor medical center with an adjacent assisted living center. It combines the needs of emergency/walk-in clinic/out-patient care/surgery rooms/lab analysis MRI-Xray-Sonogram diagnostics/limited temporary intensive care/hospital beds support.

### Center Design Factors

The delivery of healthcare is evolving due to healthcare reform initiatives including in the design of **Powhatan Point Medical Center (PPMC)**. Traditionally, **PPMCs** have been comprised of practice suites housing private physician groups occupying as little as 1,000 sqft to as much as an entire floor, +/- 25,000 sqft. These spaces were designed to support routine physical examinations, checkups, lab work and minor outpatient procedures.

However, due to changing insurance/medical costs, an increasing number of physicians are choosing to be employed by hospital systems. As a result, today's **PPMCs** are designed with new configurations to support increased efficiency, collaboration and revenue generation. One benefit of hospital-managed physicians is the ability to leverage shared support spaces across multiple physician practices. As a result, the individual components of the physician suite are being reconfigured. How many exam rooms do you need?

The Multi-Purpose Exam Room could accommodate a

larger variety of patient needs, allowing clinics to more easily accommodate the increasing diversity of member populations over time.

### Medical/Assisted Living Centers Modular Design

A modular, repeatable configuration of interior spaces facilitates this construction approach utilizing the **Modular Manufacturing Facility (MMF)** module products. The entire building elements will be remotely constructed, utilizing pre-cast concrete for garages and foundation for floors 3, 4, and 5 using MMF Modules, that are delivered to a prepared site pad and assembled in the building configuration shown in **Figure 9 and 10**.

Ultimately, the goal of the **PPMC** is to become the primary location for education, preventative care, wellness, outpatient procedures and outpatient surgeries – becoming in essence, the hospital's "Front Door." A successful **PPMC** will provide a consistent stream of referrals for the inpatient hospital. This makes brand recognition across your outpatient and inpatient facilities critical – and architectural design can be a powerful tool to create brand loyalty and awareness. Developing consistent signage and wayfinding programs is important, so that a patient and their family knows they are in YOUR hospital.

At the epicenter of the **PPMC** is the philosophy that healthcare should be focused on the wellness of the patient rather than narrowly focused on the symptom/diagnosis of a singular event. Creating the experience of having everything a patient and their family needs under one roof, conveniently organized and accessible, designed to promote a conversational and simplified sharing of information will result in a patient-centered experience and enhanced brand recognition. The future of **PPMC** design will be closely tied to how it supports patient-centered care.

The adjacent Assisted Living Center offers physical therapy and rehabilitation physical support utilizing fitness equipment and aquatic pool therapy to further recovery and wellness. It also serves the needs of the assisted living tenants and community needs. The medical center is directly connected by covered bridge to the assisted living center to further integrate their advisory/functional assistance to its patients.

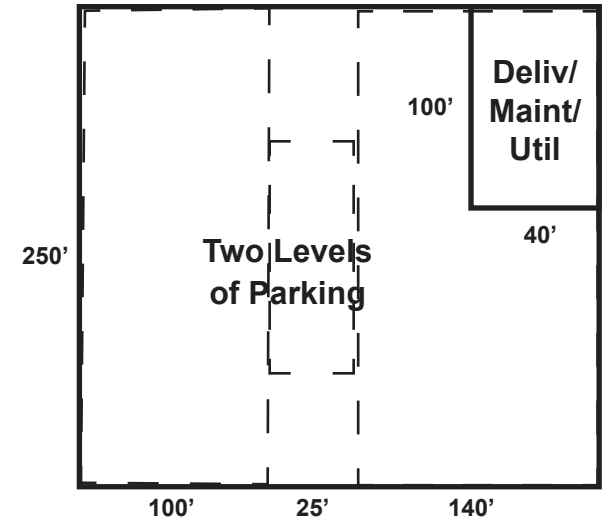


Figure 7. PPMC Top Down View

### Common Parking/Delivery/Maintenance/Utilities

Parking Level 1 - 250' x 265' = 66,250 sqft

Parking Level 2 - 250' x 249' = 62,250 sqft

Total: 128,500 sqft @ \$50/sqft = \$6.25M

### Powhatan Point Medical Center

PPMC Level 3 (Main) - 275' x 100' = 27,500 sqft

PPMC Level 4 (2nd Flr) - 250' x 100' = 25,000 sqft

Total: 52,500 sqft @ \$90/sqft = \$4.725M

### Powhatan Point Assisted Living Center

PPALC Level 3 (Main) - 250' x 140' = 35,000 sqft

PPALC Level 4 (2nd Flr) - 175' x 140' = 24,500 sqft

PPALC Level 5 (3rd Flr) - 175' x 140' = 24,500 sqft

Total: 84,000 sqft @ \$90/sqft = \$7.56M

Combined: 265,000 sqft = \$18.56M

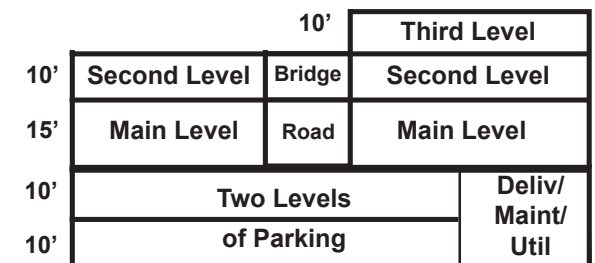


Figure 8. PPMC Side Long View



# Powhatan Point Townhouse Village Complex Medical Center

## Second Floor

- o Medical Offices Shared by Multiple Doctors in Various Specialties: (Optical/Hearing-Nose-Throat/ Dental/Diabetes/Arthritis/Mental Therapy/Oncology/Cardiology/ Dermatology/Nutrition/Internal Medicine/Prosthetics/Orthopedist/ Plastic-General Surgeons/ Gynecologist etc.)
- o Conference Rooms/Lobby/ Information Desk/Seating

