

Five Year AST Model

Input City Population

Population of City: =====> **100,000**

General Partners	\$	1,000,000.00
Cash	\$	150,000.00
Promissary Note	\$	850,000.00
Six General Partners:	\$	6,000,000.00
Cash	\$	900,000.00
Promissary Note	\$	5,100,000.00
Limited Partners	\$	500,000.00
Cash	\$	75,000.00
Promissary Note	\$	425,000.00
Fifteen Limited Partners	\$	7,500,000.00
Cash	\$	1,125,000.00
Limited	\$	6,375,000.00
Members:		
Annual Fees	\$	495.00

Recommended Capitalization:	\$	418,500,000.00
Capitalization:		
Cash:	\$	2,025,000.00
Promissary Notes:	\$	11,475,000.00
Total Capitalization:	\$	13,500,000.00

AST Loan Cap:	\$	405,000,000.00
Loan Terms:		
5 year	\$	405,000,000.00
2%	\$	40,500,000.00
Balloon Payment	\$	445,500,000.00

Risk Allocation:		
LLP		3.3%
AST		96.7%

Five year ROI	\$	101,250,000.00
General Partners	\$	36,450,000.00
Limited Partner	\$	42,525,000.00
City / State	\$	4,050,000.00
National	\$	15,187,500.00

Assumptions:

- Partners pay 15% in cash 85% Promissary note.
- Net Profit is 5%
- Member fees - not included in spread sheet
- City population 100,000
- ROI 810% cash at risk for Partners
- ROI 122% total funds at risk for Partners
- Interest Rate Subject to Change
- Funds are deposited at LLP bank
- Funds are released as needed