

Folsom SOI
 Developer Fee Burden
 Project Alternative Cost Comparison & Adjustments

	Wrkng Budget Project (March 2011)	Proposed Project w/Wrkng Budget Adjustments	Proposed Project w/Wrkng Budget + Cost Adjustments	No USA COE Permit	Centralized Development	Reduced Hillside Development	Resource Impact Minimization
Total Major Roads	94,500,024	105,000,027	94,500,024	715,758,419	86,002,657	72,837,639	445,950,403
Total Secondary Roads	27,500,410	67,556,009	27,500,410	51,342,015	27,097,777	19,562,795	26,350,031
Total Signals at Intersections	7,654,500	8,505,000	7,654,500	7,654,500	7,654,500	7,654,500	7,654,500
Total Interchanges	49,760,000	55,288,889	49,760,000	49,760,000	49,760,000	49,760,000	49,760,000
Total Dry Utilities	15,300,000	17,000,000	15,300,000	15,300,000	15,300,000	15,300,000	15,300,000
Total Project Specific Roads	194,714,934	253,349,924	194,714,934	839,814,934	185,814,934	165,114,934	545,014,934
Total Other Road Obligations	121,713,104	121,713,104	121,713,104	121,713,104	121,713,104	121,713,104	121,713,104
Total - Backbone Roads	316,428,038	375,063,028	316,428,038	961,528,038	307,528,038	286,828,038	666,728,038
Total Storm Drains	19,970,911	22,129,696	19,970,911	19,370,911	29,370,911	40,970,911	19,370,911
Total Sewer	88,998,231	88,998,231	88,998,231	88,298,231	82,798,231	88,498,231	85,998,231
Total Potable Water	203,748,267	195,500,871	203,748,267	193,148,267	194,748,267	202,248,267	189,648,267
Total Non-Potable Water	20,523,936	20,523,936	20,523,936	20,523,936	20,523,936	20,523,936	20,523,936
Subtotal Backbone Infrastructure Cost	649,669,383	696,163,078	649,669,383	1,282,869,383	634,969,383	639,069,383	982,269,383
Total Library	2,579,920	5,500,000	2,579,920	2,579,920	2,579,920	2,579,920	2,579,920
Total Corp. Yard	28,000,000	4,100,000	28,000,000	28,000,000	28,000,000	28,000,000	28,000,000
Total Muni Services	-	5,500,000	-	-	-	-	-
Total Police	5,267,040	10,400,000	5,267,040	5,267,040	5,267,040	5,267,040	5,267,040
Total Fire	12,421,701	12,421,701	12,421,701	12,421,701	12,421,701	12,421,701	12,421,701
Total Parks	80,262,500	121,800,000	80,262,500	43,262,500	71,962,500	117,062,500	64,162,500
Total Trails	18,370,000	25,100,000	18,370,000	18,370,000	18,370,000	18,370,000	18,370,000
Total Transit	28,100,000	28,100,000	28,100,000	28,100,000	28,100,000	28,100,000	28,100,000
Total Schools	350,305,000	350,305,000	350,305,000	219,321,391	310,705,304	444,735,043	274,151,739
Total Habitat	30,000,000	30,000,000	30,000,000	11,200,000	26,600,000	31,300,000	27,300,000
Total Other Building Permit Fees	32,360,333	18,300,000	32,360,333	23,023,549	29,040,621	33,474,833	25,615,111
Total Public Facilities	587,666,494	611,526,701	587,666,494	391,546,101	533,047,086	721,311,038	485,968,011
Total Costs	1,237,335,877	1,307,689,779	1,237,335,877	1,674,415,484	1,168,016,469	1,360,380,421	1,468,237,395
Delta From Working Wrkng Budget	-	70,353,902	-	437,079,607	(69,319,408)	123,044,543	230,901,517
Average Burden	17.7%		19.1%	41.2%	21.4%	19.9%	30.9%
Average Burden w/CFD	13.8%		15.2%	37.6%	17.7%	16.0%	26.9%



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Folsom SOI
Sources & Uses
Wrkng Budget Project (March 2011)

(5-10 PFFP Fee Sched)

Estimated Infrastructure Costs	Uses			Sources				
	SOI Uses	Internal/Transfer	Total	Developer Fee	Base City/Agency Fee	Other City Funds	Other	Total
Backbone Infrastructure Improvements								
Backbone Roads								
Project Specific Roads								
Total Major Roads	94,500,024		94,500,024					
Total Secondary Roads	27,500,410		27,500,410					
Total Signals at Intersections	7,654,500		7,654,500					
Total Interchanges	49,760,000		49,760,000					
Dry Utilities	15,300,000		15,300,000					
Total Project Specific Roads	194,714,934		194,714,934					
Total Other Road Obligations	121,713,104		121,713,104					
Total - Backbone Roads	316,428,038		316,428,038	222,986,161	79,854,067 *		30,000,000 **	332,840,228
Total - Storm Drains	19,970,911		19,970,911	21,569,961	-			21,569,961
Total - Sewer	88,998,231		88,998,231	18,251,180	72,111,759			90,362,939
Total - Potable Water	203,748,267		203,748,267	160,429,771	-			160,429,771
Total - Non-Potable Water	20,523,936		20,523,936	22,174,894	-			22,174,894
Subtotal Backbone Infrastructure	649,669,383	-	649,669,383	445,411,967	151,965,827	-	30,000,000	627,377,793
Public Facility Improvements								
Total - Library	2,579,920		2,579,920	5,539,045				5,539,045
Total - Corporation Yard	28,000,000	6,599,052	34,599,052	-	20,599,052	14,000,000 ***		34,599,052
Total - Municipal Service Center	-		-	-				-
Total - Police Annex	5,267,040		5,267,040	-	10,389,545			10,389,545
Total - Fire Facilities	12,421,701		12,421,701	-	12,442,695			12,442,695
Total - Parks	80,262,500		80,262,500	41,179,440	-			41,179,440
Total - Trails	18,370,000		18,370,000	3,248,986			5,370,000	8,618,986
Total - Transit Facilities	28,100,000		28,100,000	-	7,347,805		14,000,000	21,347,805
Total - Schools	350,305,000		350,305,000	105,610,742			222,147,454 ****	327,758,196
Total - Habitat & Agricultural Mitigation	30,000,000		30,000,000	29,984,658				29,984,658
Total - Other Building Permit Fees	32,360,333		32,360,333	-	32,360,333			32,360,333
Subtotal Public Facility Improvements	587,666,494	6,599,052	594,265,546	185,562,871	83,139,430	14,000,000	241,517,454	524,219,754
Total Estimated Infrastructure Costs	1,237,335,877	6,599,052	1,243,934,930	630,974,838	235,105,256	14,000,000	271,517,454	-

Total "Developer Fees" 866,080,094 Burden 17.7%

	Square Feet	(%, \$/SF)	Bond Multiplier	CFD Capacity	Burden W/CFD
Total Residential A/V	3,810,568,125	16,533,150	10	190,528,406	13.8%
Total Commercial A/V	1,078,019,442	5,199,758	10	-	
Total A/V	4,888,587,567	21,732,908		190,528,406	

*50 Corridor Mobility Fee, Measure A Fee

**Oak Avenue Funds (\$20m), Empire Ranch Road Funds From County (\$10m)

***N of 50 Corporation Yard Funds

****Assumes District responsible to backfill funds

***** (Comprised of: Building Permit Fee, Transportation Management Fee, Housing Trust Fund, Solid Waste Cap Imp Fee, Light Rail Fee), Other Building Permit Fee From 5-10 PFFP

Special Funds:

Building Permit Fee	Other Building Permit Fee
Transportation Management Fee	Transit Facilities
Housing Trust Fund	Other Building Permit Fee
Solid Waste Capital Improvement Fee	Corp Yard
Light Rail Fee	Transit Facilities



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**Folsom SOI
Developer Fee Burden
March 2011 Base**

