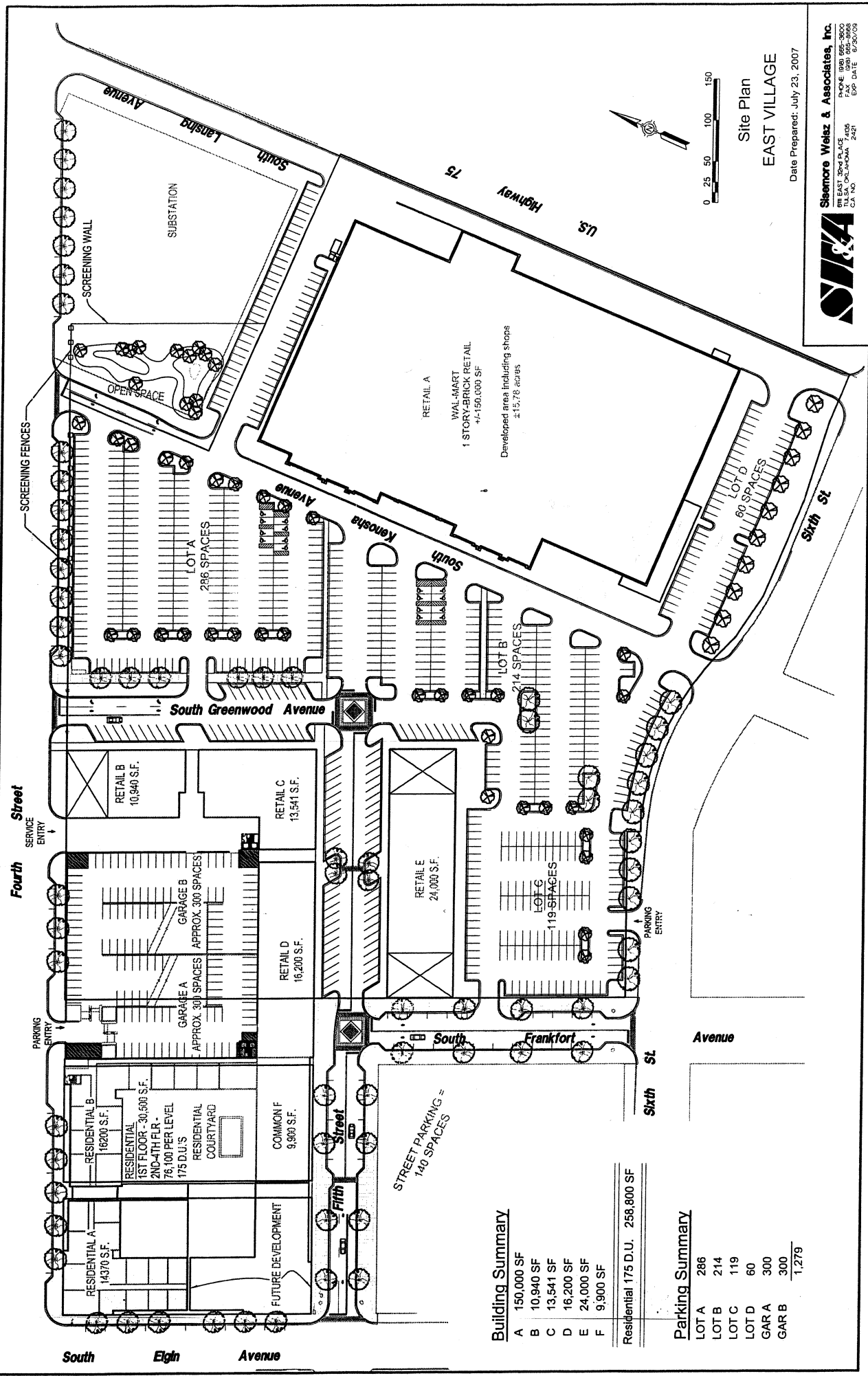




Sisemore Weisz & Associates, Inc.
 801 EAST 32nd PLACE
 TULSA, OKLAHOMA 74106
 CA. NO. 2421
 PHONE (918) 695-3900
 FAX (918) 695-3908
 EOP DATE 6/20/09

Building Summary

A	150,000 SF
B	10,940 SF
C	13,541 SF
D	16,200 SF
E	24,000 SF
F	9,900 SF
Residential 175 D.U. 258,800 SF	

Parking Summary

LOT A	286
LOT B	214
LOT C	119
LOT D	60
GARA	300
GARB	300
	1,279

EAST VILLAGE AN URBAN DEVELOPMENT

EAST VILLAGE WILL CONSIST OF:

150,000 SQUARE FOOT DISCOUNT DEPARTMENT STORE
WITH A FULL LINE OF GROCERIES.

66,050 SQUARE FEET OF RETAIL SHOPS AND
RESTAURANTS, WHICH WOULD INCLUDE:

- National Restaurant Chain
- Local Restaurant
- Ladies Fashion Stores
- Shoe Store
- Service stores such as Beauty Shop, Dry Cleaners, etc.
- Video Rental
- National Coffee Chain
- Local Retailers

FOUR LEVELS OF RESIDENTIAL APARTMENTS WHICH
WILL CONTAIN APPROXIMATELY 150 UNITS, A
SWIMMING POOL AND FITNESS FACILITY.

A FOUR STORY PARKING DECK WILL BE CONSTRUCTED
FOR RESIDENTIAL AND PUBLIC USE.

RETAIL STREET LEVEL PARKING LOT WILL BE
SCREENED FROM PUBLIC VIEW BY LANDSCAPING,
BERMING AND DECORATIVE BRICK AND METAL
FENCING.

ALL EXTERIOR ELEVATIONS OF THE RETAIL STORES
WILL BE MASONARY BRICK AND EFIS MATERIAL

INVESTMENT AND RE TAXES

CATEGORY	Value @ 100%	Value @ 75 %
Land	\$ 9,613,035.00	\$ 7,209,776.25
Buildings	\$ 68,369,819.00	\$ 51,277,364.25
Site	\$ 24,126,400.00	\$ 18,094,800.00
Appraised Total	\$ 102,109,254.00	\$ 76,581,940.50
Assessed Value	\$ 11,232,017.94	\$ 8,424,013.46
Property Tax	\$ 1,329,309.32	\$ 996,981.99

EXISTING PROPERTY	APPRAISED	TAX
Torr Property	\$ 541,500.00	\$ 7,050.00
Bill White Dealership	\$ 680,900.00	\$ 8,864.00
Bill White Big MO	\$ 346,900.00	\$ 4,516.00
Fire Station	\$ 100.00	\$ -
Nordam	\$ 2,984,000.00	\$ 38,814.00
PSO	\$ 900.00	\$ 107
Total	\$ 4,554,300.00	\$ 59,351

EAST VILLAGE SALES & TAX ESTIMATE

		8.85%				
		Sales		3.0%		
		Tax		City		
		Generated		Portion		
				For LST		
Sales					Eligible	
<u>SF</u>	<u>PSF</u>	<u>Sales</u>	<u>Generated</u>	<u>Portion</u>	<u>For LST</u>	
Retail A	150,000	450	67,500,000	5,973,750	2,025,000	1,350,000
Retail C	11,600	200	2,320,000	205,320	69,600	46,400
Retail D	14,250	200	2,850,000	252,225	85,500	57,000
Retail E	16,200	200	3,240,000	286,740	97,200	64,800
Retail F	24,000	200	4,800,000	424,800	144,000	96,000
TOTAL:		216,050	80,710,000	7,142,835	2,421,300	1,614,200