

**ACQUISITION OF THE CIVIC STADIUM PROPERTIES
REVENUE OFFER COMPARISONS**

Updated February 3, 2014

PAYMENT DATE	CITY OF EUGENE		EUGENE YMCA		POWELL DEVELOPMENT CASH OFFER		POWELL DEVELOPMENT LEASE OFFER		SAVE CIVIC STADIUM	
	January 2014		February 2015		July 2015		July 2015		May 2014	
CASH OFFERS	\$4,500,000		\$4,500,000		\$5,250,000		\$4,040,600 (*1)		\$16.56	
LEASE OFFERS	NO LEASE OFFER		NO LEASE OFFER		N/A		\$400,000 annually for 10 yrs. \$440,000 annually for 10 yrs.		NO LEASE OFFER	
TOTAL OF 20 YEAR PAYMENTS	N/A		N/A		N/A		\$6,391,000 (*2)		N/A	
	Annual	20 year Total	Annual	20 year Total	Annual	20 year Total	Annual	20 year Total	Annual	20 year Total
Property Tax Revenue to 4J	\$0	\$0	\$25,500	\$510,000	\$44,800	\$896,000	\$44,800	\$896,000	\$0	\$0
Property Tax Revenue to Community	\$0	\$0	\$200,200	\$4,004,000	\$351,700	\$7,034,000	\$351,700	\$7,034,000	\$0	\$0
TOTAL PROPERTY TAX REVENUE TO 4J AND COMMUNITY	\$0	\$0	\$225,700	\$4,514,000	\$396,500	\$7,930,000	\$396,500	\$7,930,000	\$0	\$0
PRESENT VALUE OF OFFER (*3)	\$4,500,000		\$4,300,000 (*4)		\$5,250,000		\$10,431,600		16.56	

(*1) Assumes current C-2 value of \$7,175,000 inflated @ 3% per year for 20 years, then discounted @ 6% for 20 years. Present Value of future Lump Sum Payment."

(*2) Lease payments discounted at 3% per year for 20 years.

(*3) Excludes Property Tax Revenue.

(*4) \$4,500,000 purchase offer less asbestos abatement costs estimated at \$200,000.