Land Use	RESIDENTIAL						COMMERCIAL					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
Description	Single-Family	Single-Family High Density	Multifamily Low Density	Multifamily Medium Density	Multifamily High Density	Mixed Use - Residential	Mixed Use - Commercial	Office Park	General Commercial - Office	General Commercial - Comm	Community Commercial	Regional Commercial
Unit Value	525,000	420,000	360,938	282,188	242,813	242,813	195	176	202	202	202	246
Units	1,687	2,933	2,434	1,224	1,251	681	206,301	1,165,666	512,919	1,539,846	423,621	1,351,405
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
% Of Project	19.4%	27.0%	15.4%	6.1%	5.3%	2.9%	0.9%	5.4%	2.4%	7.1%	1.9%	6.2%
% of Burden	15.7%	26.2%	16.7%	6.5%	6.5%	3.5%	1.0%	4.9%	2.7%	8.1%	2.2%	6.1%
Burden Ratio	80.7%	97.0%	108.4%	106.9%	121.7%	121.7%	108.3%	91.4%	113.6%	113.6%	113.6%	98.6%
City Fees												
Building Permit Processing Fee	2,697	2,697	2,103	1,617	1,617	1,617	0.60	0.80	0.64	0.64	0.64	0.59
Police Capital Facilities Fee	526	526	596	596	596	596	0.89	0.89	0.89	0.89	0.89	0.89
Fire Capital Facilities Fee	951	951	919	919	919	919	0.56	0.56	0.56	0.56	0.56	0.56
General Capital Facilities Fee	1,397	1,397	1,397	1,397	1,397	1,397	0.44	0.44	0.44	0.44	0.44	0.44
Citywide Park Fee	-	-	-	-	-	-	-	-	-	-	-	-
Park Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Road Fee	-	-	-	-	-	-	-	-	-	-	-	-
City Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Fees	-	-	-	-	-	-	-	-	-	-	-	-
Water Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-
Water Impact Fee	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Management Fee	35	35	25	25	25	25	0.15	0.15	0.15	0.15	0.15	0.15
Solid Waste Capital Improvement Fee	326	326	213	99	99	99	0.18	0.30	0.36	0.36	0.36	0.32
Light Rail Fee	634	634	436	436	436	436	0.20	0.08	0.20	0.20	0.20	0.20
Housing Trust Fund	-	-	-	-	-	-	1.20	1.20	1.20	1.20	1.20	1.20
Subtotal City Fees	6,566	6,566	5,689	5,089	5,089	5,089	4.22	4.42	4.44	4.44	4.44	4.35
Other Agency Fees												
Measure A Development Impact Fee	1,000	1,000	700	700	700	700	2.91	1.20	2.55	2.55	2.55	3.71
SRCSO Sewer Fee	7,450	7,450	5,588	5,588	5,588	5,588	0.75	1.49	1.03	1.03	1.03	1.49
Folsom-Cordova USD School Facilities Fee	15,600	12,480	8,580	6,708	5,772	5,772	0.47	0.47	0.47	0.47	0.47	0.47
50 Corridor Mobility Study	4,889	4,889	2,982	2,982	2,982	2,982	3.98	2.81	3.74	3.74	3.74	3.98
Subtotal Other Agency Fees	28,939	25,819	17,850	15,978	15,042	15,042	8.11	5.97	7.79	7.79	7.79	9.65
FPASP Special Financing Fees												
	6.24	6.24	6.24	6.24	6.24	6.24	0.4700	0.47	0.47	0.47	0.47	0.47
Infrastructure Construction (Backbone)												
Roadway	13,917	13,917	12,084	10,185	10,185	10,185	18.49	15.41	21.42	21.42	21.42	16.51
Sewer	1,551	1,551	1,621	1,037	1,037	1,037	1.07	0.71	0.86	0.86	0.86	0.51
Storm Drainage	1,942	1,942	1,406	617	617	617	0.95	1.26	1.51	1.51	1.51	1.35
Water	16,259	16,259	12,030	7,541	7,541	7,541	7.34	6.39	6.75	6.75	6.75	4.85
Non-Potable Water	2,249	2,249	1,664	1,043	1,043	1,043	1.01	0.88	0.93	0.93	0.93	0.67
Subtotal Infrastructure Construction	35,918	35,918	28,805	20,423	20,423	20,423	28.86	24.65	31.47	31.47	31.47	23.89
Public Facilities												
Library	503	503	503	334	334	334	0.22	0.22	0.18	0.18	0.18	0.14
Corporation Yard	-	-	-	-	-	-	-	-	-	-	-	-
Municipal Services Center	-	-	-	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Parks	4,500	4,500	4,500	2,990	2,990	2,990	-	-	-	-	-	-
Trails	355	355	355	236	236	236	-	-	-	-	-	-
Transit	-	-	-	-	-	-	-	-	-	-	-	-
Habitat & Agricultural Mitigation	3,612	3,612	1,677	739	739	739	1.76	1.17	1.40	1.40	1.40	1.25
Financing Plan Administration & Updates	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Public Facilities	8,970	8,970	7,035	4,299	4,299	4,299	1.98	1.39	1.58	1.58	1.58	1.39
Total FPASP Special Financing District	44,888	44,888	35,840	24,722	24,722	24,722	30.84	26.04	33.05	33.05	33.05	25.28
TOTAL COST PER UNIT	80,393	77,273	59,379	45,789	44,853	44,853	43.17	36.43	45.28	45.28	45.28	39.28
Cost Burden as % of Unit Sales Price	15.3%	18.4%	16.5%	16.2%	18.5%	18.5%	22.2%	20.7%	22.4%	22.4%	22.4%	16.0%

Total Revenue Based on This Schedule 866,080,094



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865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

Folsom SOI
Sources & Uses
Wrkng Budget Project (March 2011), Balanced

Estimated Infrastructure Costs	Uses			Sources				
	SOI Uses	Internal/Transfer	Total	Developer Fee	Base City/Agency Fee	Other City Funds	Other	Total
Backbone Infrastructure Improvements								
Backbone Roads								
Project Specific Roads								
Total Major Roads	94,500,024		94,500,024					
Total Secondary Roads	27,500,410		27,500,410					
Total Signals at Intersections	7,654,500		7,654,500					
Total Interchanges	49,760,000		49,760,000					
Dry Utilities	15,300,000		15,300,000					
Total Project Specific Roads	194,714,934		194,714,934					
Total Other Road Obligations	121,713,104		121,713,104					
Total - Backbone Roads	316,428,038		316,428,038	206,573,971	79,854,067 *		30,000,000 **	316,428,038
Total - Storm Drains	19,970,911		19,970,911	19,970,911	-			19,970,911
Total - Sewer	88,998,231		88,998,231	16,886,472	72,111,759			88,998,231
Total - Potable Water	203,748,267		203,748,267	203,748,267	-			203,748,267
Total - Non-Potable Water	20,523,936		20,523,936	20,523,936	-			20,523,936
Subtotal Backbone Infrastructure	649,669,383	-	649,669,383	467,703,557	151,965,827	-	30,000,000	649,669,383
Public Facility Improvements								
Total - Library	2,579,920		2,579,920	2,579,920				2,579,920
Total - Corporation Yard	28,000,000	6,599,052	34,599,052	-	20,599,052	14,000,000 ***		34,599,052
Total - Municipal Service Center	-		-	-				-
Total - Police Annex	5,267,040	5,122,505	10,389,545	-	10,389,545			10,389,545
Total - Fire Facilities	12,421,701	20,994	12,442,695	-	12,442,695			12,442,695
Total - Parks	80,262,500		80,262,500	80,262,500	-			80,262,500
Total - Trails	18,370,000		18,370,000	13,000,000			5,370,000	18,370,000
Total - Transit Facilities	28,100,000		28,100,000	153,142	7,347,805	6,599,052	14,000,000	28,100,000
Total - Schools	350,305,000		350,305,000	105,610,742			244,694,258 ****	350,305,000
Total - Habitat & Agricultural Mitigation	30,000,000		30,000,000	30,000,000				30,000,000
Total - Other Building Permit Fees	32,360,333		32,360,333	-	32,360,333			32,360,333
Subtotal Public Facility Improvements	587,666,494	11,742,550	599,409,044	231,606,305	83,139,430	20,599,052	264,064,258	599,409,044
Total Estimated Infrastructure Costs	1,237,335,877	11,742,550	1,249,078,428	699,309,862	235,105,256	20,599,052	294,064,258	1,249,078,428

Total "Developer Fees" 934,415,118 Burden 19.1%

	Total Residential A/V	Total Commercial A/V	Total A/V	Square Feet	(%, \$/SF)	Bond Multiplier	CFD Capacity	Burden W/CFD
	3,810,568,125	1,078,019,442	4,888,587,567	16,533,150	0.50%	10	190,528,406	15.2%
		5,199,758	21,732,908			10	-	
							190,528,406	

*50 Corridor Mobility Fee, Measure A Fee
 **Oak Avenue Funds (\$20m), Empire Ranch Road Funds From County (\$10m)
 ***N of 50 Corporation Yard Funds
 ****Assumes District responsible to backfill funds
 ***** (Comprised of: Building Permit Fee, Transportation Management Fee, Housing Trust Fund, Solid Waste Cap Imp Fee, Light Rail Fee), Other Building Permit Fee From 5-10 PFFP

Special Funds:	
Building Permit Fee	Other Building Permit Fee
Transportation Management Fee	Transit Facilities
Housing Trust Fund	Other Building Permit Fee
Solid Waste Capital Improvement Fee	Corp Yard
Light Rail Fee	Transit Facilities



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**Folsom SOI
Developer Fee Burden
March 2011 Base DF (Balanced)**

