



Columbus-Franklin County Finance Authority  
TIF Revenue Bonds  
Continental - Bexley Main St Mixed-Use Redevelopment Project  
Public Finance Model

*Version Dated:  
September 4, 2024*

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Continental - Bexley Main St Mixed-Use Redevelopment Project  
Columbus-Franklin County Finance Authority  
Version Dated: Wednesday, September 4, 2024

**Schedule I**  
Sources and Uses of Funds and Financing Terms

**I. Sources and Uses**

Sources	Bonds	Private Funds	Total
Revenue Bonds	\$ 15,000,000.00	\$ -	\$ 15,000,000.00
Original Issue Discount	(235,050.00)	-	(235,050.00)
Developer Contribution	-	4,768,978.14	4,768,978.14
<b>Total Sources of Funds</b>	<b>\$ 14,764,950.00</b>	<b>\$ 4,768,978.14</b>	<b>\$ 19,533,928.14</b>

Uses	Bonds	Private Funds	Total
<b>Total TIF Budget</b>	<b>\$ 12,789,257.89</b>	<b>\$ 4,768,978.14</b>	<b>\$ 17,558,236.02</b>
<i>Demolition Hard Costs</i>	242,641.00	-	242,641.00
<i>Offsite Improvements Hard Costs</i>	619,492.00	-	619,492.00
<i>Site Utilities Hard Costs</i>	1,451,360.00	-	1,451,360.00
<i>GC Soft Cost Allocation for Demo, Offsite, Site Utilities</i>	338,523.15	-	338,523.15
<i>Professional Costs related to TIF</i>	50,000.00	-	50,000.00
<i>Parking Garage Hard Cost (includes GC Soft Cost Allocation)</i>	7,525,151.36	4,066,033.64	11,591,185.00
<i>Parking Garage Land Acquisition - Ground Lease to CFFA</i>	1,493,763.64	409,834.46	1,903,598.09
<i>Total Project Soft Cost Allocation</i>	<u>1,068,326.74</u>	<u>293,110.03</u>	<u>1,361,436.78</u>
Capitalized Interest (25 months)	1,438,911.11	-	1,438,911.11
Costs of Issuance	536,781.00	-	536,781.00
<b>Total Uses of Funds</b>	<b>\$ 14,764,950.00</b>	<b>\$ 4,768,978.14</b>	<b>\$ 19,533,928.14</b>

Parking Analysis	Public Spaces	Private Spaces	Total Spaces
	174.64	94.36	269

**II. Financing Terms**

Closing Date	10/17/24
Anticipated Tax Status (subject to Bond Counsel Opinion)	Tax-Exempt
Anticipated Rating	Non-Rated
Average Annual Payment	\$ 1,150,632.61
Initial <b>Fixed</b> Interest Rate	Closing to 6/1/33 5.790%
First <b>Fixed</b> Interest Rate Step-Up	6/2/33 to 6/1/44 6.070%
Second <b>Fixed</b> Interest Rate Step-Up	6/2/44 to 12/1/55 6.390%
First Principal Payment	12/1/26
Term (years)	31.12
Average Life (years)	22.43
Annual Fees (Calculated on outstanding principal amount per annum)	
Issuer Admin Fee	0.1000%
Bond Trustee Fee	\$ 3,500.00



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**Schedule II**  
Real Estate Tax Assumptions and Net Service Payment Projection

**Millage Rate Assumptions**

Taxing District	020 - City of Bexley
School District	2501 - Bexley CSD
Commercial Effective Millage Rate (Tax Year 2023)	77.223464
School District Effective Millage Rate	55.832564
Franklin County Collection Fee	1.000%

**Auditor Assigned Valuation Assumptions**

**Multi-family**

Parcel Use TIF Terms	Commercial 30-year; 100%	
	Land	Building
Base Property Value	\$ 581,539	\$ 1,662,598
Total Acres/Units	2.63	232
Valuation per Acre/Unit	868,182	\$ 185,057
Incremental Market Value	<u>\$ 1,699,747</u>	<u>\$ 41,270,737</u>
Total Incremental Tax Bill	45,941	1,115,474
Incremental County Auditor Collection Fee (1.00%)	(459)	(11,155)
<b>Net TIF Service Payment</b>	<b>\$ 45,482</b>	<b>\$ 1,104,319</b>
First TIF Collection Year	N/A	2026

**Office**

Parcel Use TIF Terms	Commercial 30-year; 100%	
	Land	Building
Base Property Value	\$ 37,025	\$ 105,854
Total Acres/Square Footage	0.17	11,850
Valuation per Acre/Square Foot	868,182	\$ 154
Incremental Market Value	<u>\$ 108,219</u>	<u>\$ 1,724,694</u>
Total Incremental Tax Bill	2,925	46,615
Incremental County Auditor Collection Fee (1.00%)	(29)	(466)
<b>Net TIF Service Payment</b>	<b>\$ 2,896</b>	<b>\$ 46,149</b>
First TIF Collection Year	N/A	2026

**Retail**

Parcel Use TIF Terms	Commercial 30-year; 100%	
	Land	Building
Base Property Value	\$ 35,420	\$ 101,264
Total Acres/Square Footage	0.16	10,800
Valuation per Acre/Square Foot	868,182	\$ 171
Incremental Market Value	<u>\$ 103,526</u>	<u>\$ 1,742,018</u>
Total Incremental Tax Bill	\$ 2,798	47,084
Incremental County Auditor Collection Fee (1.00%)	(28)	(471)
<b>Net TIF Service Payment</b>	<b>\$ 2,770</b>	<b>\$ 46,613</b>
First TIF Collection Year	N/A	2026



