

Assumption for AINDC 2007-2011 Proforma

Project Timeline

Broadway Athletic Center (BAC) is projected to break ground in spring or summer 2008 and be operational in summer or fall 2009.

Contributions

	Five-Year Trend				
	2006 *	2005	2004	2003**	2002**
Grants & Contributions	609,965	164,353	220,742	220,742	280,891
Grants from Governmental Agencies		22,298	454,682	454,882	1,549,934
Net Assets Released (multi-year)		166,500	30,000	344,000	619,987
TOTAL	609,965	353,151	705,424	1,019,624	2,450,812

* 2006 UNAUDITED

** 2002 & 2003 include a total of \$2.468 M capital contributions for Franklin Street Bakery, Franklin Circles Shopping Center Façade and ATM Plaza leaving \$1 M for operations during those two years.

Projected contributions include general operating grants and program specific grants from foundations and corporations that support AINDC's development & community work. These funds do not include West Broadway specific contributions. The projections are in line with the five-year trend shown above, with the exception of 2005, the year we were actively seeking a site in North Minneapolis (which took far longer than we anticipated.)

Developer Fees

The Broadway Athletic Center is the first project where AINDC has taken a Developer's Fee. In order to support AINDC's costs to develop this project we have built in a fee of 10% of the total project cost.

Source of developer fees will be capital grants raised for both the predevelopment phase and the construction phase. Approximately 20% of developer fees will coincide with the predevelopment phase and 80% with the construction phase. We will raise capital grants from foundations, government agencies and individuals. AINDC is just now beginning a capital campaign scheduled to kickoff in October 2007.

We anticipate the timing of the capital campaign and government awards to extend over the next 5-6 years. We have scheduled the developer fee in our projections to mirror that time period. As we receive commitments for capital contributions we may have to adjust the timing of our Developer Fees. If there are multi-year extensions in timing of capital grants, AINDC will be able to use its line of credit as a bridge to support the development of the BAC project.

Rental Income

Following is the breakdown by building for the rental income:

	2007	2008 + 5%	2009 + 5%	2010 + 5%	2011 + 5%
Franklin Business Center	411,025				
Franklin Circle Shopping Center	530,372	556,891	584,735	613,972	644,670
Ancient Traders Market	339,429	356,400	374,220	392,931	412,578
710 WB (2007 1/2 year)	69,286	145,501	152,776	160,415	168,436
718 WB (2009 1/2 year) (1st year 75%, 2nd 85%, 3rd 90%)			153,538	336,218	353,028
Bakery	35,449				
TOTAL	1,385,561	1,058,792	1,265,270	1,503,536	1,578,713