Land Use Description	RESIDENTIAL						COMMERCIAL					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
	Single-Family	Single-Family High Density	Multifamily Low Density	Multifamily Medium Density	Multifamily High Density	Mixed Use - Residential	Mixed Use - Commercial	Office Park	General Commercial - Office	General Commercial - Comm	Community Commercial	Regional Commercial
Unit Value	525,000	420,000	360,938	282,188	242,813	242,813	195	176	202	202	202	246
Units	1,687	2,933	2,434	1,224	1,251	681	206,301	1,165,666	512,919	1,539,846	423,621	1,351,405
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
% Of Project	19.4%	27.0%	15.4%	6.1%	5.3%	2.9%	0.9%	5.4%	2.4%	7.1%	1.9%	6.2%
% of Burden	17.5%	25.5%	16.8%	7.0%	6.4%	3.5%	1.0%	4.6%	2.5%	7.6%	1.9%	5.7%
Burden Ratio	90.2%	94.6%	109.0%	116.3%	120.8%	120.9%	102.7%	85.1%	106.9%	106.7%	97.7%	91.3%
City Fees												
Building Permit Processing Fee	2,697	2,697	2,103	1,617	1,617	1,617	0.60	0.80	0.64	0.64	0.64	0.59
Police Capital Facilities Fee	526	526	596	596	596	596	0.89	0.89	0.89	0.89	0.89	0.89
Fire Capital Facilities Fee	951	951	919	919	919	919	0.56	0.56	0.56	0.56	0.56	0.56
General Capital Facilities Fee	1,397	1,397	1,397	1,397	1,397	1,397	0.44	0.44	0.44	0.44	0.44	0.44
Citywide Park Fee	-	-	-	-	-	-	-	-	-	-	-	-
Park Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Road Fee	-	-	-	-	-	-	-	-	-	-	-	-
City Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Fees	-	-	-	-	-	-	-	-	-	-	-	-
Water Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-
Water Impact Fee	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Management Fee	35	35	25	25	25	25	0.15	0.15	0.15	0.15	0.15	0.15
Solid Waste Capital Improvement Fee	326	326	213	99	99	99	0.18	0.30	0.36	0.36	0.36	0.32
Light Rail Fee	634	634	436	436	436	436	0.20	0.08	0.20	0.20	0.20	0.20
Housing Trust Fund	-	-	-	-	-	-	1.20	1.20	1.20	1.20	1.20	1.20
Subtotal City Fees	6,566	6,566	5,689	5,089	5,089	5,089	4.22	4.42	4.44	4.44	4.44	4.35
Other Agency Fees												
Measure A Development Impact Fee	1,000	1,000	700	700	700	700	2.91	1.20	2.55	2.55	2.55	3.71
SRCSO Sewer Fee	7,450	7,450	5,588	5,588	5,588	5,588	0.75	1.49	1.03	1.03	1.03	1.49
Folsom-Cordova USD School Facilities Fee	15,600	12,480	8,580	6,708	5,772	5,772	0.47	0.47	0.47	0.47	0.47	0.47
50 Corridor Mobility Study	4,889	4,889	2,982	2,982	2,982	2,982	3.98	2.81	3.74	3.74	3.74	3.98
Subtotal Other Agency Fees	28,939	25,819	17,850	15,978	15,042	15,042	8.11	5.97	7.79	7.79	7.79	9.65
FPASP Special Financing Fees												
Infrastructure Construction (Backbone)												
Roadway	12,860	12,860	12,275	10,522	8,768	8,183	16.08	14.31	19.43	19.41	17.18	15.34
Sewer	1,354	1,363	1,421	1,121	877	1,146	0.94	0.63	0.85	0.85	0.75	0.67
Storm Drainage	2,160	1,483	1,253	671	521	681	1.68	1.12	1.53	1.53	1.35	1.21
Water	25,979	17,319	15,154	10,825	8,660	8,660	10.24	8.05	9.28	9.27	8.20	6.11
Non-Potable Water	2,617	1,745	1,527	1,090	872	872	1.03	0.81	0.93	0.93	0.83	0.62
Subtotal Infrastructure Construction	44,970	34,770	31,630	24,228	19,698	19,542	29.97	24.92	32.02	32.00	28.31	23.94
Public Facilities												
Library	251	251	167	167	167	167	0.11	0.11	0.12	0.09	0.08	0.08
Corporation Yard	-	-	-	-	-	-	-	-	-	-	-	-
Municipal Services Center	-	-	-	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Parks	9,631	9,631	6,399	6,399	6,399	6,399	-	-	-	-	-	-
Trails	1,560	1,560	1,036	1,036	1,036	1,036	-	-	-	-	-	-
Transit	15	15	10	10	10	10	0	0	0	0	0	0
Habitat & Agricultural Mitigation	4,997	2,744	1,656	827	603	788	1.73	1.16	1.57	1.57	1.39	1.24
Other Building Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Public Facilities	16,454	14,201	9,268	8,439	8,215	8,400	1.85	1.27	1.70	1.66	1.47	1.32
Total FPASP Special Financing District	61,424	48,970	40,898	32,667	27,913	27,942	31.81	26.19	33.72	33.66	29.78	25.26
TOTAL COST PER UNIT	96,929	81,355	64,437	53,734	48,044	48,073	44.14	36.58	45.95	45.89	42.01	39.26
Cost Burden as % of Unit Sales Price	18.5%	19.4%	17.9%	19.0%	19.8%	19.8%	22.7%	20.8%	22.7%	22.7%	20.8%	16.0%

Total Revenue Based on This Schedule 934,415,118



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

**Folsom SOI
Sources & Uses
No USACOE Permit S&U**

Estimated Infrastructure Costs	Uses			Sources				Total	
	SOI Uses	Internal/Transfer	Total	Developer Fee	Base City/Agency Fee	Other City Funds	Other		
Backbone Infrastructure Improvements									
Backbone Roads									
Project Specific Roads									
Total Major Roads	715,758,419		715,758,419						
Total Secondary Roads	51,342,015		51,342,015						
Total Signals at Intersections	7,654,500		7,654,500						
Total Interchanges	49,760,000		49,760,000						
Dry Utilities	15,300,000		15,300,000						
Total Project Specific Roads	839,814,934		839,814,934						
Total Other Road Obligations	121,713,104		121,713,104						
Total - Backbone Roads	961,528,038		961,528,038	872,135,532	59,392,506 *		30,000,000 **	961,528,038	
Total - Storm Drains	19,370,911		19,370,911	19,370,911				19,370,911	
Total - Sewer	88,298,231		88,298,231	40,390,612	47,907,619			88,298,231	
Total - Potable Water	193,148,267		193,148,267	193,148,267				193,148,267	
Total - Non-Potable Water	20,523,936		20,523,936	20,523,936				20,523,936	
Subtotal Backbone Infrastructure	1,282,869,383	-	1,282,869,383	1,145,569,259	107,300,125	-	30,000,000	1,282,869,383	
Public Facility Improvements									
Total - Library	2,579,920		2,579,920	2,579,920				2,579,920	
Total - Corporation Yard	28,000,000	-	28,000,000	88,348	13,911,652	14,000,000 ***		28,000,000	
Total - Municipal Service Center	-		-					-	
Total - Police Annex	5,267,040	2,255,893	7,522,933		7,522,933			7,522,933	
Total - Fire Facilities	12,421,701		12,421,701	3,954,031	8,467,670			12,421,701	
Total - Parks	43,262,500		43,262,500	43,262,500				43,262,500	
Total - Trails	18,370,000		18,370,000	13,000,000		5,370,000		18,370,000	
Total - Transit Facilities	28,100,000		28,100,000	8,985,312	5,114,688		14,000,000	28,100,000	
Total - Schools	219,321,391		219,321,391	74,544,210			144,777,182 ****	219,321,391	
Total - Habitat & Agricultural Mitigation	11,200,000		11,200,000	11,200,000				11,200,000	
Total - Other Building Permit Fees	23,023,549		23,023,549		23,023,549			23,023,549	
Subtotal Public Facility Improvements	391,546,101	2,255,893	393,801,994	157,614,321	58,040,491	14,000,000	164,147,182	393,801,994	
Total Estimated Infrastructure Costs	1,674,415,484	2,255,893	1,676,671,378	1,303,183,580	165,340,616	14,000,000	194,147,182	-	1,676,671,378

Total "Developer Fees" 1,468,524,196 Burden 41.2%

	Square Feet	(%, \$/SF)	Bond Multiplier	CFD Capacity	Burden W/CFD
Total Residential A/V	2,615,904,375	11,610,150	0.50%	10	130,795,219
Total Commercial A/V	946,040,183	4,461,433	\$ -	10	-
Total A/V	3,561,944,558	16,071,583			130,795,219

*50 Corridor Mobility Fee, Measure A Fee

**Oak Avenue Funds (\$20m), Empire Ranch Road Funds From County (\$10m)

***N of 50 Corporation Yard Funds

****Assumes District responsible to backfill funds

***** (Comprised of: Building Permit Fee, Transportation Management Fee, Housing Trust Fund, Solid Waste Cap Imp Fee, Light Rail Fee), Other Building Permit Fee From 5-10 PFFP

Special Funds:

Building Permit Fee	Other Building Permit Fee
Transportation Management Fee	Transit Facilities
Housing Trust Fund	Other Building Permit Fee
Solid Waste Capital Improvement Fee	Corp Yard
Light Rail Fee	Transit Facilities