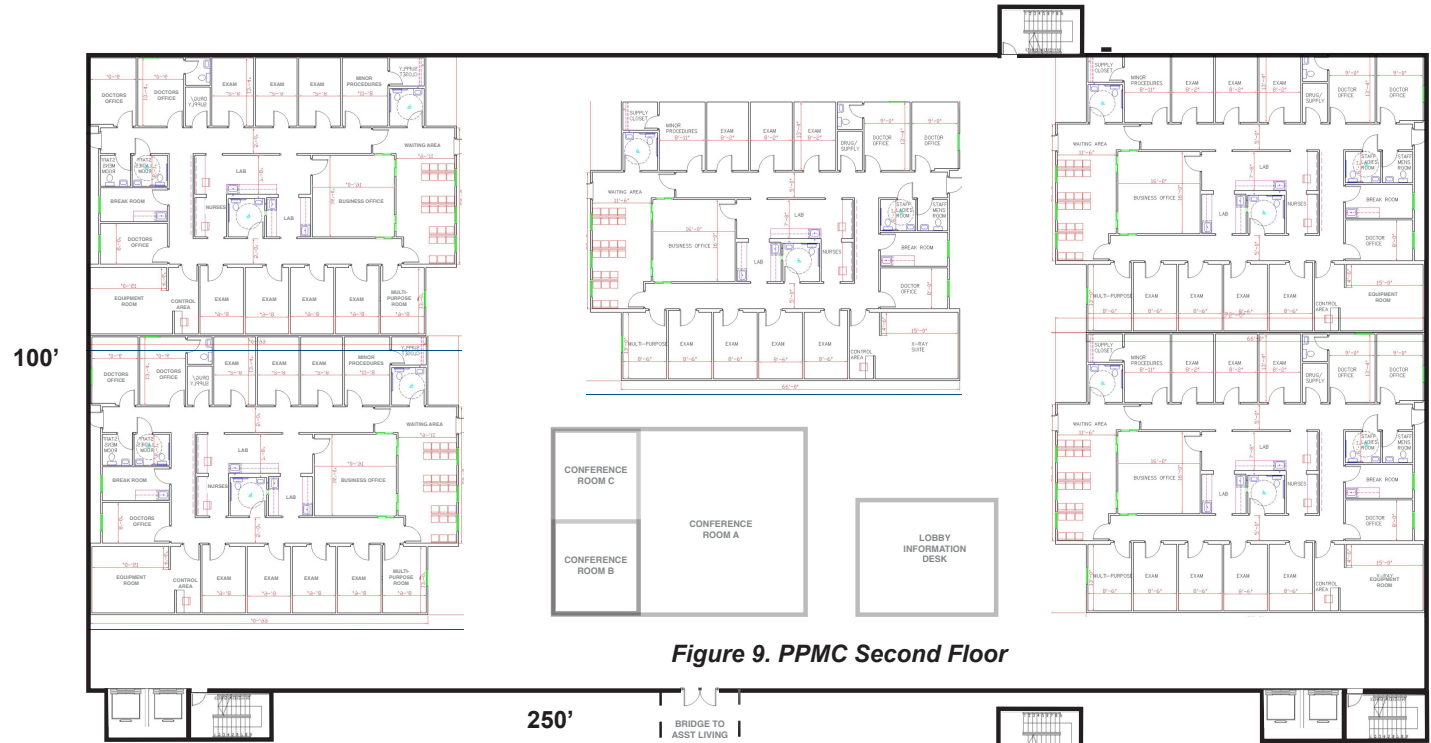


Figure 9. PPMC Second Floor

## First Floor

- o Medical Offices Shared by Multiple Doctors in Various Specialties
- o Walk-in Clinic/Rooms/ Labs/Test Analysis
- o Emergency Room
- o Ambulance Service
- o Paramedics Response
- o Two Surgery Rooms for Trauma/Out-Patient Care
- o MRI/X-Ray/Sonogram Analysis Service
- o Short Term Intensive Care/ Recovery/Stay Rooms
- o Pharmacy
- o Gift Shop/Coffee Shop