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Schedule III  
TIF Bond Proforma

Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>I. Pledged Revenues</b>																	
<b>Tax Increment Financing</b>																	
<i>Projected Net Service Payment Amounts (3% triennial growth)</i>																	
Multi-family	\$ -	\$ -	\$ 574,901	\$ 1,149,801	\$ 1,149,801	\$ 1,149,801	\$ 1,184,295	\$ 1,184,295	\$ 1,184,295	\$ 1,219,824	\$ 1,219,824	\$ 1,219,824	\$ 1,256,419	\$ 1,256,419	\$ 1,256,419	\$ 1,294,111	\$ 1,294,111
Office	-	-	24,522	49,045	49,045	49,045	50,516	50,516	50,516	52,032	52,032	52,032	53,593	53,593	53,593	55,201	55,201
Retail	-	-	24,691	49,383	49,383	49,383	50,864	50,864	50,864	52,390	52,390	52,390	53,962	53,962	53,962	55,581	55,581
<b>Total Net TIF Service Payments</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 624,115</b>	<b>\$ 1,248,229</b>	<b>\$ 1,248,229</b>	<b>\$ 1,248,229</b>	<b>\$ 1,285,676</b>	<b>\$ 1,285,676</b>	<b>\$ 1,285,676</b>	<b>\$ 1,324,246</b>	<b>\$ 1,324,246</b>	<b>\$ 1,324,246</b>	<b>\$ 1,363,974</b>	<b>\$ 1,363,974</b>	<b>\$ 1,363,974</b>	<b>\$ 1,404,893</b>	<b>\$ 1,404,893</b>
<b>Base Value School District Taxes</b>																	
Multi-family	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854
Office	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792
Retail	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671
<b>Total Base Value School District Taxes</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>
<b>Combined Revenue Bond Revenues</b>																	
Capitalized Interest	\$ 108,411	\$ 887,000	\$ 443,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Reserve Liquidation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DSRF Earnings (4%)	-	-	-	6,825	17,206	27,843	38,572	49,551	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
<b>Revenue Bond Subtotal</b>	<b>\$ 108,411</b>	<b>\$ 887,000</b>	<b>\$ 443,500</b>	<b>\$ 6,825</b>	<b>\$ 17,206</b>	<b>\$ 27,843</b>	<b>\$ 38,572</b>	<b>\$ 49,551</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>
<b>Total Pledged Revenues</b>	<b>\$ 157,728</b>	<b>\$ 936,317</b>	<b>\$ 1,116,931</b>	<b>\$ 1,304,370</b>	<b>\$ 1,314,751</b>	<b>\$ 1,325,389</b>	<b>\$ 1,373,564</b>	<b>\$ 1,384,544</b>	<b>\$ 1,394,993</b>	<b>\$ 1,433,563</b>	<b>\$ 1,433,563</b>	<b>\$ 1,433,563</b>	<b>\$ 1,473,290</b>	<b>\$ 1,473,290</b>	<b>\$ 1,473,290</b>	<b>\$ 1,514,209</b>	<b>\$ 1,514,209</b>
<b>II. Obligation Waterfall</b>																	
(1) Base Value School District Taxes	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317
(2) Principal and Interest on Revenue Bonds	106,150	868,500	868,500	967,053	971,118	979,604	1,021,643	1,031,221	1,039,786	1,038,429	1,026,638	1,019,413	1,046,029	1,045,475	1,038,907	1,070,892	1,064,982
(3) Administrative Expenses on Revenue Bonds	2,261	18,500	18,500	18,475	18,373	18,260	18,123	17,943	17,745	17,463	17,173	16,875	16,558	16,203	15,830	15,433	14,985
(4) TIF Administrator Fees	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
(5) Excess to Debt Service Reserve (up to 10% of Par)	-	-	170,615	259,526	265,945	268,209	274,482	261,224	-	-	-	-	-	-	-	-	-
(6) Turbo Redemption of Revenue Bonds (from interest earnings)	-	-	-	-	-	-	-	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
(7) All Remaining TIF Amounts to School District	-	-	-	-	-	-	-	-	218,145	258,355	270,436	277,959	291,387	292,296	299,237	308,569	314,926
(8) All Remaining Reserve Proceeds & Reserve Earnings to Developer	-	-	-	-	-	-	-	14,840	-	-	-	-	-	-	-	-	-
<b>Total Projected Obligations</b>	<b>\$ 157,728</b>	<b>\$ 936,317</b>	<b>\$ 1,116,931</b>	<b>\$ 1,304,370</b>	<b>\$ 1,314,751</b>	<b>\$ 1,325,389</b>	<b>\$ 1,373,564</b>	<b>\$ 1,384,544</b>	<b>\$ 1,394,993</b>	<b>\$ 1,433,563</b>	<b>\$ 1,433,563</b>	<b>\$ 1,433,563</b>	<b>\$ 1,473,290</b>	<b>\$ 1,473,290</b>	<b>\$ 1,473,290</b>	<b>\$ 1,514,209</b>	<b>\$ 1,514,209</b>
<b>III. Combined Debt Coverage Analysis</b>																	
Debt Service Coverage Ratio (Turbo Redemptions)			1.19	1.26	1.27	1.27	1.26	1.26	1.26	1.30	1.31	1.32	1.33	1.33	1.34	1.34	1.34
Debt Service Coverage Ratio (Mandatory Redemptions)			1.19	1.26	1.27	1.27	1.26	1.26	1.26	1.27	1.26	1.26	1.27	1.26	1.27	1.27	1.27
<b>IV. Reserve Balances</b>																	
Revenue Bond Debt Service Reserve Balance	\$ -	\$ -	\$ 170,615	\$ 430,141	\$ 696,085	\$ 964,294	\$ 1,238,776	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000



