

EXHIBIT B 1

Financial Proposal P25 & P26 - INTEGRA (LINCOLN ROAD PROPERTY OWNER, L.P.)

SUMMARY (99 years)			ASSUMPTIONS							
Rent/Compensation	Present Value	Present Value PSF	Both LDR and Comprehensive Plan Amendments are Approved Minimum Rent increase: 2%; no rent resets for purposes of this model. Effective Gross Income (EGI) revenue increases 3% per year Parking revenue increases 1% per year Present Value Discount Rate: 5% Percentage rent based on estimates/projections.					Lot square footage		85,979
Minimum Rent Only	\$ 23,813,361	\$ 276.97						Parking Spaces		192
Percentage Rent (EGI)	\$ 35,502,469.03	\$ 412.92						Parking Revenue/space		\$4,422.23
Minimum w/Parking	\$ 42,695,841.81	\$ 496.58						Parking Expense		10%
Percentage w/Parking	\$ 54,384,949.97	\$ 632.54						Parking Growth		1%
Parking Revenue Not Included						Parking Revenue included				
Growth Rate		Discount Rate	Discount Rate			Discount Rate		Discount Rate		
2%		5%	5%			5%		5%		
	Revised Guaranteed Minimum Rent (with 2% Growth)	Present Value	Percentage Rent (Higher of Minimum Rent or 5% of EGI)	Present Value	Retained City Parking Revenue (with 1% Growth)	Total City Compensation (w/Minimum Rent)	Present Value	Total City Compensation (w/Percentage Rent)	Present Value	
Lease Year										
1	\$ 2,500,000	\$ 23,813,361	\$ 2,500,000	\$ 35,502,469.03	\$ 771,803	\$ 3,271,803	\$ 42,695,841.81	\$ 3,271,803	\$ 54,384,949.97	
2	\$ 650,000		\$ 650,000		\$ 779,521	\$ 1,429,521		\$ 1,429,521		
3	\$ 725,000		\$ 725,000		\$ 787,316	\$ 1,512,316		\$ 1,512,316		
4	\$ 725,000		\$ 725,000		\$ 795,189	\$ 1,520,189		\$ 1,520,189		
5	\$ 750,000		\$ 750,000		\$ 803,141	\$ 1,553,141		\$ 1,553,141		
6	\$ 1,250,000		\$ 1,250,000		\$ 811,173	\$ 2,061,173		\$ 2,061,173		
7	\$ 1,265,000		\$ 1,265,000		\$ 819,284	\$ 2,084,284		\$ 2,084,284		
8	\$ 780,300		\$ 980,075		\$ 827,477	\$ 1,607,777		\$ 1,807,552		
9	\$ 795,906		\$ 1,009,477		\$ 835,752	\$ 1,631,658		\$ 1,845,229		
10	\$ 811,824		\$ 1,039,761		\$ 844,110	\$ 1,655,934		\$ 1,883,871		
11	\$ 828,061		\$ 1,070,954		\$ 852,551	\$ 1,680,611		\$ 1,923,505		
12	\$ 844,622		\$ 1,103,083		\$ 861,076	\$ 1,705,698		\$ 1,964,159		
13	\$ 861,514		\$ 1,136,175		\$ 869,687	\$ 1,731,201		\$ 2,005,862		
14	\$ 878,745		\$ 1,170,261		\$ 878,384	\$ 1,757,128		\$ 2,048,644		
15	\$ 896,319		\$ 1,205,368		\$ 887,168	\$ 1,783,487		\$ 2,092,536		
16	\$ 914,246		\$ 1,241,530		\$ 896,039	\$ 1,810,285		\$ 2,137,569		
17	\$ 932,531		\$ 1,278,775		\$ 905,000	\$ 1,837,530		\$ 2,183,775		
18	\$ 951,181		\$ 1,317,139		\$ 914,050	\$ 1,865,231		\$ 2,231,188		
19	\$ 970,205		\$ 1,356,653		\$ 923,190	\$ 1,893,395		\$ 2,279,843		
20	\$ 989,609		\$ 1,397,352		\$ 932,422	\$ 1,922,031		\$ 2,329,774		
21	\$ 1,009,401		\$ 1,439,273		\$ 941,746	\$ 1,951,148		\$ 2,381,019		