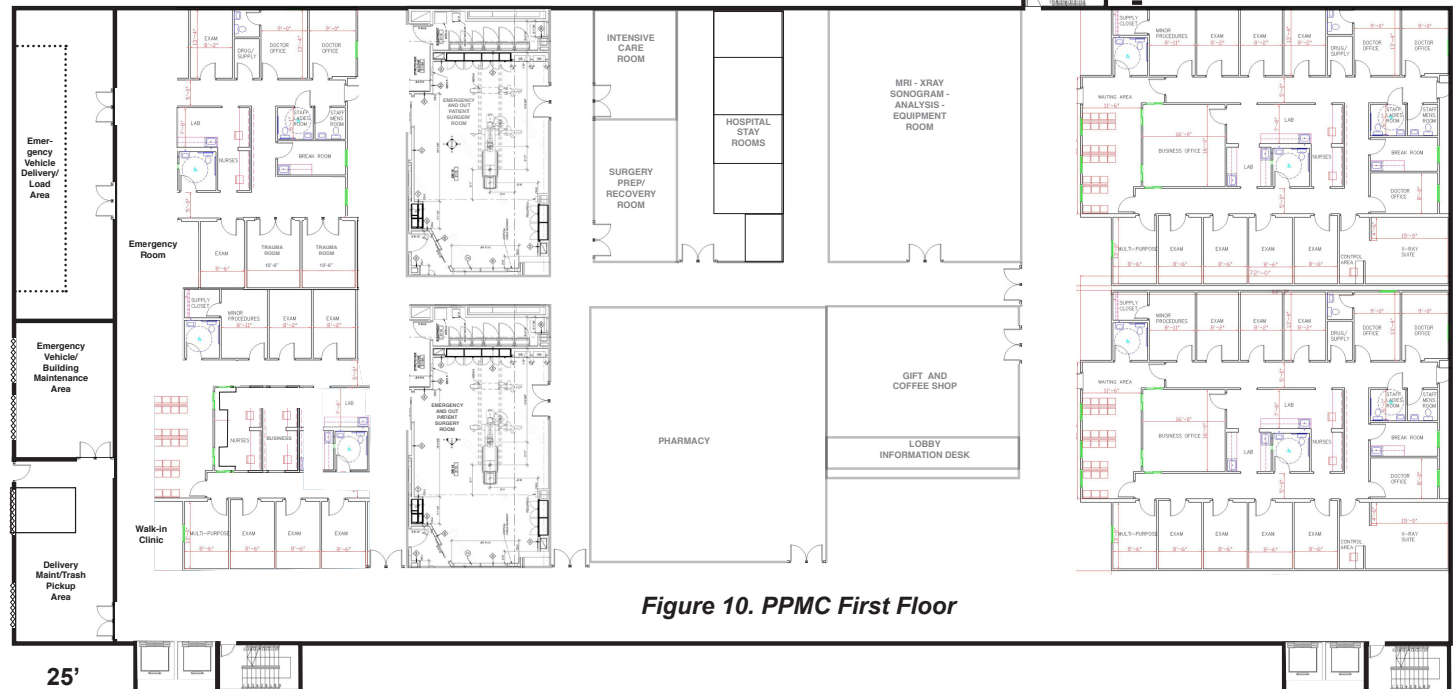


Figure 10. PPMC First Floor

**PROPOSED TOWNHOUSE  
VILLAGE COMPLEX ASSISTED  
LIVING CENTER**

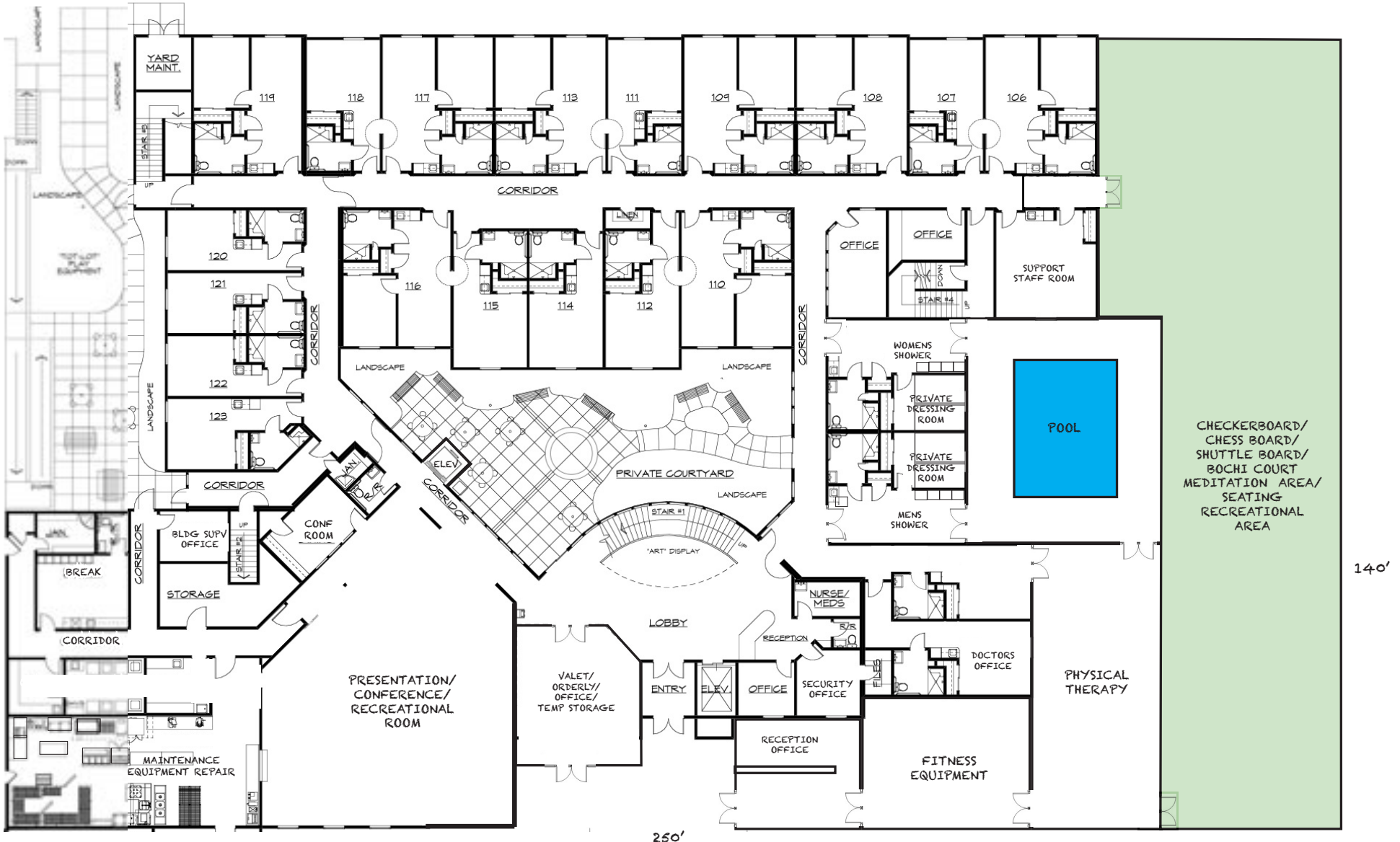
- o 140'x250' 35,000sqft (1/2/3 floors)
- o 140'x230' 32,000sqft (4/5 floors)