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

**Folsom SOI
Developer Fee Burden
No USACOE Permit DF**

Land Use Description	RESIDENTIAL						COMMERCIAL					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
	Single-Family	Single-Family High Density	Multifamily Low Density	Multifamily Medium Density	Multifamily High Density	Mixed Use - Residential	Mixed Use - Commercial	Office Park	General Commercial - Office	General Commercial - Comm	Community Commercial	Regional Commercial
Unit Value	525,000	420,000	360,938	282,188	242,813	242,813	195	176	202	202	202	246
Units	2,388	1,127	1,323	981	210	344	100,183	965,726	427,473	1,283,325	78,408	1,606,318
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
% Of Project	37.1%	14.0%	11.3%	6.6%	1.2%	2.0%	0.6%	6.0%	2.7%	8.0%	0.5%	10.0%
% of Burden	27.4%	11.6%	11.8%	7.4%	1.4%	2.2%	0.9%	7.2%	4.2%	12.6%	0.7%	12.7%
Burden Ratio	73.8%	82.9%	104.5%	112.5%	112.7%	110.2%	138.6%	119.7%	157.7%	157.3%	140.7%	127.2%
City Fees												
Building Permit Processing Fee	2,697	2,697	2,103	1,617	1,617	1,617	0.60	0.80	0.64	0.64	0.64	0.59
Police Capital Facilities Fee	526	526	596	596	596	596	0.89	0.89	0.89	0.89	0.89	0.89
Fire Capital Facilities Fee	951	951	919	919	919	919	0.56	0.56	0.56	0.56	0.56	0.56
General Capital Facilities Fee	1,397	1,397	1,397	1,397	1,397	1,397	0.44	0.44	0.44	0.44	0.44	0.44
Citywide Park Fee	-	-	-	-	-	-	-	-	-	-	-	-
Park Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Road Fee	-	-	-	-	-	-	-	-	-	-	-	-
City Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Fees	-	-	-	-	-	-	-	-	-	-	-	-
Water Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-
Water Impact Fee	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Management Fee	35	35	25	25	25	25	0.15	0.15	0.15	0.15	0.15	0.15
Solid Waste Capital Improvement Fee	326	326	213	99	99	99	0.18	0.30	0.36	0.36	0.36	0.32
Light Rail Fee	634	634	436	436	436	436	0.20	0.08	0.20	0.20	0.20	0.20
Housing Trust Fund	-	-	-	-	-	-	1.20	1.20	1.20	1.20	1.20	1.20
Subtotal City Fees	6,566	6,566	5,689	5,089	5,089	5,089	4.22	4.42	4.44	4.44	4.44	4.35
Other Agency Fees												
Measure A Development Impact Fee	1,000	1,000	700	700	700	700 #	2.91	1.20	2.55	2.55	2.55	3.71
SRCSO Sewer Fee	7,450	7,450	5,588	5,588	5,588	5,588 #	0.75	1.49	1.03	1.03	1.03	1.49
Folsom-Cordova USD School Facilities Fee	15,600	12,480	8,580	6,708	5,772	5,772 #	0.47	0.47	0.47	0.47	0.47	0.47
50 Corridor Mobility Study	4,889	4,889	2,982	2,982	2,982	2,982 #	3.98	2.81	3.74	3.74	3.74	3.98
Subtotal Other Agency Fees	28,939	25,819	17,850	15,978	15,042	15,042	8.11	5.97	7.79	7.79	7.79	9.65
FPASP Special Financing Fees												
Infrastructure Construction (Backbone)												
Roadway	74,247	74,247	70,872	60,748	50,623	47,248	92.81	82.64	112.17	112.09	99.17	88.54
Sewer	4,707	4,738	4,940	3,896	3,047	3,983	3.26	2.18	2.96	2.96	2.61	2.33
Storm Drainage	2,718	1,865	1,576	844	656	857	2.12	1.42	1.92	1.92	1.70	1.52
Water	32,981	21,987	19,239	13,742	10,994	10,994	12.99	10.22	11.78	11.77	10.41	7.76
Non-Potable Water	3,505	2,336	2,044	1,460	1,168	1,168	1.38	1.09	1.25	1.25	1.11	0.82
Subtotal Infrastructure Construction	118,158	105,175	98,672	80,690	66,488	64,250	112.57	97.54	130.08	129.99	115.00	100.98
Public Facilities												
Library	366	366	243	243	243	243	0.16	0.16	0.18	0.13	0.11	0.11
Corporation Yard	13	13	8	8	8	8	0.01	0.01	0.01	0.00	0.00	0.00
Municipal Services Center	-	-	-	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities	561	561	372	372	372	372	0	0	0	0	0	0
Parks	7,991	7,991	5,309	5,309	5,309	5,309	-	-	-	-	-	-
Trails	2,401	2,401	1,595	1,595	1,595	1,595	-	-	-	-	-	-
Transit	1,274	1,274	846	846	846	846	1	1	1	0	0	0
Habitat & Agricultural Mitigation	2,284	1,254	757	378	276	360	0.79	0.53	0.72	0.72	0.63	0.57
Financing Plan Administration & Updates	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Public Facilities	14,890	13,860	9,132	8,753	8,650	8,735	1.74	1.48	1.79	1.50	1.32	1.26
Total FPASP Special Financing District	133,048	119,035	107,803	89,443	75,139	72,985	114.31	99.01	131.87	131.48	116.33	102.23
TOTAL COST PER UNIT	168,553	151,420	131,342	110,510	95,270	93,116	126.64	109.40	144.10	143.71	128.56	116.23
Cost Burden as % of Unit Sales Price	32.1%	36.1%	36.4%	39.2%	39.2%	38.3%	65.0%	62.2%	71.3%	71.1%	63.6%	47.3%

Total Revenue Based on This Schedule 1,468,524,196



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

**Folsom SOI
Sources & Uses
Centralized Development S&U**

Estimated Infrastructure Costs	Uses			Sources				Total	
	SOI Uses	Internal/Transfer	Total	Developer Fee	Base City/Agency Fee	Other City Funds	Other		
Backbone Infrastructure Improvements									
Backbone Roads									
Project Specific Roads									
Total Major Roads	86,002,657		86,002,657						
Total Secondary Roads	27,097,777		27,097,777						
Total Signals at Intersections	7,654,500		7,654,500						
Total Interchanges	49,760,000		49,760,000						
Dry Utilities	15,300,000		15,300,000						
Total Project Specific Roads	185,814,934		185,814,934						
Total Other Road Obligations	121,713,104		121,713,104						
Total - Backbone Roads	307,528,038		307,528,038	205,465,839	72,062,199 *		30,000,000 **	307,528,038	
Total - Storm Drains	29,370,911		29,370,911	29,370,911	-			29,370,911	
Total - Sewer	82,798,231		82,798,231	19,579,502	63,218,730			82,798,231	
Total - Potable Water	194,748,267		194,748,267	194,748,267	-			194,748,267	
Total - Non-Potable Water	20,523,936		20,523,936	20,523,936	-			20,523,936	
Subtotal Backbone Infrastructure	634,969,383	-	634,969,383	469,688,455	135,280,929	-	30,000,000	634,969,383	
Public Facility Improvements									
Total - Library	2,579,920		2,579,920	2,579,920				2,579,920	
Total - Corporation Yard	28,000,000	4,508,360	32,508,360	-	18,508,360	14,000,000 ***		32,508,360	
Total - Municipal Service Center	-		-	-				-	
Total - Police Annex	5,267,040	4,508,798	9,775,838	-	9,775,838			9,775,838	
Total - Fire Facilities	12,421,701		12,421,701	1,113,956	11,307,745			12,421,701	
Total - Parks	71,962,500		71,962,500	71,962,500	-			71,962,500	
Total - Trails	18,370,000		18,370,000	13,000,000			5,370,000	18,370,000	
Total - Transit Facilities	28,100,000		28,100,000	3,114,826	6,476,814	4,508,360	14,000,000	28,100,000	
Total - Schools	310,705,304		310,705,304	87,344,701			223,360,603 ****	310,705,304	
Total - Habitat & Agricultural Mitigation	26,600,000		26,600,000	26,600,000				26,600,000	
Total - Other Building Permit Fees	29,040,621		29,040,621	-	29,040,621			29,040,621	
Subtotal Public Facility Improvements	533,047,086	9,017,158	542,064,244	205,715,903	75,109,378	18,508,360	242,730,603	542,064,244	
Total Estimated Infrastructure Costs	1,168,016,469	9,017,158	1,177,033,628	675,404,358	210,390,307	18,508,360	272,730,603	-	1,177,033,628

Total "Developer Fees" 885,794,664 Burden 21.4%

	Square Feet	(%, \$/SF)	Bond Multiplier	CFD Capacity	Burden W/CFD
Total Residential A/V	3,061,243,750	13,606,275	0.50%	153,062,188	17.7%
Total Commercial A/V	1,081,794,692	5,194,777	\$ -	-	
Total A/V	4,143,038,442	18,801,052		153,062,188	