22	\$ 1,029,589		\$ 1,482,451		\$ 951,164	\$ 1,980,753		\$ 2,433,615		
23	\$ 1,050,181		\$ 1,526,925		\$ 960,675	\$ 2,010,856		\$ 2,487,600		
24	\$ 1,071,185		\$ 1,572,732		\$ 970,282	\$ 2,041,467		\$ 2,543,015		
25	\$ 1,092,608		\$ 1,619,914		\$ 979,985	\$ 2,072,593		\$ 2,599,899		
26	\$ 1,114,461		\$ 1,668,512		\$ 989,785	\$ 2,104,245		\$ 2,658,297		
27	\$ 1,136,750		\$ 1,718,567		\$ 999,683	\$ 2,136,432		\$ 2,718,250		
28	\$ 1,159,485		\$ 1,770,124		\$ 1,009,679	\$ 2,169,164		\$ 2,779,804		
29	\$ 1,182,674		\$ 1,823,228		\$ 1,019,776	\$ 2,202,451		\$ 2,843,004		
30	\$ 1,206,328		\$ 1,877,925		\$ 1,029,974	\$ 2,236,302		\$ 2,907,899		
31	\$ 1,230,454		\$ 1,934,263		\$ 1,040,274	\$ 2,270,728		\$ 2,974,536		
32	\$ 1,255,064		\$ 1,992,290		\$ 1,050,677	\$ 2,305,740		\$ 3,042,967		
33	\$ 1,280,165		\$ 2,052,059		\$ 1,061,183	\$ 2,341,348		\$ 3,113,242		
34	\$ 1,305,768		\$ 2,113,621		\$ 1,071,795	\$ 2,377,563		\$ 3,185,416		
35	\$ 1,331,884		\$ 2,177,030		\$ 1,082,513	\$ 2,414,397		\$ 3,259,543		
36	\$ 1,358,521		\$ 2,242,340		\$ 1,093,338	\$ 2,451,859		\$ 3,335,679		
37	\$ 1,385,692		\$ 2,309,611		\$ 1,104,272	\$ 2,489,963		\$ 3,413,882		
38	\$ 1,413,405		\$ 2,378,899		\$ 1,115,314	\$ 2,528,720		\$ 3,494,213		
39	\$ 1,441,674		\$ 2,450,266		\$ 1,126,467	\$ 2,568,141		\$ 3,576,733		
40	\$ 1,470,507		\$ 2,523,774		\$ 1,137,732	\$ 2,608,239		\$ 3,661,506		
41	\$ 1,499,917		\$ 2,599,487		\$ 1,149,109	\$ 2,649,027		\$ 3,748,597		
42	\$ 1,529,916		\$ 2,677,472		\$ 1,160,601	\$ 2,690,516		\$ 3,838,072		
43	\$ 1,560,514		\$ 2,757,796		\$ 1,172,207	\$ 2,732,720		\$ 3,930,002		
44	\$ 1,591,724		\$ 2,840,530		\$ 1,183,929	\$ 2,775,653		\$ 4,024,458		
45	\$ 1,623,559		\$ 2,925,746		\$ 1,195,768	\$ 2,819,326		\$ 4,121,514		
46	\$ 1,656,030		\$ 3,013,518		\$ 1,207,726	\$ 2,863,755		\$ 4,221,244		
47	\$ 1,689,150		\$ 3,103,924		\$ 1,219,803	\$ 2,908,953		\$ 4,323,726		
48	\$ 1,722,933		\$ 3,197,041		\$ 1,232,001	\$ 2,954,934		\$ 4,429,042		
49	\$ 1,757,392		\$ 3,292,953		\$ 1,244,321	\$ 3,001,713		\$ 4,537,273		
50	\$ 1,792,540		\$ 3,391,741		\$ 1,256,764	\$ 3,049,304		\$ 4,648,505		
51	\$ 1,828,391		\$ 3,493,493		\$ 1,269,332	\$ 3,097,722		\$ 4,762,825		
52	\$ 1,864,958		\$ 3,598,298		\$ 1,282,025	\$ 3,146,983		\$ 4,880,323		
53	\$ 1,902,258		\$ 3,706,247		\$ 1,294,845	\$ 3,197,103		\$ 5,001,092		
54	\$ 1,940,303		\$ 3,817,434		\$ 1,307,794	\$ 3,248,097		\$ 5,125,228		
55	\$ 1,979,109		\$ 3,931,958		\$ 1,320,872	\$ 3,299,981		\$ 5,252,829		
56	\$ 2,018,691		\$ 4,049,916		\$ 1,334,080	\$ 3,352,771		\$ 5,383,997		
57	\$ 2,059,065		\$ 4,171,414		\$ 1,347,421	\$ 3,406,486		\$ 5,518,835		
58	\$ 2,100,246		\$ 4,296,556		\$ 1,360,895	\$ 3,461,142		\$ 5,657,452		
59	\$ 2,142,251		\$ 4,425,453		\$ 1,374,504	\$ 3,516,755		\$ 5,799,957		
60	\$ 2,185,096		\$ 4,558,216		\$ 1,388,249	\$ 3,573,345		\$ 5,946,466		