**Basic Features**

- o Five story structure - driveway cover for access
- o Two story parking (125 cars)/utilities/delivery
- o Three story/physical therapy/64 A/L rooms/offices/recreation/dining/presentation rooms
- o All areas support handicap/ walking handrails
- o Elevator/covered bridge access to Medical Ctr

**First - Main Floor - 15' Height**

- o Physical therapy/fitness center/pool
- o Covered recreation/activity/conference rooms
- o 18 A/L Rooms (8-1,,350sqft:10-675sqft one bedrm)
- o On-site doctor/nursing/orderly/security coverage
- o Offices for doctor/nurses/orderly/security/admin
- o Building/equipment maintenance repair area



MAIN LEVEL FLOOR PLAN - ASSISTED LIVING





**Second Floor - 10' Height**

- o Physical therapy/fitness center/pool
- o Covered recreation/activity/conference rooms
- o 23 A/L Rooms (11-1,350sqft:12-675sqft one bedrm)
- o On-site doctor/nursing/orderly/security coverage
- o Offices for doctor/nurses/orderly/security/admin
- o Building/equipment maintenance repair area

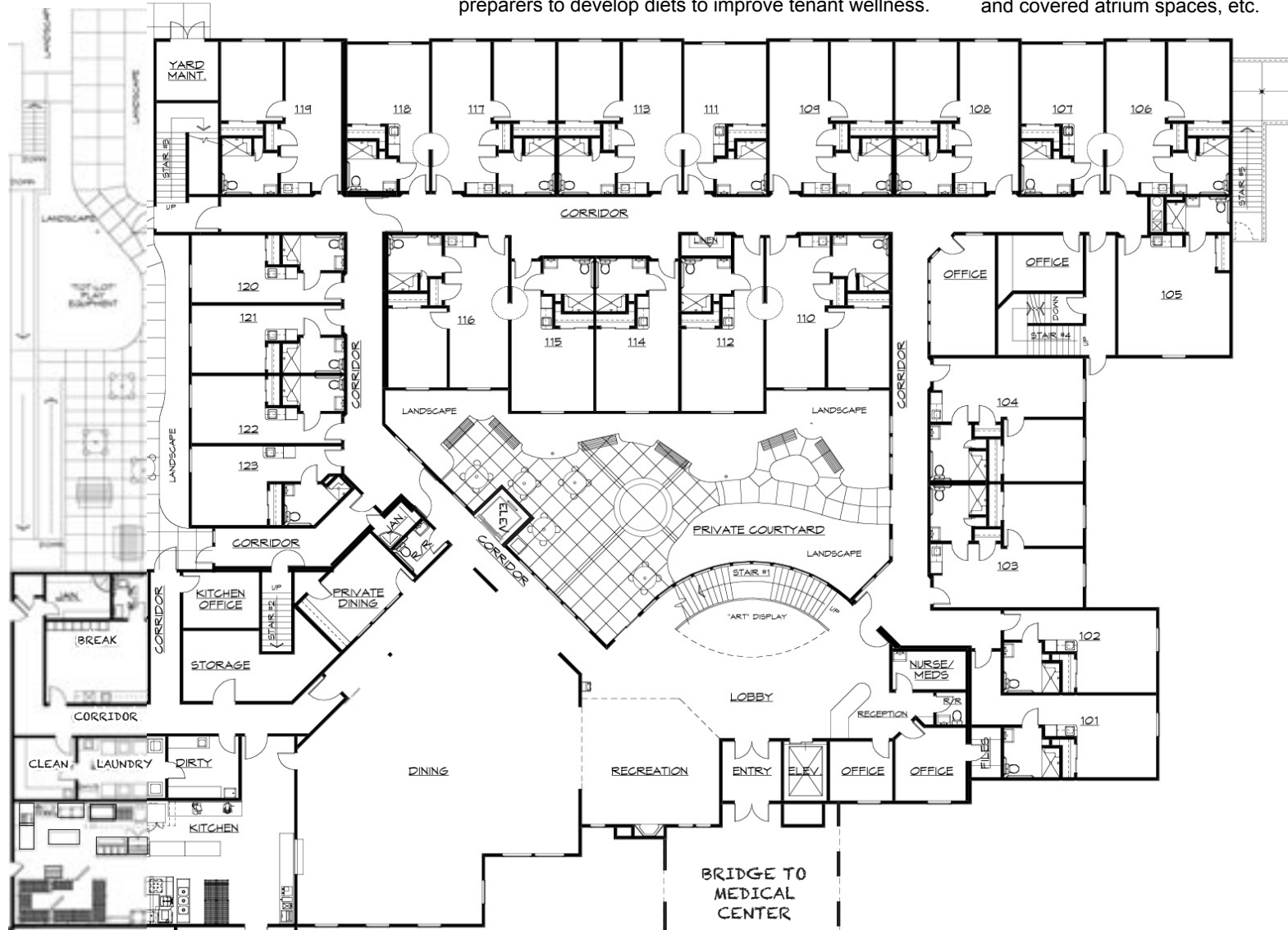
**Tenant Functional Needs**

The Assisted Living Center (ALC) serves the regional needs for special assistance for individuals unable to completely care for themselves in their residences. Assistance is offered in on-call nursing/medication distribution, physical assistance, food preparation, dining: breakfast/lunch/dinner, fitness/pool workouts and rehabilitation therapy. Nutritionist work with physical therapists and food preparers to develop diets to improve tenant wellness.