*50 Corridor Mobility Fee, Measure A Fee
 **Oak Avenue Funds (\$20m), Empire Ranch Road Funds From County (\$10m)
 ***N of 50 Corporation Yard Funds
 ****Assumes District responsible to backfill funds
 ***** (Comprised of: Building Permit Fee, Transportation Management Fee, Housing Trust Fund, Solid Waste Cap Imp Fee, Light Rail Fee), Other Building Permit Fee From 5-10 PFFP

Special Funds:	
Building Permit Fee	Other Building Permit Fee
Transportation Management Fee	Transit Facilities
Housing Trust Fund	Other Building Permit Fee
Solid Waste Capital Improvement Fee	Corp Yard
Light Rail Fee	Transit Facilities

**Folsom SOI
Developer Fee Burden
Centralized Development DF**

Land Use Description	RESIDENTIAL						COMMERCIAL					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
	Single-Family	Single-Family High Density	Multifamily Low Density	Multifamily Medium Density	Multifamily High Density	Mixed Use - Residential	Mixed Use - Commercial	Office Park	General Commercial - Office	General Commercial - Comm	Community Commercial	Regional Commercial
Unit Value	500,000	400,000	343,750	268,750	231,250	231,250	195	176	202	202	202	246
Units	641	2,602	2,542	2,044	764	433	126,015	1,474,071	449,135	1,348,359	167,706	1,629,492
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
% Of Project	8.5%	27.7%	18.6%	11.7%	3.8%	2.1%	0.7%	7.8%	2.4%	7.2%	0.9%	8.7%
% of Burden	7.6%	25.8%	20.0%	13.3%	4.4%	2.5%	0.7%	6.7%	2.6%	7.7%	0.9%	7.8%
Burden Ratio	89.3%	93.1%	107.7%	114.1%	118.1%	118.5%	103.2%	85.1%	107.1%	106.8%	97.5%	90.4%
City Fees												
Building Permit Processing Fee	2,697	2,697	2,103	1,617	1,617	1,617	0.60	0.80	0.64	0.64	0.64	0.59
Police Capital Facilities Fee	526	526	596	596	596	596	0.89	0.89	0.89	0.89	0.89	0.89
Fire Capital Facilities Fee	951	951	919	919	919	919	0.56	0.56	0.56	0.56	0.56	0.56
General Capital Facilities Fee	1,397	1,397	1,397	1,397	1,397	1,397	0.44	0.44	0.44	0.44	0.44	0.44
Citywide Park Fee	-	-	-	-	-	-	-	-	-	-	-	-
Park Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Road Fee	-	-	-	-	-	-	-	-	-	-	-	-
City Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Fees	-	-	-	-	-	-	-	-	-	-	-	-
Water Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-
Water Impact Fee	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Management Fee	35	35	25	25	25	25	0.15	0.15	0.15	0.15	0.15	0.15
Solid Waste Capital Improvement Fee	326	326	213	99	99	99	0.18	0.30	0.36	0.36	0.36	0.32
Light Rail Fee	634	634	436	436	436	436	0.20	0.08	0.20	0.20	0.20	0.20
Housing Trust Fund	-	-	-	-	-	-	1.20	1.20	1.20	1.20	1.20	1.20
Subtotal City Fees	6,566	6,566	5,689	5,089	5,089	5,089	4.22	4.42	4.44	4.44	4.44	4.35
Other Agency Fees												
Measure A Development Impact Fee	1,000	1,000	700	700	700	700 #	2.91	1.20	2.55	2.55	2.55	3.71
SRCSO Sewer Fee	7,450	7,450	5,588	5,588	5,588	5,588 #	0.75	1.49	1.03	1.03	1.03	1.49
Folsom-Cordova USD School Facilities Fee	15,600	12,480	8,580	6,708	5,772	5,772 #	0.47	0.47	0.47	0.47	0.47	0.47
50 Corridor Mobility Study	4,889	4,889	2,982	2,982	2,982	2,982 #	3.98	2.81	3.74	3.74	3.74	3.98
Subtotal Other Agency Fees	28,939	25,819	17,850	15,978	15,042	15,042	8.11	5.97	7.79	7.79	7.79	9.65
FPASP Special Financing Fees												
Infrastructure Construction (Backbone)												
Roadway	13,866	13,866	13,236	11,345	9,454	8,824	17.33	15.43	20.95	20.93	18.52	16.54
Sewer	1,736	1,747	1,821	1,437	1,124	1,469	1.20	0.80	1.09	1.09	0.96	0.86
Storm Drainage	3,669	2,518	2,128	1,139	885	1,157	2.86	1.91	2.59	2.59	2.29	2.05
Water	29,096	19,398	16,973	12,123	9,699	9,699	11.46	9.01	10.39	10.38	9.19	6.84
Non-Potable Water	3,066	2,044	1,789	1,278	1,022	1,022	1.21	0.95	1.10	1.09	0.97	0.72
Subtotal Infrastructure Construction	51,433	39,573	35,946	27,322	22,184	22,170	34.07	28.11	36.12	36.09	31.93	27.01
Public Facilities												
Library	286	286	190	190	190	190	0.12	0.12	0.14	0.10	0.09	0.09
Corporation Yard	-	-	-	-	-	-	-	-	-	-	-	-
Municipal Services Center	-	-	-	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities	123	123	82	82	82	82	0	0	0	0	0	0
Parks	10,157	10,157	6,748	6,748	6,748	6,748	-	-	-	-	-	-
Trails	1,835	1,835	1,219	1,219	1,219	1,219	-	-	-	-	-	-
Transit	345	345	229	229	229	229	0	0	0	0	0	0
Habitat & Agricultural Mitigation	5,529	3,036	1,832	915	667	872	1.92	1.28	1.74	1.74	1.54	1.37
Financing Plan Administration & Updates	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Public Facilities	18,276	15,782	10,301	9,384	9,136	9,340	2.24	1.60	2.10	2.00	1.77	1.61
Total FPASP Special Financing District	69,709	55,356	46,247	36,705	31,319	31,510	36.31	29.71	38.22	38.09	33.70	28.61
TOTAL COST PER UNIT	105,214	87,741	69,786	57,772	51,450	51,641	48.64	40.10	50.45	50.32	45.93	42.61
Cost Burden as % of Unit Sales Price	21.0%	21.9%	20.3%	21.5%	22.2%	22.3%	25.0%	22.8%	25.0%	24.9%	22.7%	17.3%

Total Revenue Based on This Schedule 885,794,664



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

**Folsom SOI
Sources & Uses
Reduced Hillside Development S&U**

Estimated Infrastructure Costs	Uses			Sources				Total
	SOI Uses	Internal/Transfer	Total	Developer Fee	Base City/Agency Fee	Other City Funds	Other	
Backbone Infrastructure Improvements								
Backbone Roads								
Project Specific Roads								
Total Major Roads	72,837,639		72,837,639					
Total Secondary Roads	19,562,795		19,562,795					
Total Signals at Intersections	7,654,500		7,654,500					
Total Interchanges	49,760,000		49,760,000					
Dry Utilities	15,300,000		15,300,000					
Total Project Specific Roads	165,114,934		165,114,934					
Total Other Road Obligations	121,713,104		121,713,104					
Total - Backbone Roads	286,828,038		286,828,038	175,491,390	81,336,648 *		30,000,000 **	286,828,038
Total - Storm Drains	40,970,911		40,970,911	40,970,911	-			40,970,911
Total - Sewer	88,498,231		88,498,231	12,127,303	76,370,928			88,498,231
Total - Potable Water	202,248,267		202,248,267	202,248,267	-			202,248,267
Total - Non-Potable Water	20,523,936		20,523,936	20,523,936	-			20,523,936
Subtotal Backbone Infrastructure	639,069,383	-	639,069,383	451,361,807	157,707,576	-	30,000,000	639,069,383
Public Facility Improvements								
Total - Library	2,579,920		2,579,920	2,579,920				2,579,920
Total - Corporation Yard	28,000,000	8,466,971	36,466,971	-	22,466,971	14,000,000 ***		36,466,971
Total - Municipal Service Center	-		-	-				-
Total - Police Annex	5,267,040	6,249,181	11,516,221	-	11,516,221			11,516,221
Total - Fire Facilities	12,421,701	1,307,488	13,729,189	-	13,729,189			13,729,189
Total - Parks	117,062,500		117,062,500	117,062,500	-			117,062,500
Total - Trails	18,370,000		18,370,000	13,000,000			5,370,000	18,370,000
Total - Transit Facilities	28,100,000		28,100,000	-	7,585,905	6,514,095	14,000,000	28,100,000
Total - Schools	444,735,043		444,735,043	102,827,491			341,907,553 ****	444,735,043
Total - Habitat & Agricultural Mitigation	31,300,000		31,300,000	31,300,000				31,300,000
Total - Other Building Permit Fees	33,474,833		33,474,833	-	33,474,833			33,474,833
Subtotal Public Facility Improvements	721,311,038	16,023,640	737,334,677	266,769,911	88,773,119	20,514,095	361,277,553	737,334,677
Total Estimated Infrastructure Costs	1,360,380,421	16,023,640	1,376,404,061	718,131,718	246,480,695	20,514,095	391,277,553	1,376,404,061

