

NTPUD Maintains Operation and Management of NTEC		Proposed Negotiated Terms		Annual Benefit to the NTPUD; including the Depreciation Expense or just including the annual operating loss			
No Deal (\$135,000) 3% annually		Negotiated Rent \$165,000 2% at year 10					
Year	Cumulative loss at NTEC	CPI Annually - No Deal	Cumulative Rev to NTPUD	CPI at \$165,000 capped at 2%	Year	Combined Benefit to NTPUD*	Benefit to NTPUD (static \$90,000 NTEC loss)
1		\$ (135,000)		\$ 50,000	1	\$ 185,000	\$ 140,000
2		\$ (139,050)		\$ 75,000	2	\$ 214,050	\$ 165,000
3		\$ (143,222)		\$ 75,000	3	\$ 218,222	\$ 165,000
4		\$ (147,518)		\$ 100,000	4	\$ 247,518	\$ 190,000
5		\$ (151,944)		\$ 100,000	5	\$ 251,944	\$ 190,000
6		\$ (156,502)		\$ 126,000	6	\$ 282,502	\$ 216,000
7		\$ (161,197)		\$ 126,000	7	\$ 287,197	\$ 216,000
8		\$ (166,033)		\$ 152,000	8	\$ 318,033	\$ 242,000
9		\$ (171,014)		\$ 152,000	9	\$ 323,014	\$ 242,000
<b>10</b>	<b>\$ (1,547,624)</b>	<b>\$ (176,144)</b>	<b>\$ 1,121,000</b>	<b>\$ 165,000</b>	<b>10</b>	<b>\$ 341,144</b>	<b>\$ 255,000</b>
11		\$ (181,429)		\$ 168,300	11	\$ 349,729	\$ 258,300
12		\$ (186,872)		\$ 171,666	12	\$ 358,538	\$ 261,666
13		\$ (192,478)		\$ 175,099	13	\$ 367,577	\$ 265,099
14		\$ (198,252)		\$ 178,601	14	\$ 376,853	\$ 268,601
15		\$ (204,200)		\$ 182,173	15	\$ 386,373	\$ 272,173
16		\$ (210,326)		\$ 185,817	16	\$ 396,142	\$ 275,817
17		\$ (216,635)		\$ 189,533	17	\$ 406,169	\$ 279,533
18		\$ (223,134)		\$ 193,324	18	\$ 416,458	\$ 283,324
19		\$ (229,828)		\$ 197,190	19	\$ 427,019	\$ 287,190
<b>20</b>	<b>\$ (3,627,501)</b>	<b>\$ (236,723)</b>	<b>\$ 2,963,838</b>	<b>\$ 201,134</b>	<b>20</b>	<b>\$ 437,857</b>	<b>\$ 291,134</b>
21		\$ (243,825)		\$ 205,157	21	\$ 448,982	\$ 295,157
22		\$ (251,140)		\$ 209,260	22	\$ 460,400	\$ 299,260
23		\$ (258,674)		\$ 213,445	23	\$ 472,119	\$ 303,445
24		\$ (266,434)		\$ 217,714	24	\$ 484,148	\$ 307,714
25		\$ (274,427)		\$ 222,068	25	\$ 496,495	\$ 312,068
26		\$ (282,660)		\$ 226,510	26	\$ 509,170	\$ 316,510
27		\$ (291,140)		\$ 231,040	27	\$ 522,180	\$ 321,040
28		\$ (299,874)		\$ 235,661	28	\$ 535,535	\$ 325,661
29		\$ (308,870)		\$ 240,374	29	\$ 549,244	\$ 330,374
<b>30</b>	<b>\$ (6,422,681)</b>	<b>\$ (318,136)</b>	<b>\$ 5,210,247</b>	<b>\$ 245,181</b>	<b>30</b>	<b>\$ 563,318</b>	<b>\$ 335,181</b>
31		\$ (327,680)		\$ 250,085	31	\$ 577,765	\$ 340,085
32		\$ (337,511)		\$ 255,087	32	\$ 592,597	\$ 345,087
33		\$ (347,636)		\$ 260,188	33	\$ 607,825	\$ 350,188
34		\$ (358,065)		\$ 265,392	34	\$ 623,457	\$ 355,392
35		\$ (368,807)		\$ 270,700	35	\$ 639,507	\$ 360,700
36		\$ (379,871)		\$ 276,114	36	\$ 655,985	\$ 366,114
37		\$ (391,268)		\$ 281,636	37	\$ 672,904	\$ 371,636
38		\$ (403,006)		\$ 287,269	38	\$ 690,275	\$ 377,269
39		\$ (415,096)		\$ 293,014	39	\$ 708,110	\$ 383,014
<b>40</b>	<b>\$ (10,179,170)</b>	<b>\$ (427,549)</b>	<b>\$ 7,948,608</b>	<b>\$ 298,875</b>	<b>40</b>	<b>\$ 726,423</b>	<b>\$ 388,875</b>