Resident ALC nursing and Medical Center resident doctors with adjacent medical facilities assure immediate response to any acute/emergency situations.

**Recreation and Activities**

Tenants are offered a wide array of activities and recreational areas to play games/hear presentations/review library media, meditate/swim/physically workout, and covered atrium spaces, etc.



SECOND LEVEL FLOOR PLAN - ASSISTED LIVING



### Third Floor - 10' Height

- o Physical therapy/fitness center/pool
- o Covered recreation/activity/conference rooms
- o 23 A/L Rooms (11-1,350sqft:12-675sqft one bedrm)
- o On-site doctor/nursing/orderly/security coverage
- o Offices for doctor/nurses/orderly/security/admin
- o Building/equipment maintenance repair area

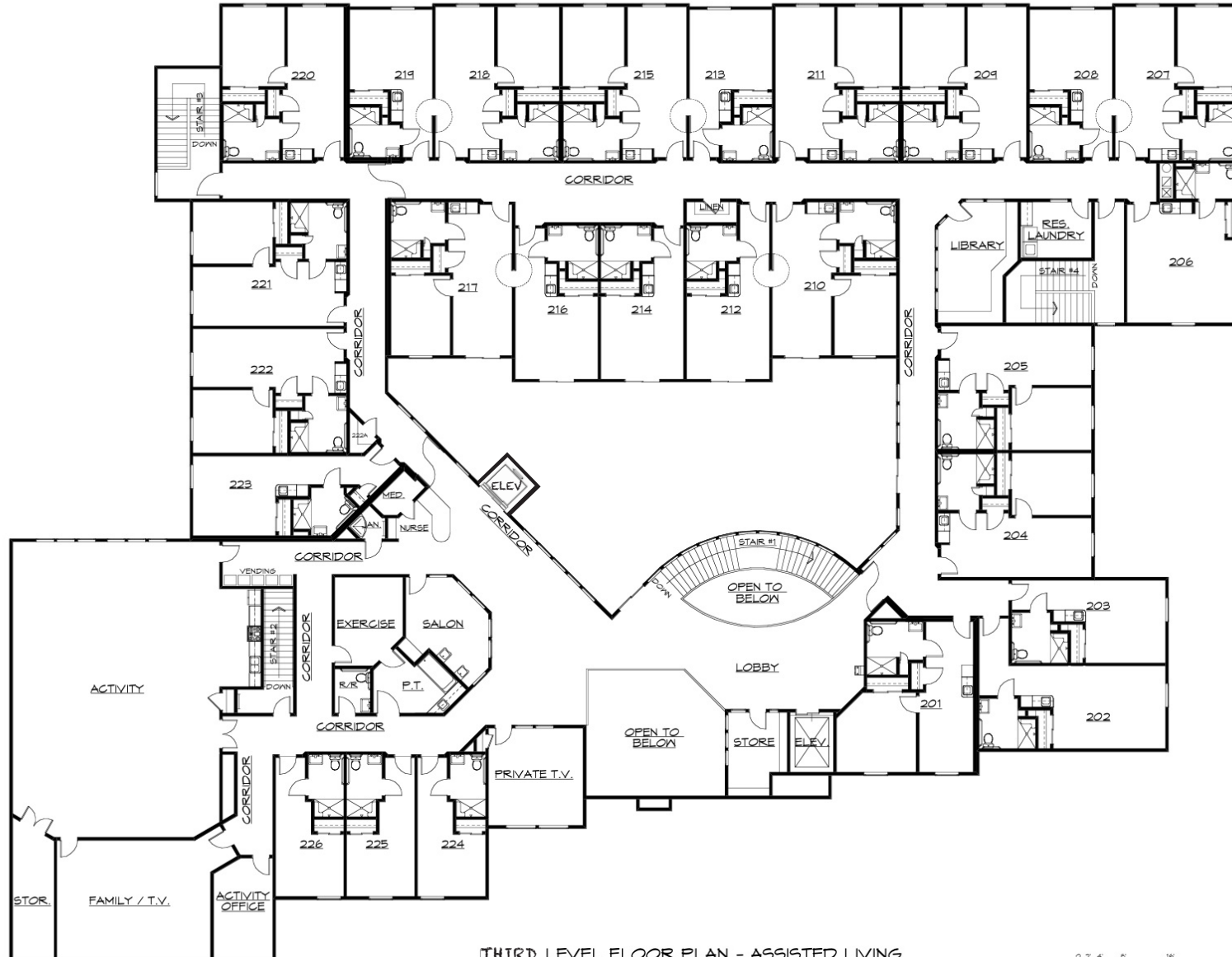
### ALC Rooms

ALC resident rooms fully support handicap needs, including some rooms configured to meet indigent overhead lifts, recliner lift chairs, walk-in showers. Small kitchens offer functional needs for cooking/refrigeration/washing. Larger rooms with 1,350 sqft provide separate living/bedroom areas. All units offer windows facing to the outside or interior atrium. Dining/clean-

ing/laundry/internet/phone/TV/computer services are included for all tenants. Beds are selected based upon need.

### Security and Maintenance

Facility access is controlled through Main Floor security provisions with face recognition at all major entry points to tenant room areas. Cameras are used throughout all levels with central monitoring.



