

Port of Port Orford Facility Master Plan

*Port of Port Orford
Port Orford,
Oregon, USA*



I. Introduction

II. Fishery & Research Center →

III. 5th & Washington

IV. Commercial Retail, Flex Space & RV Park

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B. Notional Layout

C. ROM Estimate

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A. Fishery & Research Center Background

The Facility Master Plan includes a Fishery & Research Center to replace the existing dilapidated Cannery Building and surrounding structures as detailed in this section.

1. Facility Concept

The focus of this development is the creation of a public attraction that will draw more visitors to the City and Port. The design of the facility will include publicly viewable research laboratories. In addition to the concepts discussed in the 'Introduction' section of this plan, the following concepts provided by the outreach effort apply to this facility.

- **Zoning = Maritime Activity**

The zoning of this property is 'MA' for 'Maritime Activity'. There are no limits on building height and footprint. The facility being proposed will be consistent with those zoning requirements.

- **Add 'Near Water' Research Tenant as Public Attraction**

A 'near water' research facility is being proposed by two organizations described in detail later in this section. This laboratory may offer the spin-on benefit of employing local fishers and their boats to support the scientific effort.

- **Add 'Deep Ocean' Research Tenant as Public Attraction**

There is an opportunity to add a 'deep ocean' research laboratory akin to the one being developed and used by University of Oregon, Oregon Institute of Marine Biology, at Charleston. It may be possible to add an extension to this lab in Port Orford. The opportunity also exists to work with the National Oceanographic and Atmospheric Agency (NOAA) to create a research lab. For more details about OIMB at Charleston see: <http://www.uoregon.edu/~oimb/>



Location of Proposed Fishery & Research Center

- **Add ‘Seafood’ Research Tenant: USDA OrAg Funding**

It was suggested by the Governor’s Economic Revitalization Team during the outreach effort that a third candidate was available for establishing a ‘seafood’ research facility using US Department of Agriculture and Oregon Department of Agriculture funding assistance. For more information see: http://www.oregon.gov/ODA/grants.shtml#Development_and_marketing

- **Make Fish Buying, Live Fishery & Research Fully Accessible to Visitors**

The live fishery and fish buying operations are major public attractions that need to be made fully accessible to visitors in the design of the new facility. Generous windows and up close viewing opportunities must be included in the design.

- **Include Docent Tours & Docent Support Facilities**

Advertised docent tours will encourage more Port and City visitors. The docents can be recruited and trained from the local community. Docent tours and docent support facilities must be included in the new facility layout.

- **Provide Guided Walk through Tours When Safe**

Docent tours should include guided walk through tours of the Fishery & Research Center as well as the Port complex itself. Of course, visitor safety will be a primary consideration in arranging these guided tours.

- **Add Hands-on Access to Fish and Shellfish**

An important part of making the live fishery and docent tours successful will be providing a hands-on experience with fish and shellfish in designated tanks.

- **Self Interpreted Access & Improved Signage: LCD**

When docent tours are not available, there needs to be adequate signage in the Fishery & Research Center and around the Port itself so that visitors can have self-interpreted access.

2. **Port Orford Fishery**

Port Orford is the hub of a unique near-shore fishery that uses targeted and ecologically friendly techniques for extraction. A major part of the industry is a ‘live’ fishery that caters to specialized regional markets and command premium prices. See the Financial History section of this plan for details about Landed Catch Weight and Value including Value per Fisher.

Oregon’s Governor is making a major initiative to create a system of Marine Reserves in its near-shore territorial waters. These Marine Reserves will be off limits to any type of extraction. The supposed purpose of the Marine Reserves is making fish stocks flourish. These flourishing stocks will travel beyond the boundaries of the reserves where they may be extracted.

While most of the Oregon coastal communities are opposed to Marine Reserves, Port of Port Orford and the community have accepted the concept with a major provision. The Marine Reserve must be designated by the community and the reserve must be used for fishery research.

3. Market Competition & Risk

As the Fishery & Research Center initiative moves forward, it must be remembered that the Port must not create a fishery research facility or public fishery display amid growing marketplace competition.