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Schedule III  
TIF Bond Proforma

Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	Total
<b>I. Pledged Revenues</b>																
<b>Tax Increment Financing</b>																
<i>Projected Net Service Payment Amounts (3% triennial growth)</i>																
Multi-family	\$ 1,294,111	\$ 1,332,935	\$ 1,332,935	\$ 1,332,935	\$ 1,372,923	\$ 1,372,923	\$ 1,372,923	\$ 1,414,110	\$ 1,414,110	\$ 1,414,110	\$ 1,456,534	\$ 1,456,534	\$ 1,456,534	\$ 1,500,230	\$ 1,500,230	\$ 38,618,218
Office	55,201	56,857	56,857	56,857	58,562	58,562	58,562	60,319	60,319	60,319	62,129	62,129	62,129	63,993	63,993	1,647,267
Retail	55,581	57,248	57,248	57,248	58,966	58,966	58,966	60,735	60,735	60,735	62,557	62,557	62,557	64,434	64,434	1,658,618
<b>Total Net TIF Service Payments</b>	<b>\$ 1,404,893</b>	<b>\$ 1,447,040</b>	<b>\$ 1,447,040</b>	<b>\$ 1,447,040</b>	<b>\$ 1,490,451</b>	<b>\$ 1,490,451</b>	<b>\$ 1,490,451</b>	<b>\$ 1,535,164</b>	<b>\$ 1,535,164</b>	<b>\$ 1,535,164</b>	<b>\$ 1,581,219</b>	<b>\$ 1,581,219</b>	<b>\$ 1,581,219</b>	<b>\$ 1,628,656</b>	<b>\$ 1,628,656</b>	<b>\$ 41,924,103</b>
<b>Base Value School District Taxes</b>																
Multi-family	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 43,854	\$ 1,403,314
Office	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	2,792	89,346
Retail	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	2,671	85,472
<b>Total Base Value School District Taxes</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 49,317</b>	<b>\$ 1,578,132</b>
<b>Combined Revenue Bond Revenues</b>																
Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,438,911
Debt Service Reserve Liquidation	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500,000	-	1,500,000
DSRF Earnings (4%)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	-	-	1,459,996
<b>Revenue Bond Subtotal</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 60,000</b>	<b>\$ 1,560,000</b>	<b>\$ -</b>	<b>\$ 4,398,908</b>
<b>Total Pledged Revenues</b>	<b>\$ 1,514,209</b>	<b>\$ 1,556,356</b>	<b>\$ 1,556,356</b>	<b>\$ 1,556,356</b>	<b>\$ 1,599,767</b>	<b>\$ 1,599,767</b>	<b>\$ 1,599,767</b>	<b>\$ 1,644,481</b>	<b>\$ 1,644,481</b>	<b>\$ 1,644,481</b>	<b>\$ 1,690,536</b>	<b>\$ 1,690,536</b>	<b>\$ 3,190,536</b>	<b>\$ 1,677,973</b>	<b>\$ 1,677,973</b>	<b>\$ 47,901,142</b>
<b>II. Obligation Waterfall</b>																
(1) Base Value School District Taxes	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 49,317	\$ 1,578,132
(2) Principal and Interest on Revenue Bonds	1,068,058	1,093,819	1,096,829	1,082,957	1,092,494	1,094,714	1,094,473	1,131,338	1,138,860	1,138,487	1,184,206	1,189,858	1,191,747	-	-	30,802,174
(3) Administrative Expenses on Revenue Bonds	14,520	14,015	13,463	12,878	12,265	11,613	10,918	10,173	9,353	8,483	7,545	6,520	5,430	-	-	415,869
(4) TIF Administrator Fees	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	-	-	280,000
(5) Excess to Debt Service Reserve (up to 10% of Par)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500,000
(6) Turbo Redemption of Revenue Bonds (from interest earnings)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	-	-	-	1,260,000
(7) All Remaining TIF Amounts to School District	312,315	329,206	326,748	341,205	375,692	374,125	375,060	383,654	376,952	378,195	379,469	374,841	374,042	1,628,656	1,628,656	10,490,127
(8) All Remaining Reserve Proceeds & Reserve Earnings to Developer	-	-	-	-	-	-	-	-	-	-	-	-	1,560,000	-	-	1,574,840
<b>Total Projected Obligations</b>	<b>\$ 1,514,209</b>	<b>\$ 1,556,356</b>	<b>\$ 1,556,356</b>	<b>\$ 1,556,356</b>	<b>\$ 1,599,767</b>	<b>\$ 1,599,767</b>	<b>\$ 1,599,767</b>	<b>\$ 1,644,481</b>	<b>\$ 1,644,481</b>	<b>\$ 1,644,481</b>	<b>\$ 1,690,536</b>	<b>\$ 1,690,536</b>	<b>\$ 3,190,536</b>	<b>\$ 1,677,973</b>	<b>\$ 1,677,973</b>	<b>\$ 47,901,142</b>
<b>III. Combined Debt Coverage Analysis</b>																
Debt Service Coverage Ratio (Turbo Redemptions)	1.34	1.35	1.35	1.36	1.39	1.39	1.39	1.39	1.38	1.38	1.37	1.36	1.36	N/A	N/A	
Debt Service Coverage Ratio (Mandatory Redemptions)	1.27	1.27	1.27	1.26	1.27	1.27	1.27	1.27	1.27	1.27	1.26	1.26	1.26	1.26	1.26	
<b>IV. Reserve Balances</b>																
Revenue Bond Debt Service Reserve Balance	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -

Continental - Bexley Main St Mixed-Use Redevelopment Project  
Columbus-Franklin County Finance Authority

Schedule IV  
Mandatory Redemption Schedule for TIF Bonds

Bondholder Payment Date	Principal	Coupon	Interest	Admin Fee <i>0.100%</i>	Trustee Fee <i>\$3,500</i>	Capitalized Interest	Reserve Liquidation	Semiannual Debt Service	Net Semiannual Debt Service	Outstanding Balance
10/17/24										\$ 15,000,000.00
12/01/24	\$ -	5.7900%	\$ 106,150.00	\$ 1,833.33	\$ 427.78	\$ (108,411.11)	\$ -	\$ -	\$ -	15,000,000.00
06/01/25	-	5.7900%	434,250.00	7,500.00	1,750.00	(443,500.00)	-	-	-	15,000,000.00
12/01/25	-	5.7900%	434,250.00	7,500.00	1,750.00	(443,500.00)	-	-	-	15,000,000.00
06/01/26	-	5.7900%	434,250.00	7,500.00	1,750.00	(443,500.00)	-	-	-	15,000,000.00
12/01/26	-	5.7900%	434,250.00	7,500.00	1,750.00	-	-	443,500.00	443,500.00	15,000,000.00
06/01/27	50,000.00	5.7900%	434,250.00	7,500.00	1,750.00	-	-	493,500.00	493,500.00	14,950,000.00
12/01/27	50,000.00	5.7900%	432,802.50	7,475.00	1,750.00	-	-	492,027.50	492,027.50	14,900,000.00
06/01/28	55,000.00	5.7900%	431,355.00	7,450.00	1,750.00	-	-	495,555.00	495,555.00	14,845,000.00
12/01/28	55,000.00	5.7900%	429,762.75	7,422.50	1,750.00	-	-	493,935.25	493,935.25	14,790,000.00
06/01/29	60,000.00	5.7900%	428,170.50	7,395.00	1,750.00	-	-	497,315.50	497,315.50	14,730,000.00
12/01/29	65,000.00	5.7900%	426,433.50	7,365.00	1,750.00	-	-	500,548.50	500,548.50	14,665,000.00
06/01/30	85,000.00	5.7900%	424,551.75	7,332.50	1,750.00	-	-	518,634.25	518,634.25	14,580,000.00
12/01/30	90,000.00	5.7900%	422,091.00	7,290.00	1,750.00	-	-	521,131.00	521,131.00	14,490,000.00
06/01/31	95,000.00	5.7900%	419,485.50	7,245.00	1,750.00	-	-	523,480.50	523,480.50	14,395,000.00
12/01/31	100,000.00	5.7900%	416,735.25	7,197.50	1,750.00	-	-	525,682.75	525,682.75	14,295,000.00
06/01/32	100,000.00	5.7900%	413,840.25	7,147.50	1,750.00	-	-	527,737.75	527,737.75	14,195,000.00
12/01/32	115,000.00	5.7900%	410,945.25	7,097.50	1,750.00	-	-	534,792.75	534,792.75	14,080,000.00
06/01/33	115,000.00	5.7900%	407,616.00	7,040.00	1,750.00	-	-	531,406.00	531,406.00	13,965,000.00
12/01/33	115,000.00	6.0700%	423,729.13	6,982.50	1,750.00	-	-	547,461.63	547,461.63	13,850,000.00
06/01/34	115,000.00	6.0700%	420,347.50	6,925.00	1,750.00	-	-	544,022.50	544,022.50	13,735,000.00
12/01/34	120,000.00	6.0700%	416,857.25	6,867.50	1,750.00	-	-	545,474.75	545,474.75	13,615,000.00
06/01/35	120,000.00	6.0700%	413,215.25	6,807.50	1,750.00	-	-	541,772.75	541,772.75	13,495,000.00
12/01/35	125,000.00	6.0700%	409,573.25	6,747.50	1,750.00	-	-	543,070.75	543,070.75	13,370,000.00
06/01/36	145,000.00	6.0700%	405,779.50	6,685.00	1,750.00	-	-	559,214.50	559,214.50	13,225,000.00
12/01/36	145,000.00	6.0700%	401,378.75	6,612.50	1,750.00	-	-	554,741.25	554,741.25	13,080,000.00
06/01/37	155,000.00	6.0700%	396,978.00	6,540.00	1,750.00	-	-	560,268.00	560,268.00	12,925,000.00
12/01/37	155,000.00	6.0700%	392,273.75	6,462.50	1,750.00	-	-	555,486.25	555,486.25	12,770,000.00
06/01/38	160,000.00	6.0700%	387,569.50	6,385.00	1,750.00	-	-	555,704.50	555,704.50	12,610,000.00
12/01/38	165,000.00	6.0700%	382,713.50	6,305.00	1,750.00	-	-	555,768.50	555,768.50	12,445,000.00
06/01/39	185,000.00	6.0700%	377,705.75	6,222.50	1,750.00	-	-	570,678.25	570,678.25	12,260,000.00
12/01/39	195,000.00	6.0700%	372,091.00	6,130.00	1,750.00	-	-	574,971.00	574,971.00	12,065,000.00