THIRD LEVEL FLOOR PLAN - ASSISTED LIVING



# TOWNHOUSE VILLAGE COMPLEX FINANCIAL PRO FORMA

Financial Pro Forma Analysis, shown in **Table 1**, describes estimated build and loan costs, expected lease revenue, return on investment (ROI), and relat-

ed contributions and breakdowns of the Powhatan Point Townhouse Complex and related Retail/Medical Center/ Assisted Living Complex. The Project is a significant development in housing, medical/assisted living and retail for Powhatan Point, while supporting relocation, demolition, site flood mitigation for the Water Street

area. It represents a \$99M build costs, a \$30+M investment and 20 year payback loan, To meet this expense the facility is expected to generate an annual revenue of \$5-8M, with \$2-3M in initial profits, with amortization value growing to \$134M after ten years. These profits would be divided between the LLC in-

**Table 1.**

## Basic Pro Forma Financial 10-20 Year Plan for Powhatan Point Townhouse Village Complex (TVC) Mixed Use for Townhouse, Retail, Medical Center & Assisted Living, and Activities/Park Recreation

Cost Element	Build Sqft	Cost Variable	Projected Costs	Projected Revenue/Yr	Year 1 API Cost/Revenue	Year 2 API Cost/Revenue	Year 3 API Cost/Revenue	Year 4 API Cost/Revenue	Year 5 API Cost/Revenue	Year 6-10 API Cost/Revenue	Summary Year 1-10 API	Next 10 Year Cost/Revenue
Admin/Legal/Contr/Proj Mgmt			\$ 1,250,000		\$ (650,000)	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ (1,500,000)	\$ (3,000,000)	\$ (3,000,000)
Studies/Engr/Permits/Contr			\$ 1,000,000		\$ (500,000)	\$ (500,000)	\$ -	\$ -	\$ -	\$ -	\$ (1,000,000)	\$ -
Demolition/Site Prep/Fill			\$ 2,500,000		\$ (1,500,000)	\$ (750,000)	\$ (250,000)	\$ -	\$ -	\$ -	\$ (2,500,000)	\$ -
Property Acq/Resident Reloc/Transition			\$ 2,500,000		\$ (2,000,000)	\$ (250,000)	\$ (250,000)	\$ -	\$ -	\$ -	\$ (2,500,000)	\$ -
TVC S/W/E/C Infrastructure			\$ 1,750,000		\$ (800,000)	\$ (450,000)	\$ (500,000)	\$ -	\$ -	\$ -	\$ (1,750,000)	\$ -
TVC Streetscape/Roads			\$ 3,000,000		\$ (1,600,000)	\$ (1,200,000)	\$ (200,000)	\$ -	\$ -	\$ -	\$ (3,000,000)	\$ -
Water St Road/Walk/Streetscape			\$ 2,500,000		\$ (1,000,000)	\$ (1,300,000)	\$ (200,000)	\$ -	\$ -	\$ -	\$ (2,500,000)	\$ -
<b>Admin/Prep/Infra Subtotal:</b>			<b>\$ 14,500,000</b>		<b>\$ (8,050,000)</b>	<b>\$ (4,750,000)</b>	<b>\$ (1,700,000)</b>	<b>\$ (300,000)</b>	<b>\$ (300,000)</b>	<b>\$ (1,500,000)</b>	<b>\$ (16,600,000)</b>	<b>\$ (3,000,000)</b>
Cost/Revenue Element	Build-out Sqft	Cost/sqft	Projected Cost	Projected Revenue/Yr	Year 1 API Cost/Revenue	Year 2 API Cost/Revenue	Year 3 API Cost/Revenue	Year 4 API Cost/Revenue	Year 5 API Cost/Revenue	Year 6-10 API Cost/Revenue	Summary Year 1-10 API	Next 10 Year Cost/Revenue
TVC Twnhse Foundations(13 Blk/Retail)	312,000	\$ 30	\$ 15,600,000	\$ -	\$ (15,200,000)	\$ (400,000)	\$ -	\$ -	\$ -	\$ -	\$ (15,600,000)	\$ -
TVC Blocks (48,160sqft) x13 (364 units)	626,080	\$ 70	\$ 43,825,600	\$ 5,200,000	\$ (18,825,600)	\$ (25,000,000)	\$ 5,200,000	\$ 5,720,000	\$ 6,292,000	\$ 34,606,000	\$ 7,992,400	\$ 75,504,000
TVC Activites Center	38,400	\$ 60	\$ 2,304,000	\$ 268,800	\$ (1,964,000)	\$ (340,000)	\$ 268,800	\$ 295,680	\$ 325,248	\$ 1,788,864	\$ 374,592	\$ 3,902,976
TVC Parks and Parking	105,000	\$ 15	\$ 1,575,000	\$ 225,000	\$ (150,000)	\$ (150,000)	\$ (225,000)	\$ (247,500)	\$ (272,250)	\$ (1,497,375)	\$ (2,542,125)	\$ -
TVC/Utilit/Tax/Insur/Maint Fee	364 units	250/mo	\$ -	\$ 1,092,000	\$ -	\$ 500,000	\$ 1,092,000	\$ 1,201,200	\$ 1,321,320	\$ 7,267,260	\$ 11,381,780	\$ 14,534,520
<b>TVC Blk Fdtn Pkg Garage Subtotal:</b>	<b>1,081,480</b>	<b>Var</b>	<b>\$ 63,304,600</b>	<b>6,785,800</b>	<b>\$ (36,139,600)</b>	<b>\$ (25,390,000)</b>	<b>\$ 6,335,800</b>	<b>\$ 6,969,380</b>	<b>\$ 7,666,318</b>	<b>\$ 42,164,749</b>	<b>\$ 1,606,647</b>	<b>\$ 93,941,496</b>
Retail Strip Mall Cost/Revenue Element	Build-out Sqft	Cost Variable	Projected Costs	Projected Revenue/Yr	Year 1 API Cost/Revenue	Year 2 API Cost/Revenue	Year 3 API Cost/Revenue	Year 4 API Cost/Revenue	Year 5 API Cost/Revenue	Year 6-10 API Cost/Revenue	Summary Year 1-10 API	Next 10 Year Cost/Revenue
Retail Strip Mall Bldg A	16,200	\$ 60	\$ 972,000	\$ 145,800	\$ (472,000)	\$ (500,000)	\$ 145,800	\$ 160,380	\$ 176,418	\$ 970,299	\$ 480,897	\$ 2,117,016
Retail Strip Mall Fast Food A	4,800	\$ 70	\$ 336,000	\$ 48,000	\$ 164,000	\$ (500,000)	\$ 48,000	\$ 52,800	\$ 58,080	\$ 319,440	\$ 142,320	\$ 696,960
Retail Strip Mall Parking/Common	6,000	\$ 30	\$ 360,000	\$ -	\$ (150,000)	\$ (150,000)	\$ (60,000)	\$ -	\$ -	\$ -	\$ (360,000)	\$ -
Retail Strip Mall Bldg B	9,000	\$ 60	\$ 540,000	\$ 81,000	\$ (40,000)	\$ (500,000)	\$ 81,000	\$ 89,100	\$ 98,010	\$ 539,055	\$ 267,165	\$ 1,176,120