Total "Developer Fees"			964,612,413				Burden	19.9%
		Square Feet		(%, \$/SF)	Bond Multiplier	CFD Capacity	Burden W/CFD	16.0%
Total Residential A/V	3,732,331,250	16,071,425		0.50%	10	186,616,563		
Total Commercial A/V	1,125,226,508	5,408,082		\$ -	10	-		
Total A/V	4,857,557,758	21,479,507				186,616,563		

*50 Corridor Mobility Fee, Measure A Fee
 **Oak Avenue Funds (\$20m), Empire Ranch Road Funds From County (\$10m)
 ***N of 50 Corporation Yard Funds
 ****Assumes District responsible to backfill funds
 ***** (Comprised of: Building Permit Fee, Transportation Management Fee, Housing Trust Fund, Solid Waste Cap Imp Fee, Light Rail Fee), Other Building Permit Fee From 5-10 PFFP

Special Funds:	
Building Permit Fee	Other Building Permit Fee
Transportation Management Fee	Transit Facilities
Housing Trust Fund	Other Building Permit Fee
Solid Waste Capital Improvement Fee	Corp Yard
	Transit Facilities



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**Folsom SOI
Developer Fee Burden
Reduced Hillside Development DF**

Land Use Description	RESIDENTIAL						COMMERCIAL					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
	Single-Family	Single-Family High Density	Multifamily Low Density	Multifamily Medium Density	Multifamily High Density	Mixed Use - Residential	Mixed Use - Commercial	Office Park	General Commercial - Office	General Commercial - Comm	Community Commercial	Regional Commercial
Unit Value	500,000	400,000	343,750	268,750	231,250	231,250	195	176	202	202	202	246
Units	989	1,619	3,866	2,314	2,380	385	126,015	1,461,003	505,698	1,518,168	167,706	1,629,492
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
% Of Project	11.5%	15.1%	24.7%	11.6%	10.2%	1.7%	0.6%	6.8%	2.4%	7.1%	0.8%	7.6%
% of Burden	10.3%	14.1%	26.3%	13.1%	12.1%	2.0%	0.6%	5.3%	2.3%	6.9%	0.7%	6.3%
Burden Ratio	89.8%	93.8%	106.3%	113.2%	118.5%	119.1%	94.9%	77.6%	97.1%	96.9%	88.9%	83.3%
City Fees												
Building Permit Processing Fee	2,697	2,697	2,103	1,617	1,617	1,617	0.60	0.80	0.64	0.64	0.64	0.59
Police Capital Facilities Fee	526	526	596	596	596	596	0.89	0.89	0.89	0.89	0.89	0.89
Fire Capital Facilities Fee	951	951	919	919	919	919	0.56	0.56	0.56	0.56	0.56	0.56
General Capital Facilities Fee	1,397	1,397	1,397	1,397	1,397	1,397	0.44	0.44	0.44	0.44	0.44	0.44
Citywide Park Fee	-	-	-	-	-	-	-	-	-	-	-	-
Park Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Road Fee	-	-	-	-	-	-	-	-	-	-	-	-
City Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Fees	-	-	-	-	-	-	-	-	-	-	-	-
Water Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-
Water Impact Fee	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Management Fee	35	35	25	25	25	25	0.15	0.15	0.15	0.15	0.15	0.15
Solid Waste Capital Improvement Fee	326	326	213	99	99	99	0.18	0.30	0.36	0.36	0.36	0.32
Light Rail Fee	634	634	436	436	436	436	0.20	0.08	0.20	0.20	0.20	0.20
Housing Trust Fund	-	-	-	-	-	-	1.20	1.20	1.20	1.20	1.20	1.20
Subtotal City Fees	6,566	6,566	5,689	5,089	5,089	5,089	4.22	4.42	4.44	4.44	4.44	4.35
Other Agency Fees												
Measure A Development Impact Fee	1,000	1,000	700	700	700	700 #	2.91	1.20	2.55	2.55	2.55	3.71
SRCSO Sewer Fee	7,450	7,450	5,588	5,588	5,588	5,588 #	0.75	1.49	1.03	1.03	1.03	1.49
Folsom-Cordova USD School Facilities Fee	15,600	12,480	8,580	6,708	5,772	5,772 #	0.47	0.47	0.47	0.47	0.47	0.47
50 Corridor Mobility Study	4,889	4,889	2,982	2,982	2,982	2,982 #	3.98	2.81	3.74	3.74	3.74	3.98
Subtotal Other Agency Fees	28,939	25,819	17,850	15,978	15,042	15,042	8.11	5.97	7.79	7.79	7.79	9.65
FPASP Special Financing Fees												
Infrastructure Construction (Backbone)												
Roadway	10,283	10,283	9,816	8,413	7,011	6,544	12.85	11.45	15.54	15.52	13.73	12.26
Sewer	905	911	950	749	586	766	0.63	0.42	0.57	0.57	0.50	0.45
Storm Drainage	4,523	3,104	2,623	1,404	1,091	1,426	3.53	2.36	3.20	3.19	2.83	2.52
Water	25,698	17,132	14,991	10,708	8,566	8,566	10.13	7.96	9.18	9.17	8.11	6.04
Non-Potable Water	2,608	1,739	1,521	1,087	869	869	1.03	0.81	0.93	0.93	0.82	0.61
Subtotal Infrastructure Construction	44,017	33,169	29,900	22,361	18,124	18,171	28.16	22.99	29.41	29.39	26.00	21.89
Public Facilities												
Library	244	244	162	162	162	162	0.10	0.10	0.12	0.09	0.08	0.08
Corporation Yard	-	-	-	-	-	-	-	-	-	-	-	-
Municipal Services Center	-	-	-	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Parks	13,690	13,690	9,095	9,095	9,095	9,095	-	-	-	-	-	-
Trails	1,520	1,520	1,010	1,010	1,010	1,010	-	-	-	-	-	-
Transit	-	-	-	-	-	-	-	-	-	-	-	-
Habitat & Agricultural Mitigation	5,842	3,208	1,936	967	705	921	2.02	1.35	1.84	1.83	1.62	1.45
Financing Plan Administration & Updates	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Public Facilities	21,296	18,662	12,204	11,235	10,972	11,189	2.13	1.46	1.95	1.92	1.70	1.52
Total FPASP Special Financing District	65,314	51,832	42,104	33,596	29,096	29,360	30.29	24.45	31.36	31.31	27.70	23.42
TOTAL COST PER UNIT	100,819	84,217	65,643	54,663	49,227	49,491	42.62	34.84	43.59	43.54	39.93	37.42
Cost Burden as % of Unit Sales Price	20.2%	21.1%	19.1%	20.3%	21.3%	21.4%	21.9%	19.8%	21.6%	21.6%	19.8%	15.2%

Total Revenue Based on This Schedule 964,612,413



The analyses, projections, assumptions, rates of return, and any examples presented herein are for illustrative purposes and are not a guarantee of actual and/or future results. Project pro forma and tax analyses are projections only. Actual results may differ materially from those expressed in this analysis.

865 South Figueroa Street, 35th Floor Los Angeles California 90017 ph 213.417.3300 fax 213.417.3311

**Folsom SOI
Sources & Uses
Resource Impact Minimization S&U**

Estimated Infrastructure Costs	Uses			Sources				Total
	SOI Uses	Internal/Transfer	Total	Developer Fee	Base City/Agency Fee	Other City Funds	Other	
Backbone Infrastructure Improvements								
Backbone Roads								
Project Specific Roads								
Total Major Roads	445,950,403		445,950,403					
Total Secondary Roads	26,350,031		26,350,031					
Total Signals at Intersections	7,654,500		7,654,500					
Total Interchanges	49,760,000		49,760,000					
Dry Utilities	15,300,000		15,300,000					
Total Project Specific Roads	545,014,934		545,014,934					
Total Other Road Obligations	121,713,104		121,713,104					
Total - Backbone Roads	666,728,038		666,728,038	573,539,224	63,188,814 *		30,000,000 **	666,728,038
Total - Storm Drains	19,370,911		19,370,911	19,370,911	-			19,370,911
Total - Sewer	85,998,231		85,998,231	28,773,232	57,224,999			85,998,231
Total - Potable Water	189,648,267		189,648,267	189,648,267	-			189,648,267
Total - Non-Potable Water	20,523,936		20,523,936	20,523,936	-			20,523,936
Subtotal Backbone Infrastructure	982,269,383	-	982,269,383	831,855,570	120,413,813	-	30,000,000	982,269,383
Public Facility Improvements								
Total - Library	2,579,920		2,579,920	2,579,920				2,579,920
Total - Corporation Yard	28,000,000	2,087,514	30,087,514	-	16,087,514	14,000,000 ***		30,087,514
Total - Municipal Service Center	-		-	-				-
Total - Police Annex	5,267,040	2,604,252	7,871,292	-	7,871,292			7,871,292
Total - Fire Facilities	12,421,701		12,421,701	2,815,502	9,606,199			12,421,701
Total - Parks	64,162,500		64,162,500	64,162,500	-			64,162,500
Total - Trails	18,370,000		18,370,000	13,000,000		5,370,000		18,370,000
Total - Transit Facilities	28,100,000		28,100,000	6,200,737	5,811,749	2,087,514	14,000,000	28,100,000
Total - Schools	274,151,739		274,151,739	87,876,967			186,274,772 ****	274,151,739
Total - Habitat & Agricultural Mitigation	27,300,000		27,300,000	27,300,000				27,300,000
Total - Other Building Permit Fees	25,615,111		25,615,111	-	25,615,111			25,615,111
Subtotal Public Facility Improvements	485,968,011	4,691,766	490,659,777	203,935,626	64,991,866	16,087,514	205,644,772	490,659,777
Total Estimated Infrastructure Costs	1,468,237,395	4,691,766	1,472,929,161	1,035,791,196	185,405,679	16,087,514	235,644,772	1,472,929,161

