



	Advanco, Inc. (adjacent to Reuter Organ Mfg, Standard Beverage & Westar Power)	Advanco, Inc. (adjacent to Reuter Organ Mfg, & Westar Power)	Treanor - Option A (Franklin Park - East Lawrence next to Douglas Co Jail)	Treanor - Option B (Riverside Park - N of Hallmark Plant on N Iowa)	Treanor - Option B (Riverside Park - N of Hallmark Plant on N Iowa)	Treanor - Option C (King Park - On Haskell across from current City Maintenance Facility)	Treanor - Option C (King Park - On Haskell across from current City Maintenance Facility)	Zaroco, Inc. (30th & Haskell)	J&J Development, Inc. (North Lawrence)	Fairfield Investors, LLC - Southwind Capital, LLC (SW Corner of Franklin Rd & 25th Terr)
Sales Tax Included	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
<b>Lease 15 year</b>										
Base Lease			\$ 14,117,494	\$ 14,308,182		\$ 14,357,616		\$ 9,718,234	11,397,252	
Expansion Lease - 15 yr			\$ 692,773	\$ 692,773		\$ 692,773		\$ 1,098,574	255,869	
Bus Wash Lease - 15 yr			\$ 924,419	\$ 955,114		\$ 982,057		\$6-12 each		
Fueling Station Lease - 15 yr			\$ 517,641	\$ 529,088		\$ 570,352		contracts w/ outside vendor	861,190	
<b>Total Payments for 15 year Lease Base + Alternates</b>			<b>\$ 16,252,327</b>	<b>\$ 16,485,157</b>		<b>\$ 16,602,798</b>		<b>\$ 10,816,808</b>	<b>\$ 12,514,311</b>	
<b>Lease 20 year</b>										
Base Lease - 20 yr	\$ 13,934,954	\$ 13,654,531	\$ 18,896,707	\$ 19,151,949	\$ -	\$ 19,218,118		\$ 12,393,988	16,365,285	11,333,500
Expansion Lease - 20 yr	\$ 482,069	\$ 468,532	\$ 927,298	\$ 927,298	\$ -	\$ 927,298		\$ 1,421,995	367,402	898,800
Bus Wash Lease - 20 yr	\$ 910,617	\$ 870,004	\$ 1,287,037	\$ 1,329,776		\$ 1,367,284		\$6-12 each		721,000
Fueling Station Lease - 20 yr	\$ 521,396	\$ 498,189	\$ 692,878	\$ 708,201		\$ 763,434		negotiated price	\$ 1,339,629	699,320
<b>Total Payments for 20 year Lease Base + Alternates</b>	<b>\$ 15,849,036</b>	<b>\$ 15,491,256</b>	<b>\$ 21,803,920</b>	<b>\$ 22,117,224</b>	<b>\$ -</b>	<b>\$ 22,276,134</b>		<b>\$ 13,815,983</b>	<b>\$ 18,072,317</b>	<b>\$ 13,652,620</b>
			Excludes maintenance & repair of HVAC.	Excludes maintenance & repair of HVAC.		Excludes maintenance & repair of HVAC.			Annual CPI Adjustment Beginning Yr 6	
			Includes only exterior building & structure repairs	Includes only exterior building & structure repairs		Includes only exterior building & structure repairs			Excludes HVAC maintenance Agreement, Ins, RE taxes	

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Sales Tax Included	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
<b>Lease/Purchase</b>										
<b>Lease 15 year</b>										
Base Lease			\$ 14,117,494	\$ 14,308,182		\$ 14,357,616			11,397,252	
Expansion Lease - 15 yr			\$ 692,773	\$ 692,773		\$ 692,773			255,869	
Bus Wash Lease - 15 yr			\$ 924,419	\$ 955,114		\$ 982,057				
Fueling Station Lease - 15 yr			\$ 517,641	\$ 529,088		\$ 570,352			861,190	
<b>Total 15 yr Lease Payments Base + Alternates</b>			<b>\$ 16,252,327</b>	<b>\$ 16,485,157</b>	<b>\$ -</b>	<b>\$ 16,602,798</b>			<b>\$ 12,514,311</b>	
			Final Purch Pmt	Final Purch Pmt		Final Purch Pmt			Final Purch Pmt	
			\$ 9,295,686	\$ 9,427,999		\$ 9,494,290			\$ 3,825,000	
<b>Final Purchase Payment</b>			<b>\$ 25,548,013</b>	<b>\$ 25,913,156</b>		<b>\$ 26,097,088</b>			<b>\$ 16,339,311</b>	<b>-</b>
<b>Lease/Purchase</b>										
<b>Lease 20 year</b>										
Base Lease - 20 yr	\$ 13,934,953	\$ 13,654,531	\$ 18,896,707	\$ 19,151,949	\$ -	\$ 19,218,118			16,365,285	11,333,500
Expansion Lease - 20 yr	\$ 482,071	\$ 468,532	\$ 927,298	\$ 927,298	\$ -	\$ 927,298			367,402	898,800
Bus Wash Lease - 20 yr	\$ 910,618	\$ 870,004	\$ 924,419	\$ 1,329,773		\$ 1,367,284				721,000
Fueling Station Lease - 20 yr	\$ 521,397	\$ 498,189	\$ 517,641	\$ 708,201		\$ 763,434			1,339,629	699,320
<b>Total 20 yr Lease Payments Base + Alternates</b>	<b>\$ 15,849,039</b>	<b>\$ 15,491,256</b>	<b>\$ 21,266,065</b>	<b>\$ 22,117,221</b>	<b>\$ -</b>	<b>\$ 22,276,135</b>			<b>\$ 18,072,316</b>	<b>\$ 13,652,620</b>
	Final Purch Pmt	Final Purch Pmt	Final Purch Pmt	Final Purch Pmt		Final Purch Pmt			Final Purch Pmt	Final Purch Pmt
	3,610,000	3,610,000	10,010,739	10,153,230		\$ 10,224,620			3,550,000	913,894
<b>Final Purchase Price</b>	<b>\$ 19,459,039</b>	<b>\$ 19,101,256</b>	<b>\$ 31,276,804</b>	<b>\$ 32,270,451</b>		<b>\$ 32,500,755</b>			<b>\$ 21,622,316</b>	<b>14,566,514</b>

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	Yes	No	Yes	Yes	No	Yes	No	No	Yes	
Sales Tax Included										
Applicable Federal Rate -Oct 2009, Long Term, Annual Compound	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%

Summary (see attached for detail)

**15 Year Option**

Net Present Value - Purchase of Base, Expansion, Wash, Fueling + Maintenance & Repair	\$ 3,383,528								
Net Present Value of 15 year Lease Base, Expansion	N/A						\$ 8,287,433		
Net Present Value of 15 year Lease Base, Expansion, Fueling	N/A							\$ 9,587,996	

**20 Year Option**

Net Present Value - Purchase of Base, Expansion, Wash, Fueling + Maintenance & Repair	\$ 4,001,670								
Net Present Value of 20 year Lease Base, Expansion, Wash, Fueling	\$ 10,661,563								
Net Present Value of 20 year Lease Base, Expansion							\$ 9,686,040		
Net Present Value of 20 year Lease Base, Expansion, Fueling								\$ 12,670,050	