Retail Strip Mall Fast Food B	3,600	\$ 70	\$ 252,000	\$ 36,000	\$ 248,000	\$ (500,000)	\$ 36,000	\$ 39,600	\$ 43,560	\$ 239,580	\$ 106,740	\$ 522,720
<b>TVC Strip Mall Subtotal:</b>	<b>39,600</b>	<b>Var</b>	<b>\$ 2,460,000</b>	<b>310,800</b>	<b>\$ (250,000)</b>	<b>\$ (2,150,000)</b>	<b>\$ 250,800</b>	<b>\$ 341,880</b>	<b>\$ 376,068</b>	<b>\$ 2,068,374</b>	<b>\$ 637,122</b>	<b>\$ 4,512,816</b>
TVC Medical Center/Assisted Living Center Cost/Revenue Element	Build-out Sqft	Cost Variable	Projected Costs	Projected Revenue/Yr	Year 1 API Cost/Revenue	Year 2 API Cost/Revenue	Year 3 API Cost/Revenue	Year 4 API Cost/Revenue	Year 5 API Cost/Revenue	Year 6-10 API Cost/Revenue	Summary Year 1-10 API	Next 10 Year Cost/Revenue
Parking Garage-1Lev/MC-AL Ctr	66,250	\$ 50	\$ 3,312,500	\$ 258,375	\$ (2,612,500)	\$ (700,000)	\$ 258,375	\$ 258,375	\$ 284,213	\$ 1,563,169	\$ (948,369)	\$ 3,410,550
Parking Garage-2Lev/MC-AL Ctr	62,250	\$ 50	\$ 3,112,500	\$ 242,775	\$ (2,412,500)	\$ (700,000)	\$ 242,775	\$ 242,775	\$ 267,053	\$ 1,468,789	\$ (891,109)	\$ 3,204,630
Medical Center 2 Levels	52,500	\$ 90	\$ 4,725,000	\$ 630,000	\$ (4,655,000)	\$ (70,000)	\$ 630,000	\$ 693,000	\$ 762,300	\$ 4,192,650	\$ 1,552,950	\$ 9,147,600
Assisted Living Center 3 Levels	84,000	\$ 90	\$ 7,560,000	\$ 806,400	\$ (7,420,000)	\$ (140,000)	\$ 806,400	\$ 887,040	\$ 975,744	\$ 5,366,592	\$ 475,776	\$ 11,708,928
Emergency Paramedic Service	125,000	\$ 4	\$ 500,000	\$ 300,000	\$ -	\$ (500,000)	\$ 300,000	\$ 330,000	\$ 363,000	\$ 1,996,500	\$ 2,489,500	\$ 4,356,000
<b>TVC StMC-AL Subtotal:</b>	<b>390,000</b>	<b>Var</b>	<b>\$ 19,210,000</b>	<b>2,237,550</b>	<b>\$ (17,100,000)</b>	<b>\$ (2,110,000)</b>	<b>\$ 2,237,550</b>	<b>\$ 2,411,190</b>	<b>\$ 2,652,309</b>	<b>\$ 14,587,700</b>	<b>\$ 2,678,749</b>	<b>\$ 31,827,708</b>
<b>TVC Summary Admin/Prep/Build Costs/Infrastr Contrib/Projected Revenue:</b>		<b>Var</b>	<b>\$ 99,474,600</b>	<b>\$ 9,334,150</b>	<b>\$ (61,539,600)</b>	<b>\$ (34,400,000)</b>	<b>\$ 7,124,150</b>	<b>\$ 9,422,450</b>	<b>\$ 10,394,695</b>	<b>\$ 57,320,823</b>	<b>\$ (11,677,483)</b>	<b>\$ 127,282,020</b>
<b>Annual Oper Costs: Utilities/Mgmt/Insur/Taxes (20% of Revenue):</b>					\$ -	\$ -	\$ (1,424,830)	\$ (1,884,490)	\$ (2,078,939)	\$ (11,464,165)	\$ 2,335,497	\$ (25,456,404)
<b>Annual Property Tax Payments: 1% Project Cost</b>			\$ (994,746)	\$ -	\$ -	\$ -	\$ (994,746)	\$ (994,746)	\$ (994,746)	\$ (5,471,103)	\$ (8,455,341)	\$ (11,936,952)
<b>TVC Summary Admin/Prep/Build-Oper Costs/Revenue/Tax Subtotal:</b>					\$ -	\$ (34,400,000)	\$ 4,704,574	\$ 6,543,214	\$ 7,321,010	\$ 40,385,555	\$ (17,797,327)	\$ 89,888,664
<b>Equity/Loan Financing and Operating Loan Costs:</b>												
<b>Equity Investment (20% of Project Build Costs - \$104.2M=\$20.8M):</b>					\$ 12,000,000	\$ 8,800,000	\$ -	\$ -	\$ -	\$ -	\$ 20,800,000	\$ -
<b>PPRA Equity Investment (Land Bank-\$4M; TIF/10yr-\$6M; Grants/Subsidies \$3M):</b>					\$ 4,500,000	\$ 3,500,000	\$ 1,600,000	\$ 1,100,000	\$ 1,100,000	\$ 5,500,000	\$ 17,300,000	\$ 1,200,000
<b>Loan Funds (70% of Project Build Costs - \$70M):</b>					\$ 50,000,000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000,000	\$ -
<b>Loan Payments (Balance-\$70M/20 year plan/4.5% interest rate=\$5.613M/yr):</b>					\$ -	\$ (5,613,000)	\$ (5,613,000)	\$ (5,613,000)	\$ (5,613,000)	\$ (28,065,000)	\$ (50,517,000)	\$ (61,743,000)
<b>Equity/Loan Financing and Operating Loan Costs Subtotal:</b>					\$ -	\$ 26,687,000	\$ (4,013,000)	\$ (4,513,000)	\$ (4,513,000)	\$ (22,565,000)	\$ 57,583,000	\$ (60,543,000)
<b>Annual Net Profit w/Interest less Depreciation/Taxes:</b>					\$ -	\$ -	\$ 691,574	\$ 2,030,214	\$ 2,808,010	\$ 17,820,555	\$ 39,785,673	\$ 29,345,664
<b>Property Amortization(w/5% Incrs)+Net Profit/Depreciation(3.3%/yr)-Loan Payoff:</b>					\$ 66,500,000	\$ 98,800,000	\$ 102,565,339	\$ 107,669,318	\$ 113,551,093	\$ 134,445,414	\$ 134,445,414	\$ 213,574,132
<b>Government Tax Revenue for State/County/Municipality/ School District:</b>												
<b>Annual Sales Tax (10M x 7.25%):</b>					\$ -	\$ -	\$ 725,000	\$ 797,500	\$ 957,000	\$ 4,712,500	\$ 7,192,000	\$ 8,200,000
<b>Annual Payroll Income Tax (180 F/T-P/t Personnel with Budget of \$8M x 0.075%):</b>					\$ -	\$ -	\$ 600,000	\$ 660,000	\$ 726,000	\$ 3,993,000	\$ 5,979,000	\$ 10,000,000
<b>Annual Property Tax less 75% TIF 10 year Reimbursement (\$100M x 1% = \$1M):</b>					\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000	\$ 2,000,000	\$ 10,000,000
<b>Annual Summary Tax Revenue Total:</b>					\$ -	\$ -	\$ 1,575,000	\$ 1,707,500	\$ 1,933,000	\$ 9,955,500	\$ 15,171,000	\$ 28,200,000