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Year	Cumulative loss at NTEC	CPI Annually - No Deal	Cumulative Rev to NTPUD	CPI at \$165,000 capped at 2%	Year	Combined Benefit to NTPUD*	Benefit to NTPUD (static \$90,000 NTEC loss)
41		\$ (440,375)		\$ 304,852	41	\$ 745,227	\$ 394,852
42		\$ (453,586)		\$ 310,949	42	\$ 764,536	\$ 400,949
43		\$ (467,194)		\$ 317,168	43	\$ 784,362	\$ 407,168
44		\$ (481,210)		\$ 323,512	44	\$ 804,721	\$ 413,512
45		\$ (495,646)		\$ 329,982	45	\$ 825,628	\$ 419,982
46		\$ (510,515)		\$ 336,581	46	\$ 847,097	\$ 426,581
47		\$ (525,831)		\$ 343,313	47	\$ 869,144	\$ 433,313
48		\$ (541,606)		\$ 350,179	48	\$ 891,785	\$ 440,179
49		\$ (557,854)		\$ 357,183	49	\$ 915,037	\$ 447,183
<b>50</b>	<b>\$ (15,227,577)</b>	<b>\$ (574,590)</b>	<b>\$ 11,286,654</b>	<b>\$ 364,327</b>	<b>50</b>	<b>\$ 938,916</b>	<b>\$ 454,327</b>
51		\$ (591,827)		\$ 371,613	51	\$ 963,440	\$ 461,613
52		\$ (609,582)		\$ 379,045	52	\$ 988,627	\$ 469,045
53		\$ (627,870)		\$ 386,626	53	\$ 1,014,496	\$ 476,626
54		\$ (646,706)		\$ 394,359	54	\$ 1,041,064	\$ 484,359
55		\$ (666,107)		\$ 402,246	55	\$ 1,068,353	\$ 492,246
56		\$ (686,090)		\$ 410,291	56	\$ 1,096,381	\$ 500,291
57		\$ (706,673)		\$ 418,497	57	\$ 1,125,169	\$ 508,497
58		\$ (727,873)		\$ 426,867	58	\$ 1,154,740	\$ 516,867
59		\$ (749,709)		\$ 435,404	59	\$ 1,185,113	\$ 525,404
<b>60</b>	<b>\$ (22,012,214)</b>	<b>\$ (772,200)</b>	<b>\$ 15,355,713</b>	<b>\$ 444,112</b>	<b>60</b>	<b>\$ 1,216,312</b>	<b>\$ 534,112</b>
61		\$ (795,366)		\$ 452,994	61	\$ 1,248,361	\$ 542,994
62		\$ (819,227)		\$ 462,054	62	\$ 1,281,282	\$ 552,054
63		\$ (843,804)		\$ 471,295	63	\$ 1,315,099	\$ 561,295
64		\$ (869,118)		\$ 480,721	64	\$ 1,349,839	\$ 570,721
65		\$ (895,192)		\$ 490,336	65	\$ 1,385,527	\$ 580,336
66		\$ (922,048)		\$ 500,142	66	\$ 1,422,190	\$ 590,142
67		\$ (949,709)		\$ 510,145	67	\$ 1,459,854	\$ 600,145
68		\$ (978,200)		\$ 520,348	68	\$ 1,498,548	\$ 610,348
69		\$ (1,007,546)		\$ 530,755	69	\$ 1,538,301	\$ 620,755
<b>70</b>	<b>\$ (31,130,199)</b>	<b>\$ (1,037,773)</b>	<b>\$ 20,315,874</b>	<b>\$ 541,370</b>	<b>70</b>	<b>\$ 1,579,143</b>	<b>\$ 631,370</b>
		<b>(\$31,130,199)</b>		<b>\$20,315,874</b>		<b>\$ 51,446,073</b>	<b>\$ 26,615,874</b>
<b>Annual Ave. Over 70 years</b>		<b>\$ (444,717)</b>		<b>\$ 290,227</b>		<b>\$ 734,944</b>	<b>\$ 380,227</b>
		<b>No Deal</b>		<b>Negotiated Proposal</b>			

\*Combined benefit to the NTPUD includes the lease revenue, elimination of the annual operating loss, elimination of any deferred maintenance and annual depreciation.