61	\$ 2,228,798		\$ 4,694,963		\$ 1,402,132	\$ 3,630,930		\$ 6,097,095		
62	\$ 2,273,374		\$ 4,835,812		\$ 1,416,153	\$ 3,689,527		\$ 6,251,965		
63	\$ 2,318,841		\$ 4,980,886		\$ 1,430,315	\$ 3,749,156		\$ 6,411,201		
64	\$ 2,365,218		\$ 5,130,313		\$ 1,444,618	\$ 3,809,836		\$ 6,574,931		
65	\$ 2,412,523		\$ 5,284,222		\$ 1,459,064	\$ 3,871,587		\$ 6,743,286		
66	\$ 2,460,773		\$ 5,442,749		\$ 1,473,655	\$ 3,934,428		\$ 6,916,403		
67	\$ 2,509,989		\$ 5,606,031		\$ 1,488,391	\$ 3,998,380		\$ 7,094,422		
68	\$ 2,560,188		\$ 5,774,212		\$ 1,503,275	\$ 4,063,463		\$ 7,277,487		
69	\$ 2,611,392		\$ 5,947,439		\$ 1,518,308	\$ 4,129,700		\$ 7,465,746		
70	\$ 2,663,620		\$ 6,125,862		\$ 1,533,491	\$ 4,197,111		\$ 7,659,353		

71	\$	2,716,892	\$	6,309,638	\$	1,548,826	\$	4,265,718	\$	7,858,463
72	\$	2,771,230	\$	6,498,927	\$	1,564,314	\$	4,335,544	\$	8,063,241
73	\$	2,826,655	\$	6,693,894	\$	1,579,957	\$	4,406,612	\$	8,273,852
74	\$	2,883,188	\$	6,894,711	\$	1,595,757	\$	4,478,945	\$	8,490,468
75	\$	2,940,852	\$	7,101,553	\$	1,611,714	\$	4,552,566	\$	8,713,267
76	\$	2,999,669	\$	7,314,599	\$	1,627,832	\$	4,627,500	\$	8,942,431
77	\$	3,059,662	\$	7,534,037	\$	1,644,110	\$	4,703,772	\$	9,178,147
78	\$	3,120,855	\$	7,760,058	\$	1,660,551	\$	4,781,406	\$	9,420,609
79	\$	3,183,272	\$	7,992,860	\$	1,677,157	\$	4,860,429	\$	9,670,017
80	\$	3,246,938	\$	8,232,646	\$	1,693,928	\$	4,940,866	\$	9,926,574
81	\$	3,311,877	\$	8,479,625	\$	1,710,867	\$	5,022,744	\$	10,190,493
82	\$	3,378,114	\$	8,734,014	\$	1,727,976	\$	5,106,090	\$	10,461,990
83	\$	3,445,676	\$	8,996,034	\$	1,745,256	\$	5,190,932	\$	10,741,290
84	\$	3,514,590	\$	9,265,915	\$	1,762,708	\$	5,277,298	\$	11,028,624
85	\$	3,584,882	\$	9,543,893	\$	1,780,335	\$	5,365,217	\$	11,324,228
86	\$	3,656,579	\$	9,830,210	\$	1,798,139	\$	5,454,718	\$	11,628,349
87	\$	3,729,711	\$	10,125,116	\$	1,816,120	\$	5,545,831	\$	11,941,236
88	\$	3,804,305	\$	10,428,869	\$	1,834,281	\$	5,638,587	\$	12,263,151
89	\$	3,880,391	\$	10,741,736	\$	1,852,624	\$	5,733,015	\$	12,594,360
90	\$	3,957,999	\$	11,063,988	\$	1,871,150	\$	5,829,150	\$	12,935,138
91	\$	4,037,159	\$	11,395,907	\$	1,889,862	\$	5,927,021	\$	13,285,769
92	\$	4,117,902	\$	11,737,784	\$	1,908,761	\$	6,026,663	\$	13,646,545
93	\$	4,200,260	\$	12,089,918	\$	1,927,848	\$	6,128,108	\$	14,017,766
94	\$	4,284,266	\$	12,452,616	\$	1,947,127	\$	6,231,392	\$	14,399,742
95	\$	4,369,951	\$	12,826,194	\$	1,966,598	\$	6,336,549	\$	14,792,792
96	\$	4,457,350	\$	13,210,980	\$	1,986,264	\$	6,443,614	\$	15,197,244
97	\$	4,546,497	\$	13,607,309	\$	2,006,127	\$	6,552,623	\$	15,613,436
98	\$	4,637,427	\$	14,015,529	\$	2,026,188	\$	6,663,615	\$	16,041,716
99	\$	4,730,175	\$	14,435,994	\$	2,046,450	\$	6,776,625	\$	16,482,444
Total	\$	210,088,941	\$	470,831,644	\$	129,511,121.37	\$	339,600,062.39	\$	600,342,765.68