

EXHIBIT A

OPTION 1														
MRO Bond 11,500,000 with 100% Increment to Village of Elm Grove														
Year	Principal	Interest	Village MRO Payment	Assessed Value from Multifamily	Tax Increment from Multifamily	Village Increment from Multifamily	Developer Increment from Multifamily	Assessed Value from SF	Tax Increment from SF	Village Increment from SF	Developer Increment from SF	Village Total Increment	Developer Total Increment	Village Increment After MRO Payment
1	450,192	287,500	737,692	-	-	-	-	-	-	-	-	-	-	(737,692)
2	461,447	276,245	737,692	14,615,088	263,072	263,072	-	5,940,000	106,920	106,920	-	369,992	-	(367,700)
3	472,983	264,709	737,692	37,525,000	675,450	675,450	-	13,860,000	249,480	249,480	-	924,930	-	187,238
4	484,808	252,884	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
5	496,928	240,764	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
6	509,351	228,341	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
7	522,085	215,607	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
8	535,137	202,555	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
9	548,515	189,177	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
10	562,228	175,464	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
11	576,284	161,408	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
12	590,691	147,001	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
13	605,458	132,234	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
14	620,595	117,097	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
15	636,109	101,582	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
16	652,012	85,680	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
17	668,313	69,379	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
18	685,020	52,672	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
19	702,146	35,546	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248
20	719,699	17,992	737,692	45,030,000	810,540	810,540	-	19,800,000	356,400	356,400	-	1,166,940	-	429,248

OPTION 2														
MRO Bond 5,500,000 with 62.5%/37.5% Increment Split between MGP LLC/Village of Elm Grove														
Year	Principal	Interest	Village MRO Payment	Assessed Value from Multifamily	Tax Increment from Multifamily	Village Increment from Multifamily	Developer Increment from Multifamily	Assessed Value from SF	Tax Increment from SF	Village Increment from SF	Developer Increment from SF	Village Total Increment	Developer Total Increment	Village Increment After MRO Payment
1	215,309	137,500	352,809	-	-	-	-	-	-	-	-	-	-	(352,809)
2	220,692	132,117	352,809	14,615,088	263,072	72,345	190,727	5,940,000	106,920	106,920	-	179,265	190,727	(173,545)
3	226,209	126,600	352,809	37,525,000	675,450	185,749	489,701	13,860,000	249,480	249,480	-	435,229	489,701	82,420
4	231,864	120,945	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
5	237,661	115,148	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
6	243,603	109,207	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
7	249,693	103,117	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
8	255,935	96,874	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
9	262,333	90,476	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
10	268,892	83,918	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
11	275,614	77,195	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
12	282,504	70,305	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
13	289,567	63,242	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
14	296,806	56,003	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
15	304,226	48,583	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
16	311,832	40,977	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
17	319,628	33,181	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
18	327,618	25,191	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
19	335,809	17,000	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489
20	344,204	8,605	352,809	45,030,000	810,540	222,899	587,642	19,800,000	356,400	356,400	-	579,299	587,642	226,489