Total "Developer Fees" 1,221,196,875 Burden 30.9%

	Square Feet	(%, \$/SF)	Bond Multiplier	CFD Capacity	Burden W/CFD
Total Residential A/V	3,138,390,938	13,793,475	0.50%	156,919,547	26.9%
Total Commercial A/V	817,110,013	3,841,879	\$ -	-	
Total A/V	3,955,500,951	17,635,354		156,919,547	

*50 Corridor Mobility Fee, Measure A Fee
 **Oak Avenue Funds (\$20m), Empire Ranch Road Funds From County (\$10m)
 ***N of 50 Corporation Yard Funds
 ****Assumes District responsible to backfill funds
 ***** (Comprised of: Building Permit Fee, Transportation Management Fee, Housing Trust Fund, Solid Waste Cap Imp Fee, Light Rail Fee), Other Building Permit Fee From 5-10 PFFP

Special Funds:	
Building Permit Fee	Other Building Permit Fee
Transportation Management Fee	Transit Facilities
Housing Trust Fund	Other Building Permit Fee
Solid Waste Capital Improvement Fee	Corp Yard
Light Rail Fee	Transit Facilities

**Folsom SOI
Developer Fee Burden
Resource Impact Minimization DF**

Land Use Description	RESIDENTIAL						COMMERCIAL					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
	Single-Family	Single-Family High Density	Multifamily Low Density	Multifamily Medium Density	Multifamily High Density	Mixed Use - Residential	Mixed Use - Commercial	Office Park	General Commercial - Office	General Commercial - Comm	Community Commercial	Regional Commercial
Unit Value	525,000	420,000	360,938	282,188	242,813	242,813	195	176	202	202	202	246
Units	1,513	2,703	2,213	942	287	307	89,362	680,843	388,239	1,165,543	167,706	1,350,185
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
% Of Project	21.4%	30.7%	17.3%	5.7%	1.5%	1.6%	0.5%	3.9%	2.2%	6.6%	1.0%	7.7%
% of Burden	17.1%	26.7%	18.4%	6.6%	1.7%	1.8%	0.7%	4.2%	3.2%	9.4%	1.2%	9.0%
Burden Ratio	79.8%	87.2%	106.5%	114.1%	115.6%	113.9%	128.6%	109.9%	143.2%	142.8%	128.4%	116.9%
City Fees												
Building Permit Processing Fee	2,697	2,697	2,103	1,617	1,617	1,617	0.60	0.80	0.64	0.64	0.64	0.59
Police Capital Facilities Fee	526	526	596	596	596	596	0.89	0.89	0.89	0.89	0.89	0.89
Fire Capital Facilities Fee	951	951	919	919	919	919	0.56	0.56	0.56	0.56	0.56	0.56
General Capital Facilities Fee	1,397	1,397	1,397	1,397	1,397	1,397	0.44	0.44	0.44	0.44	0.44	0.44
Citywide Park Fee	-	-	-	-	-	-	-	-	-	-	-	-
Park Equipment	-	-	-	-	-	-	-	-	-	-	-	-
Road Fee	-	-	-	-	-	-	-	-	-	-	-	-
City Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Fees	-	-	-	-	-	-	-	-	-	-	-	-
Water Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-
Water Impact Fee	-	-	-	-	-	-	-	-	-	-	-	-
Transportation Management Fee	35	35	25	25	25	25	0.15	0.15	0.15	0.15	0.15	0.15
Solid Waste Capital Improvement Fee	326	326	213	99	99	99	0.18	0.30	0.36	0.36	0.36	0.32
Light Rail Fee	634	634	436	436	436	436	0.20	0.08	0.20	0.20	0.20	0.20
Housing Trust Fund	-	-	-	-	-	-	1.20	1.20	1.20	1.20	1.20	1.20
Subtotal City Fees	6,566	6,566	5,689	5,089	5,089	5,089	4.22	4.42	4.44	4.44	4.44	4.35
Other Agency Fees												
Measure A Development Impact Fee	1,000	1,000	700	700	700	700 #	2.91	1.20	2.55	2.55	2.55	3.71
SRCSO Sewer Fee	7,450	7,450	5,588	5,588	5,588	5,588 #	0.75	1.49	1.03	1.03	1.03	1.49
Folsom-Cordova USD School Facilities Fee	15,600	12,480	8,580	6,708	5,772	5,772 #	0.47	0.47	0.47	0.47	0.47	0.47
50 Corridor Mobility Study	4,889	4,889	2,982	2,982	2,982	2,982 #	3.98	2.81	3.74	3.74	3.74	3.98
Subtotal Other Agency Fees	28,939	25,819	17,850	15,978	15,042	15,042	8.11	5.97	7.79	7.79	7.79	9.65
FPASP Special Financing Fees												
Infrastructure Construction (Backbone)												
Roadway	45,737	45,737	43,658	37,421	31,184	29,105	57.17	50.91	69.10	69.05	61.09	54.54
Sewer	2,907	2,927	3,051	2,406	1,882	2,460	2.02	1.35	1.83	1.83	1.61	1.44
Storm Drainage	2,586	1,775	1,500	803	624	815	2.02	1.35	1.83	1.83	1.62	1.44
Water	29,783	19,855	17,374	12,410	9,928	9,928	11.73	9.23	10.64	10.63	9.40	7.00
Non-Potable Water	3,223	2,149	1,880	1,343	1,074	1,074	1.27	1.00	1.15	1.15	1.02	0.76
Subtotal Infrastructure Construction	84,236	72,442	67,462	54,383	44,692	43,382	74.21	63.82	84.54	84.48	74.74	65.19
Public Facilities												
Library	318	318	211	211	211	211	0.14	0.14	0.15	0.11	0.10	0.10
Corporation Yard	-	-	-	-	-	-	-	-	-	-	-	-
Municipal Services Center	-	-	-	-	-	-	-	-	-	-	-	-
Police Facilities	-	-	-	-	-	-	-	-	-	-	-	-
Fire Facilities	347	347	231	231	231	231	0	0	0	0	0	0
Parks	9,567	9,567	6,356	6,356	6,356	6,356	-	-	-	-	-	-
Trails	1,938	1,938	1,288	1,288	1,288	1,288	-	-	-	-	-	-
Transit	765	765	508	508	508	508	0	0	0	0	0	0
Habitat & Agricultural Mitigation	5,430	2,982	1,800	899	655	856	1.88	1.26	1.71	1.70	1.51	1.35
Financing Plan Administration & Updates	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Public Facilities	18,366	15,917	10,394	9,493	9,249	9,450	2.49	1.87	2.40	2.21	1.95	1.79
Total FPASP Special Financing District	102,602	88,360	77,856	63,876	53,942	52,833	76.70	65.69	86.94	86.69	76.69	66.98
TOTAL COST PER UNIT	138,107	120,745	101,395	84,943	74,073	72,964	89.03	76.08	99.17	98.92	88.92	80.98
Cost Burden as % of Unit Sales Price	26.3%	28.7%	28.1%	30.1%	30.5%	30.0%	45.7%	43.2%	49.1%	49.0%	44.0%	32.9%

Total Revenue Based on This Schedule 1,221,196,875



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**Folsom SOI
Infrastructure Cost Estimates
January 18, 2011 Working Budget**

