Ray Gibbon Drive Debenture Retirement Analysis

Current Debentures:	**136 (4000145)**	**139 (4000373)**	**140 (4000549)**	**141 (4000796)**
Original loan amount	$10,000,000.00	$11,570,100.00	$8,000,000.00	$3,803,300.00
Interest Rate	4.37%	4.73%	4.55%	3.34%
Maturity Date	Dec 2026	Dec 2027	Dec 2028	Dec 2019
Remaining Balance at Dec. 31, 2016	6,063,045.82	7,657,274.82	5,446,181.87	1,276,092.52
Remaining Interest under current terms	1,484,121.68	2,250,173.77	1,609,277.69	75,708.65
Discounted value of future interest payments	1,392,113.48	2,095,795.41	1,493,949.25	74,463.34
Discount Rate	2.0%	2.0%	2.0%	2.0%
Accrued interest owing	91,359.30	122,941.01	24,446.05	14,730.79
Penalty for early payout	892,294.38	1,399,849.32	832,427.62	33,079.39
Net Savings/(Deficit) in Interest	$408,459.80	$573,005.08	$637,075.58	$26,653.16
New Loans				
New Loan Term	10	10	10	10
Amount	6,063,045.82	7,657,274.82	5,446,181.87	1,276,092.52
Current Interest Rate (1)	2.249%	2.249%	2.249%	2.249%
Total Interest	741,207.40	936,101.92	665,795.79	156,002.32
Discounted value of future interest payments	690,816.47	872,461.10	620,531.71	145,396.51
Discount Rate	2.0%	2.0%	2.0%	2.0%
	(282,356.67)	(299,456.02)	16,543.88	(118,743.35)

(1) a. Given that 3 of the 4 debentures have around 10 years remaining, for the purposes of presenting a fair analysis, the new debentures were calculated based on the 10 year ACFA rate. Realistically, new debentures for large projects would likely be secured for a 20 year term with higher rates.

b. The interest rate on a new debenture would be subject to the posted rates at the time of borrowing. It is unlikely that future rates will be lower than today, presenting greater risk that seemingly net positive balance of loan 140 would fall into a net negative position.