

EXHIBIT 5
PROMISE ROAD TAX INCREMENT DISTRICT
TIF PROJECTIONS INCLUDING TIF 70
ESTIMATED TIF CASH FLOW PROJECTIONS

YEAR	ITEM	VALUE	TAXES	LOAN BALANCE	INTEREST	
2017	Construct Promise Road	0.00	0.00	3,434,964.00	240,447.48	
2018	Construct Gas Station, Hotel	12,000,000.00	0.00	3,675,411.48	257,278.80	
2019	Construct Retail & Restaurant	29,000,000.00	0.00	3,932,690.28	275,288.32	
2020	Finish Phase 2 Offices	44,000,000.00	0.00	4,207,978.60	294,558.50	Hagg TIF PAYMENT
2021	No Further Development	44,000,000.00	0.00	4,502,537.11	315,177.60	Hagg TIF PAYMENT
2022	No Further Development	44,000,000.00	0.00	4,817,714.70	337,240.03	Hagg TIF PAYMENT
2023	No Further Development	44,000,000.00	880,000.00	5,154,954.73	360,846.83	
2024	No Further Development	44,000,000.00	880,000.00	4,635,801.56	324,506.11	
2025	No Further Development	44,000,000.00	880,000.00	4,080,307.67	285,621.54	
2026	No Further Development	44,000,000.00	880,000.00	3,200,307.67	224,021.54	
2027	No Further Development	44,000,000.00	880,000.00	2,320,307.67	162,421.54	
2028	No Further Development	44,000,000.00	880,000.00	1,440,307.67	100,821.54	
2029	No Further Development	44,000,000.00	880,000.00	560,307.67	39,221.54	
2030	No Further Development	44,000,000.00	880,000.00	-319,692.33	0.00	
TOTAL INTEREST					3,217,451.36	

Conservative Assumptions
One Tax Payment instead of two per year
Interest Rate of 7%
All first three year taxes go to TIF 70