

TABLE 1

ESTIMATE OF CITY ASSISTANCE AND DEVELOPER CASH FLOW  
BEST WESTERN PLUS  
CATHEDRAL CITY

Year	A Developer Cash Flow	B Projected Annual TOT to City @ 12.0%	C = B x 50% City Assistance to Developer @ 50.0%	D = A + C Grand Total Developer Cash Flow
Construction - Developer Investment	(\$4,222,000)	\$0	\$0	(\$4,222,000)
1	\$116,000	\$215,300	\$107,700	\$223,700
2	\$305,000	\$242,900	\$121,500	\$426,500
3	\$185,000	\$272,000	\$136,000	\$321,000
4	\$276,000	\$280,200	\$140,100	\$416,100
5	\$303,000	\$288,600	\$144,300	\$447,300
6	\$332,000	\$297,300	\$148,700	\$480,700
7	\$361,000	\$306,200	\$153,100	\$514,100
8	\$392,000	\$315,400	\$157,700	\$549,700
9	\$423,000	\$324,800	\$162,400	\$585,400
10 - Hotel Sale	\$7,817,000	\$334,600	\$167,300	\$7,984,300
<b>Total</b>	<b>\$6,288,000</b>	<b>\$2,877,300</b>	<b>\$1,438,800</b>	
<b>Developer Leveraged IRR</b>	<b>11.2%</b>	<b>→</b>	<b>→</b>	<b>13.8%</b>