

EXHIBIT G

PROFORMA DEVELOPMENT REVENUE/LOOKBACK

See attached

Base Proforma

Exhibit G-1



Sources and Uses Summary
Thrivant Development
Multi-Use Land Sale Development
Appleton, WI

SOURCES		
	Amount	Pct.
Equity - Deferred Fee	\$ 1,844,346	2.9%
Equity - Investor	\$ 18,294,708	28.9%
Equity - Land	\$ 1,500,000	2.4%
Construction Loan	\$ 30,683,479	48.5%
TIF Grant	\$ 11,000,000	17.4%
TOTAL SOURCES	\$ 63,322,533	100%

USES		
	Amount	Pct.
Land	\$ 1,500,000	2.4%
Soft Costs	\$ 1,844,346	2.9%
Financing Costs	\$ 1,500,000	2.4%
Reserves	\$ 4,017,711	6.3%
Phase 1 - On-Site Work	\$ 44,897,152	70.9%
Pre Development Costs	\$ 9,563,325	15.1%
TOTAL USES	\$ 63,322,533	100%