06/01/40	200,000.00	6.0700%	366,172.75	6,032.50	1,750.00	-	-	573,955.25	573,955.25	11,865,000.00
12/01/40	200,000.00	6.0700%	360,102.75	5,932.50	1,750.00	-	-	567,785.25	567,785.25	11,665,000.00
06/01/41	210,000.00	6.0700%	354,032.75	5,832.50	1,750.00	-	-	571,615.25	571,615.25	11,455,000.00
12/01/41	220,000.00	6.0700%	347,659.25	5,727.50	1,750.00	-	-	575,136.75	575,136.75	11,235,000.00
06/01/42	240,000.00	6.0700%	340,982.25	5,617.50	1,750.00	-	-	588,349.75	588,349.75	10,995,000.00
12/01/42	245,000.00	6.0700%	333,698.25	5,497.50	1,750.00	-	-	585,945.75	585,945.75	10,750,000.00
06/01/43	255,000.00	6.0700%	326,262.50	5,375.00	1,750.00	-	-	588,387.50	588,387.50	10,495,000.00
12/01/43	265,000.00	6.0700%	318,523.25	5,247.50	1,750.00	-	-	590,520.75	590,520.75	10,230,000.00
06/01/44	265,000.00	6.0700%	310,480.50	5,115.00	1,750.00	-	-	582,345.50	582,345.50	9,965,000.00
12/01/44	275,000.00	6.3900%	318,293.17	4,982.50	1,750.00	-	-	600,025.67	600,025.67	9,690,000.00
06/01/45	290,000.00	6.3900%	309,595.50	4,845.00	1,750.00	-	-	606,190.50	606,190.50	9,400,000.00
12/01/45	295,000.00	6.3900%	300,330.00	4,700.00	1,750.00	-	-	601,780.00	601,780.00	9,105,000.00
06/01/46	305,000.00	6.3900%	290,904.75	4,552.50	1,750.00	-	-	602,207.25	602,207.25	8,800,000.00
12/01/46	320,000.00	6.3900%	281,160.00	4,400.00	1,750.00	-	-	607,310.00	607,310.00	8,480,000.00
06/01/47	325,000.00	6.3900%	270,936.00	4,240.00	1,750.00	-	-	601,926.00	601,926.00	8,155,000.00
12/01/47	340,000.00	6.3900%	260,552.25	4,077.50	1,750.00	-	-	606,379.75	606,379.75	7,815,000.00
06/01/48	365,000.00	6.3900%	249,689.25	3,907.50	1,750.00	-	-	620,346.75	620,346.75	7,450,000.00
12/01/48	380,000.00	6.3900%	238,027.50	3,725.00	1,750.00	-	-	623,502.50	623,502.50	7,070,000.00
06/01/49	395,000.00	6.3900%	225,886.50	3,535.00	1,750.00	-	-	626,171.50	626,171.50	6,675,000.00
12/01/49	405,000.00	6.3900%	213,266.25	3,337.50	1,750.00	-	-	623,353.75	623,353.75	6,270,000.00
06/01/50	415,000.00	6.3900%	200,326.50	3,135.00	1,750.00	-	-	620,211.50	620,211.50	5,855,000.00
12/01/50	435,000.00	6.3900%	187,067.25	2,927.50	1,750.00	-	-	626,744.75	626,744.75	5,420,000.00
06/01/51	470,000.00	6.3900%	173,169.00	2,710.00	1,750.00	-	-	647,629.00	647,629.00	4,950,000.00
12/01/51	480,000.00	6.3900%	158,152.50	2,475.00	1,750.00	-	-	642,377.50	642,377.50	4,470,000.00
06/01/52	500,000.00	6.3900%	142,816.50	2,235.00	1,750.00	-	-	646,801.50	646,801.50	3,970,000.00
12/01/52	515,000.00	6.3900%	126,841.50	1,985.00	1,750.00	-	-	645,576.50	645,576.50	3,455,000.00
06/01/53	530,000.00	6.3900%	110,387.25	1,727.50	1,750.00	-	-	643,864.75	643,864.75	2,925,000.00
12/01/53	550,000.00	6.3900%	93,453.75	1,462.50	1,750.00	-	-	646,666.25	646,666.25	2,375,000.00
06/01/54	565,000.00	6.3900%	75,881.25	1,187.50	1,750.00	-	-	643,818.75	643,818.75	1,810,000.00
12/01/54	585,000.00	6.3900%	57,829.50	905.00	1,750.00	-	(211,629.75)	645,484.50	433,854.75	1,225,000.00
06/01/55	605,000.00	6.3900%	39,138.75	612.50	1,750.00	-	(646,501.25)	646,501.25	-	620,000.00
12/01/55	620,000.00	6.3900%	19,809.00	310.00	1,750.00	-	(641,869.00)	641,869.00	-	-
<b>Totals</b>	<b>\$ 15,000,000.00</b>		<b>\$ 19,942,829.56</b>	<b>\$ 330,815.83</b>	<b>\$ 108,927.78</b>	<b>\$ (1,438,911.11)</b>	<b>\$ (1,500,000.00)</b>	<b>\$ 33,943,662.06</b>	<b>\$ 32,443,662.06</b>	

