

City of South Euclid, OH
Summary of Cedar Center North TIF Port-City Bond Issues
Retail / Residential Option
(PRELIMINARY DRAFT)

11/3/08

30-Year 100% TIF / CCN OPTION: RETAIL / RESIDENTIAL BANs - 1/20/11 (\$20.560MM Due) - - TIF / Muni Bonds in 1/2011		
Structure Statistics	2011 Port Authority TIF/SA Issue	2011 City LTGO / IT Pledge Bond Issue
Bond Issue Gross/ Net Amounts	Gross: \$13.285MM Net: \$11.285MM	Gross: \$9.825MM Net: \$9.275MM
Type of Bond	Fixed-Rate Tax-Exempt Bonds structured pursuant to the projected TIF PILOT/Service Payments and additionally secured by Special Assessments on Property.	Fixed-Rate LTGO-Income Tax Tax-Exempt Bonds structured pursuant to the excess projected TIF PILOT/Service Payments with annual City contribution to D/S.
Security	(1) TIF PILOT/Service Payments; and (2) Special Assessment Back-Up Security Pledge	(1) TIF PILOT/Service Payments; and (2) LTGO / Income Tax Pledge (3) Bond Retirement Fund Deposit (50%)
Maturity	1/2011 - 12/2040	1/2011 - 12/2040
CAPI Period	1/2011 - 6/2011	1/2011 - 2/2011
Debt Service Coverage	1.15x Annual Coverage	N/A
Average Annual Net Debt Service	\$998,037	\$671,812
Avg. Annual City Contribution to Debt Service after EST Excess TIF	N/A	\$309,169
Annual School District Payment	\$91,666 (Base TIF Value - - Existing Land Tax)	N/A

* Existing Taxable Muni BAN matures 1/27/09 (\$18,818,198.75 due)

This page contains an analysis of project valuation for Cedar Center over the life of the proposed Tax Increment Financing District. The analysis was presented to the Cleveland Heights-University Heights School Board on December 16, 2008 (Cedar Center and the five streets behind it are part of the CH-UH School District). The School District must approve all proposed TIF financing prior to City Council's continuing consideration. Tax Increment Financing is an economic development tool utilized to pay for public infrastructure (streets, sewers, sidewalks, parking, greenspace and public spaces) for public/private partnership revitalization projects. Tax Increment Financing is a financial tool commonly used in older, built-out communities. The information presented is provided by Key Bank and is a projection taking into account today's market conditions, and are subject to change.

City of South Euclid
Cedar Center North Development - - 30-Year 100% TIF
Analysis of Port / City Bond Issue (Jan. 2011)
CCN Option: Retail / Residential

I. Existing Properties (Base Value)*:

Table with 3 columns: Property Type, Market Value, Assessed Value. Rows include Land Value and TIF Base Value.

* SOURCE: Strnisha Development Advisors from Cuyahoga County Auditor Information

II. Future Development Values (ProForma NOI & Construction Costs)*:

Table with 3 columns: Property Type, Market Value, Assessed Value. Rows include Stabilized Retail, Residential Rental, and TOTALS.

* SOURCE: Developer (Coral Co. - 8/2008) & Cuyahoga County Auditor Information

III. TIF-PILOT Revenues (Assumptions):

Table with 3 columns: Property Type, Market Value, Assessed Value. Row includes TIF Incremental Value Upon Stabilization.

This page contains an analysis of a proposed Bond Issuance to pay for Tax Increment Financing utilizing the Cuyahoga County-Cleveland Port Authority. The Port Authority acts as an agent to assist communities in the financing of redevelopment projects. The analysis was presented to the Cleveland Heights-University Heights School Board on December 16, 2008 (Cedar Center and the five streets behind it are part of the CH-UH School District). The School District must approve all proposed TIF financing prior to City Council and then the Port Authority's consideration. Tax Increment Financing is an economic development tool utilized to pay for public infrastructure (streets, sewers, sidewalks, parking, greenspace and public spaces) for public/private partnership revitalization projects. Tax Increment Financing is a financial tool commonly used in older, built-out communities. The information presented is provided by Key Bank and is a projection taking into account today's market conditions, and are subject to change.

Table with 5 columns: Construction Period, 2011 BOND ISSUES, Port Gross Bonds, Port Net Bonds, City Gross Bonds, City Net Bonds, Preliminary Land Purchase. Rows include Dec. 2008, Dec. 2009, Dec. 2010.

IV. Bond Detail:

Large table with columns: Bond Year, Calendar Year, Market Value, Assessed Value, Base (Land AV), AV, SE-CH-UH SD Commercial Tax Rate, Annual PILOT, Port Bond DSR Earnings, Port Bond CAPI Fund, Port Bond Principal, Port Bond Interest, ** Port Bond Expenses, *** Port Bond Excess PILOT (1.15x DSC), City Bond Principal, City Bond Interest, City Bond BRF Earnings, City Bond CAPI Fund, City Bond Total Net Debt Service, Annual City GF Bond Payments. Rows include BAN - 1, BAN - 2, STABILIZATION years 2012-2040, and TOTALS.

* Cuyahoga County Commercial Average Increase = 3% in Tri-Annual Updates

** Includes Port Fee & Trustee

*** DSC (1.15x) based off of Stabilized Year (2012) Level PILOTS