

**EXHIBIT 3**  
**UNNAMED TRIBUTARY DRAINAGE BASIN OVERLAY TIF**  
**TIF COMPONENTS - Pro Forma**  
**ESTIMATED PROJECTED PROJECT COMPONENTS**

<b>ITEM</b>	<b>COST w/o TIF</b>	<b>COST w/ TIF</b>	<b>VALUE</b>
Local Street	\$ 7,420,000.00	\$ 7,420,000.00	
Grading & Storm Water	\$ 360,000.00	\$ 360,000.00	
Regional Lift Station and Force Main	\$ 807,215.00	\$ -	
Professional Fees - Lift Station	\$ 50,000.00	\$ -	
Contingencies - Lift Station	\$ 40,360.75	\$ -	
Turn Lanes	\$ 120,000.00	\$ 120,000.00	
Non-TIF Professional Fees	\$ 680,000.00	\$ 680,000.00	
Residential Lots	\$ -	\$ -	\$ 5,500,000.00
Commercial Lots	\$ -	\$ -	\$ 6,475,280.00
Apartment Land	\$ -	\$ -	\$ 2,069,100.00
Subtotal	\$ 9,477,575.75	\$ 8,580,000.00	\$ 14,044,380.00
Interest	\$ 3,714,700.98	\$ 2,574,000.00	
<b>TOTAL</b>	<b>\$ 13,192,276.73</b>	<b>\$ 11,154,000.00</b>	<b>\$ 14,044,380.00</b>
<b>Net Profit</b>	<b>\$ 852,103.27</b>	<b>\$ 2,890,380.00</b>	
<b>Percent Return (In Five Years)</b>	<b>6.46%</b>	<b>25.91%</b>	
<b>Annual Rate of Return</b>	<b>1.1%</b>	<b>4.3%</b>	