Continental - Bexley Main St Mixed-Use Redevelopment Project  
Columbus-Franklin County Finance Authority

Schedule V  
Projected Redemption Schedule for TIF Bonds (Turbo Redemption)

Bondholder Payment Date	Principal	Interest 5.790%	P+I	Issuer Admin Fee 0.100%	Trustee Fee \$3,500	Capitalized Interest and Fees	Liquidation of Reserve	Semiannual Debt Service	Additional Principal Retired (Turbo Sinker)	Outstanding Balance
10/17/24										\$ 15,000,000.00
12/01/24	\$ -	\$ 106,150.00	\$ 106,150.00	\$ 1,833.33	\$ 427.78	\$ (108,411.11)	\$ -	\$ -	\$ -	\$ 15,000,000.00
06/01/25	-	434,250.00	434,250.00	7,500.00	1,750.00	(443,500.00)	-	-	-	15,000,000.00
12/01/25	-	434,250.00	434,250.00	7,500.00	1,750.00	(443,500.00)	-	-	-	15,000,000.00
06/01/26	-	434,250.00	434,250.00	7,500.00	1,750.00	(443,500.00)	-	-	-	15,000,000.00
12/01/26	-	434,250.00	434,250.00	7,500.00	1,750.00	-	-	443,500.00	-	15,000,000.00
06/01/27	50,000.00	434,250.00	484,250.00	7,500.00	1,750.00	-	-	493,500.00	-	14,950,000.00
12/01/27	50,000.00	432,802.50	482,802.50	7,475.00	1,750.00	-	-	492,027.50	-	14,900,000.00
06/01/28	55,000.00	431,355.00	486,355.00	7,450.00	1,750.00	-	-	495,555.00	-	14,845,000.00
12/01/28	55,000.00	429,762.75	484,762.75	7,422.50	1,750.00	-	-	493,935.25	-	14,790,000.00
06/01/29	60,000.00	428,170.50	488,170.50	7,395.00	1,750.00	-	-	497,315.50	-	14,730,000.00
12/01/29	65,000.00	426,433.50	491,433.50	7,365.00	1,750.00	-	-	500,548.50	-	14,665,000.00
06/01/30	85,000.00	424,551.75	509,551.75	7,332.50	1,750.00	-	-	518,634.25	-	14,580,000.00
12/01/30	90,000.00	422,091.00	512,091.00	7,290.00	1,750.00	-	-	521,131.00	-	14,490,000.00
06/01/31	95,000.00	419,485.50	514,485.50	7,245.00	1,750.00	-	-	523,480.50	-	14,395,000.00
12/01/31	100,000.00	416,735.25	516,735.25	7,197.50	1,750.00	-	-	525,682.75	-	14,295,000.00
06/01/32	100,000.00	413,840.25	513,840.25	7,147.50	1,750.00	-	-	522,737.75	-	14,195,000.00
12/01/32	115,000.00	410,945.25	525,945.25	7,097.50	1,750.00	-	-	534,792.75	60,000.00	14,020,000.00
06/01/33	115,000.00	405,879.00	520,879.00	7,010.00	1,750.00	-	-	529,639.00	-	13,905,000.00
12/01/33	115,000.00	402,549.75	517,549.75	6,952.50	1,750.00	-	-	526,252.25	60,000.00	13,730,000.00
06/01/34	115,000.00	397,483.50	512,483.50	6,865.00	1,750.00	-	-	521,098.50	-	13,615,000.00
12/01/34	120,000.00	394,154.25	514,154.25	6,807.50	1,750.00	-	-	522,711.75	60,000.00	13,435,000.00
06/01/35	120,000.00	388,943.25	508,943.25	6,717.50	1,750.00	-	-	517,410.75	-	13,315,000.00
12/01/35	125,000.00	385,469.25	510,469.25	6,657.50	1,750.00	-	-	518,876.75	60,000.00	13,130,000.00
06/01/36	145,000.00	380,113.50	525,113.50	6,565.00	1,750.00	-	-	533,428.50	-	12,985,000.00
12/01/36	145,000.00	375,915.75	520,915.75	6,492.50	1,750.00	-	-	529,158.25	60,000.00	12,780,000.00
06/01/37	155,000.00	369,981.00	524,981.00	6,390.00	1,750.00	-	-	533,121.00	-	12,625,000.00
12/01/37	155,000.00	365,493.75	520,493.75	6,312.50	1,750.00	-	-	528,556.25	60,000.00	12,410,000.00
06/01/38	160,000.00	359,269.50	519,269.50	6,205.00	1,750.00	-	-	527,224.50	-	12,250,000.00
12/01/38	165,000.00	354,637.50	519,637.50	6,125.00	1,750.00	-	-	527,512.50	60,000.00	12,025,000.00