Estimated Infrastructure Costs		6/2009 PFFP	5/2010 PFFP	Working Budget - Mar 2011
	Backbone Infrastructure Improvements			
	Backbone Roads			
	Project Specific Roads			
233	Total Major Roads	168,237,000	105,000,000	94,500,024
299	Total Secondary Roads	29,080,000	30,556,000	27,500,410
321	Total - Signals At Intersections	8,505,000	8,505,000	7,654,500
	Interchanges (Soft costs included in "Major Roads")			
322	Scott/Bidwell Interchange Modifications	2,800,000	2,800,000	2,520,000
323	Oak Avenue Pkwy Interchange	-	50,000,000	25,000,000
324	Prairie City Road Interchange Modifications	5,600,000	5,600,000	5,040,000
325	Empire Ranch Road Interchange Modifications	7,300,000	7,300,000	12,700,000
326	Rowberry Drive Overcrossing	5,000,000	5,000,000	4,500,000
327	Placerville Road Extension	8,300,000	-	-
328	Total Interchanges	29,000,000	70,700,000	49,760,000
329	Dry Utilities	-	17,000,000	15,300,000
330	Total Project Specific Roads	234,822,000	231,761,000	194,714,934
338	Total Other Road Obligations	64,892,300	121,713,104	121,713,104
339	Total - Backbone Roads	299,714,300	353,474,104	316,428,038
374	Total - Storm Drains	21,590,000	21,590,000	19,970,911
405	Total - Sewer	30,760,000	90,349,625	88,998,231
465	Total - Potable Water	99,917,000	160,417,000	203,748,267
480	Total - Non-Potable Water	22,188,000	22,188,000	20,523,936
481	Subtotal Backbone Infrastructure	474,169,300	648,018,729	649,669,383
	Public Facility Improvements			
485	Total - Library	8,753,400	5,528,400	2,579,920
488	Total - Corporation Yard	45,500,000	45,500,000	28,000,000
492	Total - Municipal Service Center	8,753,400	5,528,400	-
496	Total - Police Annex	16,984,080	10,368,436	5,267,040
501	Total - Fire Facilities	16,664,240	12,421,701	12,421,701
516	Total - Parks	107,794,000	107,794,000	80,262,500
524	Total - Trails	22,370,000	6,500,000	18,370,000
525	Total - Transit Facilities	28,100,000	28,100,000	28,100,000
532	Total - Schools	350,305,000	350,305,000	350,305,000
533	Total - Habitat & Agricultural Mitigation	-	30,000,000	30,000,000
534	Total - Other Building Permit Fees*	-	44,437,952	32,360,333
535	Subtotal Public Facility Improvements	605,224,120	646,483,889	587,666,494
536	Total	1,079,393,419	1,294,502,618	1,237,335,877



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**Folsom SOI
Land Use/Value Assumptions**

Land Use Tables

	RESIDENTIAL ACRES						COMMERCIAL ACRES					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
Proposed Project w/Wrkng Budget + Cost Adjustments	558	533	267	67	50	36	24	89	53	160	39	111
No USA COE Permit	790	205	145	54	8	18	11	74	44	133	7	132
Centralized Development	212	472	279	112	30	23	14	113	47	140	15	134
Reduced Hillside Development	327	294	424	127	95	20	14	112	53	158	15	134
Resource Impact Minimization	500	491	242	52	11	16	10	52	40	121	15	111
DU/SF /ACRE	3.0	5.5	9.1	18.3	25.1	19.2	8,727	13,068	9,628	9,635	10,890	12,197

Total Unit/SF

	RESIDENTIAL UNITS						COMMERCIAL SF					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
Proposed Project w/Wrkng Budget + Cost Adjustments	1,687	2,933	2,434	1,224	1,251	681	206,301	1,165,666	512,919	1,539,846	423,621	1,351,405
No USA COE Permit	2,388	1,127	1,323	981	210	344	100,183	965,726	427,473	1,283,325	78,408	1,606,318
Centralized Development	641	2,602	2,542	2,044	764	433	126,015	1,474,071	449,135	1,348,359	167,706	1,629,492
Reduced Hillside Development	989	1,619	3,866	2,314	2,380	385	126,015	1,461,003	505,698	1,518,168	167,706	1,629,492
Resource Impact Minimization	1,513	2,703	2,213	942	287	307	89,362	680,843	388,239	1,165,543	167,706	1,350,185

Assessed Valuation

	RESIDENTIAL VALUES						COMMERCIAL VALUES					
	SF	SFHD	MLD	MMD	MHD	MU-R	MU-C	OP	GC-O	GC-C	CC	RC
Original Base \$/SF	206.1	200.4	249.9	266.3	247.6	247.6	194.8	176.0	202.0	202.0	201.5	246.0
Current Base \$/SF	200.0	200.0	250.0	250.0	250.0	250.0	194.8	176.0	202.0	202.0	202.0	246.0
SF/Unit	2,500	2,000	1,375	1,075	925	925	1	1	1	1	1	1
Base A/V	500,000	400,000	343,750	268,750	231,250	231,250	195	176	202	202	202	246

CFD

	CFD Rate	Bond Multiplier
Residential	0.50%	10
Commercial	\$ - \$/SF/YR	10

	Inflator							Inflator					
Proposed Project w/Wrkng Budget + Cost Adjustments	5.0%	525,000	420,000	360,938	282,188	242,813	242,813	0.0%	195	176	202	202	246
No USA COE Permit	5.0%	525,000	420,000	360,938	282,188	242,813	242,813	0.0%	195	176	202	202	246
Centralized Development	0.0%	500,000	400,000	343,750	268,750	231,250	231,250	0.0%	195	176	202	202	246
Reduced Hillside Development	0.0%	500,000	400,000	343,750	268,750	231,250	231,250	0.0%	195	176	202	202	246
Resource Impact Minimization	5.0%	525,000	420,000	360,938	282,188	242,813	242,813	0.0%	195	176	202	202	246



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**Folsom SOI
Model Adjustments**

SF/Unit	RESIDENTIAL UNITS					
	SF	SFHD	MLD	MMD	MHD	MU-R
Original	2,183	2,183	1,200	939	939	939
Ratio of SF	100%	80%	55%	43%	37%	37%
Proposed	2,500	2,000	1,375	1,075	925	925
School Fees	6.24 /SF of Residential					

COMMERCIAL ACRES						
MU-C	OP	GC-O	GC-C	CC	RC	
1	1	1	1	1	1	1
1	1	1	1	1	1	1
0.47 /SF of Commercial						

Burden						
Proposed Project	18.5%	19.4%	17.9%	19.0%	19.8%	19.8%
No USA COE Permit	32.1%	36.1%	36.4%	39.2%	39.2%	38.3%
Centralized Development	21.0%	21.9%	20.3%	21.5%	22.2%	22.3%
Reduced Hillside Development	20.2%	21.1%	19.1%	20.3%	21.3%	21.4%
Resource Impact Minimization	26.3%	28.7%	28.1%	30.1%	30.5%	30.0%

22.7%	20.8%	22.7%	22.7%	20.8%	16.0%
65.0%	62.2%	71.3%	71.1%	63.6%	47.3%
25.0%	22.8%	25.0%	24.9%	22.7%	17.3%
21.9%	19.8%	21.6%	21.6%	19.8%	15.2%
45.7%	43.2%	49.1%	49.0%	44.0%	32.9%

Avg Based on A/V

19.1%
41.2%
21.4%
19.9%
30.9%

Product Type % of Project						
Proposed Project (Balanced)	19.4%	27.0%	15.4%	6.1%	5.3%	2.9%
No USA COE Permit	37.1%	14.0%	11.3%	6.6%	1.2%	2.0%
Centralized Development	8.5%	27.7%	18.6%	11.7%	3.8%	2.1%
Reduced Hillside Development	11.5%	15.1%	24.7%	11.6%	10.2%	1.7%
Resource Impact Minimization	21.4%	30.7%	17.3%	5.7%	1.5%	1.6%

0.9%	5.4%	2.4%	7.1%	1.9%	6.2%
0.6%	6.0%	2.7%	8.0%	0.5%	10.0%
0.7%	7.8%	2.4%	7.2%	0.9%	8.7%
0.6%	6.8%	2.4%	7.1%	0.8%	7.6%
0.5%	3.9%	2.2%	6.6%	1.0%	7.7%

Avg Based on SF

19.2%
41.7%
21.5%
19.9%
31.1%

Total SF						
Original Base	3,681,956	6,401,409	2,920,800	1,149,054	1,174,401	639,302
Proposed Project (Balanced)	4,217,500	5,866,000	3,346,750	1,315,800	1,157,175	629,925
No USA COE Permit	5,970,000	2,254,000	1,819,125	1,054,575	194,250	318,200
Centralized Development	1,602,500	5,204,000	3,495,250	2,197,300	706,700	400,525
Reduced Hillside Development	2,472,500	3,238,000	5,315,750	2,487,550	2,201,500	356,125
Resource Impact Minimization	3,782,500	5,406,000	3,042,875	1,012,650	265,475	283,975

205,952	1,165,666	512,919	1,539,846	423,621	1,351,405
206,301	1,165,666	512,919	1,539,846	423,621	1,351,405
100,183	965,726	427,473	1,283,325	78,408	1,606,318
126,015	1,474,071	449,135	1,348,359	167,706	1,629,492
126,015	1,461,003	505,698	1,518,168	167,706	1,629,492
89,362	680,843	388,239	1,165,543	167,706	1,350,185

Total SF

21,166,331
21,732,908
16,071,583
18,801,052
21,479,507
17,635,354



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**Folsom SOI
Impact Assumptions**

SF/Unit

RESIDENTIAL /UNIT					
SF	SFHD	MLD	MMD	MHD	MU-R

COMMERCIAL /SF					
MU-C	OP	GC-O	GC-C	CC	RC



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