vestors and PPRA (minimum of 51%+ or \$1-2M+). This does not include taxes received annually of \$1.5M+ to the government and town under the 10 year tax deferral (RAD/TIF) that increases to \$4M after the tenth year with a summary total of \$25M+ over the first 25 years for this project.

Each of the 364 luxury townhouse three story units represent approx. 2,400 sqft, offers one/two car garage with one-two-three bedroom configurations. These units provide a significant addition to the housing requirements for Powhatan Point. Augmented by the Medical Center and Assisted Living, the Route 7 Retail Strip Malls, and the Activities Center/Parks served to further give the community needed services.

Specific goals achieved include:

1. The Powhatan Point Townhouse Village Complex (TVC) supports the desired mandates and objectives for the housing needs for the community..
2. Increase housing capacity to support overall CURD planning and employment growth for the local/region.
3. Establishes medical center to attract medical professionals, specialists and emergency services non-existent currently.
4. Creates assisted living/full nursing care/rehabilitation services non-existent currently.
5. The TVC Financial Pro Forma represents a reasonable assessment of the costs and revenue produced.
6. The use of tax deferral RAD/TIF program, along with services and town property contributions, facilitates the PPRA's 51%+ investment, without any real dollars being required from the town.
7. Use of RAD/TIF dramatically upgrades infrastructure in new roads, utilities, parks, activities center and long-term maintenance at no cost to the community
8. Complete loan financing to fund implementation efforts.
9. The project serves to mitigate a significant area of the Water Street frontage that lies in the flood plain through the elevated fill raising the Water Street and frontage areas 6-8 feet.
10. Residents in the effected area are offered opportunity to participate in the development, utilizing their respective properties in a Land Bank Investments, including upfront subsidy, relocation expenses, and discounted townhouse purchase.

11. Demolition and property extensive restructured to support the Project development entails existing structure removals, elevating ground levels above the flood plain revitalization.
12. Planned design dictates surveying for roadway/sidewalk layout, main power/water/sewer/gas line easements, building set-back, building foundations and park/parking easements
13. Implementing incremental foundation construction as lease sales occur.
14. Historical façade/interior design fully embraces historic theme.
15. PPRA strategy is to increase housing space to support many active single/couple families, specifically those who rely on employment necessitating commuting using bus and rail.
16. Provide subsidized housing as part of luxury housing to support upward mobility for low-income individuals.
17. Provide local government with significant tax revenue from property/income tax and investment dollars from TIF contributions.
18. Implementation of a Platinum Green Rating for the building reinforces our technology theme, while providing benefits to our tenants in lower operational/utility costs, which enhances our tenant recruitment process.
19. Project revenue received by the PPRA is used to support other start-up projects or infrastructure improvements, or put away as a trust fund.