06/01/39	185,000.00	348,123.75	533,123.75	6,012.50	1,750.00	-	-	540,886.25	-	11,840,000.00
12/01/39	195,000.00	342,768.00	537,768.00	5,920.00	1,750.00	-	-	545,438.00	60,000.00	11,585,000.00
06/01/40	200,000.00	335,385.75	535,385.75	5,792.50	1,750.00	-	-	542,928.25	-	11,385,000.00
12/01/40	200,000.00	329,595.75	529,595.75	5,692.50	1,750.00	-	-	537,038.25	60,000.00	11,125,000.00
06/01/41	210,000.00	322,068.75	532,068.75	5,562.50	1,750.00	-	-	539,381.25	-	10,915,000.00
12/01/41	220,000.00	315,989.25	535,989.25	5,457.50	1,750.00	-	-	543,196.75	60,000.00	10,635,000.00
06/01/42	240,000.00	307,883.25	547,883.25	5,317.50	1,750.00	-	-	554,950.75	-	10,395,000.00
12/01/42	245,000.00	300,935.25	545,935.25	5,197.50	1,750.00	-	-	552,882.75	60,000.00	10,090,000.00
06/01/43	255,000.00	292,105.50	547,105.50	5,045.00	1,750.00	-	-	553,900.50	-	9,835,000.00
12/01/43	265,000.00	284,723.25	549,723.25	4,917.50	1,750.00	-	-	556,390.75	60,000.00	9,510,000.00
06/01/44	265,000.00	275,314.50	540,314.50	4,755.00	1,750.00	-	-	546,819.50	-	9,245,000.00
12/01/44	275,000.00	267,642.75	542,642.75	4,622.50	1,750.00	-	-	549,015.25	60,000.00	8,910,000.00
06/01/45	290,000.00	257,944.50	547,944.50	4,455.00	1,750.00	-	-	554,149.50	-	8,620,000.00
12/01/45	295,000.00	249,549.00	544,549.00	4,310.00	1,750.00	-	-	550,609.00	60,000.00	8,265,000.00
06/01/46	305,000.00	239,271.75	544,271.75	4,132.50	1,750.00	-	-	550,154.25	-	7,960,000.00
12/01/46	320,000.00	230,442.00	550,442.00	3,980.00	1,750.00	-	-	556,172.00	60,000.00	7,580,000.00
06/01/47	325,000.00	219,441.00	544,441.00	3,790.00	1,750.00	-	-	549,981.00	-	7,255,000.00
12/01/47	340,000.00	210,032.25	550,032.25	3,627.50	1,750.00	-	-	555,409.75	60,000.00	6,855,000.00
06/01/48	365,000.00	198,452.25	563,452.25	3,427.50	1,750.00	-	-	568,629.75	-	6,490,000.00
12/01/48	380,000.00	187,885.50	567,885.50	3,245.00	1,750.00	-	-	572,880.50	60,000.00	6,050,000.00
06/01/49	395,000.00	175,147.50	570,147.50	3,025.00	1,750.00	-	-	574,922.50	-	5,655,000.00
12/01/49	405,000.00	163,712.25	568,712.25	2,827.50	1,750.00	-	-	573,289.75	60,000.00	5,190,000.00
06/01/50	415,000.00	150,250.50	565,250.50	2,595.00	1,750.00	-	-	569,595.50	-	4,775,000.00
12/01/50	435,000.00	138,236.25	573,236.25	2,387.50	1,750.00	-	-	577,373.75	60,000.00	4,280,000.00
06/01/51	470,000.00	123,906.00	593,906.00	2,140.00	1,750.00	-	-	597,796.00	-	3,810,000.00
12/01/51	480,000.00	110,299.50	590,299.50	1,905.00	1,750.00	-	-	593,954.50	60,000.00	3,270,000.00
06/01/52	500,000.00	94,666.50	594,666.50	1,635.00	1,750.00	-	-	598,051.50	-	2,770,000.00
12/01/52	515,000.00	80,191.50	595,191.50	1,385.00	1,750.00	-	-	598,326.50	60,000.00	2,195,000.00
06/01/53	530,000.00	63,545.25	593,545.25	1,097.50	1,750.00	-	-	596,392.75	-	1,665,000.00
12/01/53	550,000.00	48,201.75	598,201.75	832.50	1,750.00	-	(1,500,000.00)	600,784.25	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-	-
12/01/55	-	-	-	-	-	-	-	-	-	-
	\$ 12,625,000.00	\$ 18,177,174.25	\$ 30,802,174.25	\$ 313,940.83	\$ 101,927.78	\$ (1,438,911.11)	\$ (1,500,000.00)	\$ 29,779,131.75	\$ 1,260,000.00	



Continental - Bexley Main St Mixed-Use Redevelopment Project  
Columbus-Franklin County Finance Authority

**Schedule VI**  
Minimum Payment Schedule

<b>Bondholder Payment Date</b>	<b>Maximum Annual Minimum Payment (Mandatory Redemption)</b>	<b>Projected Annual Minimum Payment (Turbo Redemption)</b>
12/01/26	\$ 453,500.00	\$ 453,500.00
06/01/27	498,500.00	498,500.00
12/01/27	497,027.50	497,027.50
06/01/28	500,555.00	500,555.00
12/01/28	498,935.25	498,935.25
06/01/29	502,315.50	502,315.50
12/01/29	505,548.50	505,548.50
06/01/30	523,634.25	523,634.25
12/01/30	526,131.00	526,131.00
06/01/31	528,480.50	528,480.50
12/01/31	530,682.75	530,682.75
06/01/32	527,737.75	527,737.75
12/01/32	539,792.75	539,792.75
06/01/33	536,406.00	534,639.00
12/01/33	552,461.63	531,252.25
06/01/34	549,022.50	526,098.50
12/01/34	550,474.75	527,711.75
06/01/35	546,772.75	522,410.75
12/01/35	548,070.75	523,876.75
06/01/36	564,214.50	538,428.50
12/01/36	559,741.25	534,158.25
06/01/37	565,268.00	538,121.00
12/01/37	560,486.25	533,556.25
06/01/38	560,704.50	532,224.50
12/01/38	560,768.50	532,512.50
06/01/39	575,678.25	545,886.25
12/01/39	579,971.00	550,438.00
06/01/40	578,955.25	547,928.25
12/01/40	572,785.25	542,038.25
06/01/41	576,615.25	544,381.25
12/01/41	580,136.75	548,196.75
06/01/42	593,349.75	559,950.75
12/01/42	590,945.75	557,882.75
06/01/43	593,387.50	558,900.50
12/01/43	595,520.75	561,390.75
06/01/44	587,345.50	551,819.50
12/01/44	605,025.67	554,015.25
06/01/45	611,190.50	559,149.50
12/01/45	606,780.00	555,609.00
06/01/46	607,207.25	555,154.25
12/01/46	612,310.00	561,172.00
06/01/47	606,926.00	554,981.00
12/01/47	611,379.75	560,409.75
06/01/48	625,346.75	573,629.75
12/01/48	628,502.50	577,880.50
06/01/49	631,171.50	579,922.50
12/01/49	628,353.75	578,289.75
06/01/50	625,211.50	574,595.50
12/01/50	631,744.75	582,373.75
06/01/51	652,629.00	602,796.00
12/01/51	647,377.50	598,954.50
06/01/52	651,801.50	603,051.50
12/01/52	650,576.50	603,326.50
06/01/53	648,864.75	601,392.75
12/01/53	651,666.25	605,784.25
06/01/54	648,818.75	-
12/01/54	650,484.50	-
06/01/55	651,501.25	-
12/01/55	646,869.00	-
<b>Totals</b>	<b>\$ 34,243,662.06</b>	<b>\$ 30,059,131.75</b>

Continental Real Estate - Bexley Mixed-Use Project  
Columbus-Franklin County Finance Authority

Appendix A  
Tax Comparables

**TAX COMPARABLES**

Multi-Family Apartments

<u>Parcel Number</u>	<u>Name</u>	<u>Address</u>	<u>Year Built</u>	<u>Grade</u>	<u>Units</u>	<u>Building Value</u>	<u>Value/Unit</u>
010-077797-00	600 Goodale	600 W. Goodale Street	2013	Good	174	\$ 35,871,700	\$ 206,159
010-129871-00	Luxe 88	4522 Kenny Road	2020	Very Good	220	40,249,200	182,951
010-087469-00	Steel House	1211 Chambers Road	2017	Very Good	113	17,616,300	155,896
010-298975-00	The Reach on Goodale	644 Chlois Ln	2020	Very Good	246	35,307,900	143,528
010-296231-00	250 High	250 S High St	2015	Very Good	121	28,388,500	234,616
010-007202-00	Station 324	324 E 2nd Ave	2019	Good	196	40,577,900	207,030
<b>Avg Value/Unit \$</b>							<b>185,057</b>

Office

<u>Parcel Number</u>	<u>Name</u>	<u>Address</u>	<u>Year Built</u>	<u>Grade</u>	<u>Square Feet</u>	<u>Building Value</u>	<u>Value/SF</u>
030-003067-00	Grandview Yard	800 Yard Street	2014	Average	74,466	\$ 9,494,500	\$ 128
030-003120-00	Grandview Yard	955 Yard Street	2017	Very Good	257,116	35,598,000	138
030-003094-00	Grandview Yard	1000 Yard Street	2015	Very Good	365,440	67,938,800	186
030-003097-00	Grandview Yard	1050 Yard Street	2016	Very Good	158,280	21,523,800	136
010-298976-00	Reach Office	Edgar Waldo Way	2019	Very Good	71,695	11,513,800	161
010-298178-00	M/I Homes Easton	4131 Worth Avenue	2019	Good	118,288	16,590,900	140
273-012721-00	Bridge Park Office	6515 Longshore Street	2019	Good	83,584	11,724,100	140
<b>Avg Value/SF \$</b>							<b>154</b>

Retail

<u>Parcel Number</u>	<u>Name</u>	<u>Address</u>	<u>Year Built</u>	<u>Grade</u>	<u>Square Feet</u>	<u>Building Value</u>	<u>Value/SF</u>
030-003069-00	Hofbrahaus	800 Goodale Boulevard	2014	Good	16,312	\$ 2,874,800	\$ 176
590-208741-00	The Rail	5839 Frantz Road	2017	Good	4,438	740,800	167
040-013270-00	Smokey Bones	1612 Stringtown Road	2005	Good	6,500	1,121,100	172
040-013647-00	Olive Garden	1514 Stringtown Road	2006	Good	7,669	1,315,700	172
020-004740-00	Moshi Sushi/Rusty Bucket/Tropical Smoothie Café	2585 E Main Street	2006	Good	23,521	3,921,800	167
<b>Avg Value/SF \$</b>							<b>171</b>