Competing facilities exist, are being enlarged, or are (or will be) contemplated in Astoria (NOAA), Newport (NOAA), Charleston (with Oregon Solutions assistance) Bandon (Pac Choice building), and Brookings-Harbor (incomplete Commercial Retail building).

There is a finite inelastic audience for this type of attraction. Diluting the audience with oversupply will mean reduced success for all of them. If there is a realistic way to make these facilities complementary and simultaneously prosperous, it could then be pursued.

4. Port Orford Ocean Resource Team (POORT)

POORT is the major participant in the creation of a Marine Reserve in near-shore waters south of Port Orford. This organization has also worked with the Port on the concept of establishing and Fishery and Research Center on Port property in the footprint of the current Cannery Building.

Leesa Cobb is Executive Director of POORT, a private non-profit group. The mission of the Port Orford Ocean Resource Team is: 'To engage Port Orford fishers and other community members in developing and implementing a strategic plan and framework that ensures the long-term sustainability of the Port Orford reef ecosystem and social system dependent on it.'

Additional details about POORT are included at the end of this section. For information about POORT see: <http://www.oceanresourceteam.org/index.php>

5. Oregon Solutions

To quote from their website: 'Oregon Solutions grew out of the State of Oregon's Sustainability Act of 2001. First inside the executive branch of state government, then since January of 2002 as a program of the National Policy Consensus Center at Portland State University, Oregon Solutions has promoted a new style of community governance, one based on the principles of collaboration, integration, and sustainability.'

The mission of Oregon Solutions is: 'To develop sustainable solutions to community-based problems that support economic, environmental, and community objectives and are built through the collaborative efforts of businesses, government, and non-profit organizations.'

Katy Eymann is Project Manager for an Oregon Solutions program to assist Port of Port Orford in solving its Jetty and Shoaling problems and to establish the Fishery and Research Center.

A concept of the proposed building is shown in the nearby photo provided by Edoba Design under Oregon Solutions sponsorship. More information about the Port Orford project is included later in this section. For more information about Oregon Solutions see:

<http://www.orsolutions.org/index.htm>

6. Letters of Commitment

Oregon Solutions is authorized by the Port to obtain letters of intent or letters of commitment for using Port facilities. All the terms of these letters must be in accordance with Port principles and subject to Port approval in draft form. Any such letters must include documents demonstrating that the signatories are authorized to make the commitments and the authority must be confirmed by Port.



7. Oregon Solution Project Members

▪ **Co-Conveners:**

Jim Auburn, Mayor of Port Orford	541-332-1307	auborn@aol.com
John Hewitt, City of Port Orford Council Member	541-332-0227	jhewittiii@harborside.com

▪ **Panel Members:**

Jonathan Allan, Oregon Department of Geology and Mineral Resources	541-574-6658	jonathan.allan@dogami.state.or.us
Gary Anderson, Port of Port Orford Port Manager	541-332-7121	portoffice@harborside.com
Mary Camarata, Oregon Department of Environmental Quality	541-687-7435	camarata.mary@deq.state.or.us

Leesa Cobb Port Orford Ocean Resource Team	541-332-0627	poort@carrollswab.com
John Craig, US Army Corp of Engineers	541-297-1471	john.h.craig@usace.army.mil
Jack Emmons Hallmark Fisheries	541-888-3253	jack.emmons@hallmarkfisheries.com
Jeff Griffin, Oregon Economic Revitalization Team, Southwest Oregon Regional Coordinator	541-664-6676	jeff.griffin@state.or.us
Ron Kreskey, Office of US Representative Peter DeFazio	541-269-2609	ron.kreskey@mail.house.gov
Wayne Krieger State Representative		rep.waynekrieger@state.or.us
Aaron Langdon Port Orford Fisherman	541-332-0580	alongton@harborside.com
Kevin Lee Nor-Cal Seafood	510-532-7823	
Mark Lottis Five Star Charters	541-247-0217	info@goldbeachadventures.com
Jerry McGriff Griff's Restaurant	541-332-8985	
Jeff Miles, Port Orford Fisherman	541-332-1835	

8. Oregon Solutions Meeting Memo Excerpt May 12, 2008

'Leesa Cobb and Gary Anderson presented the project vision.

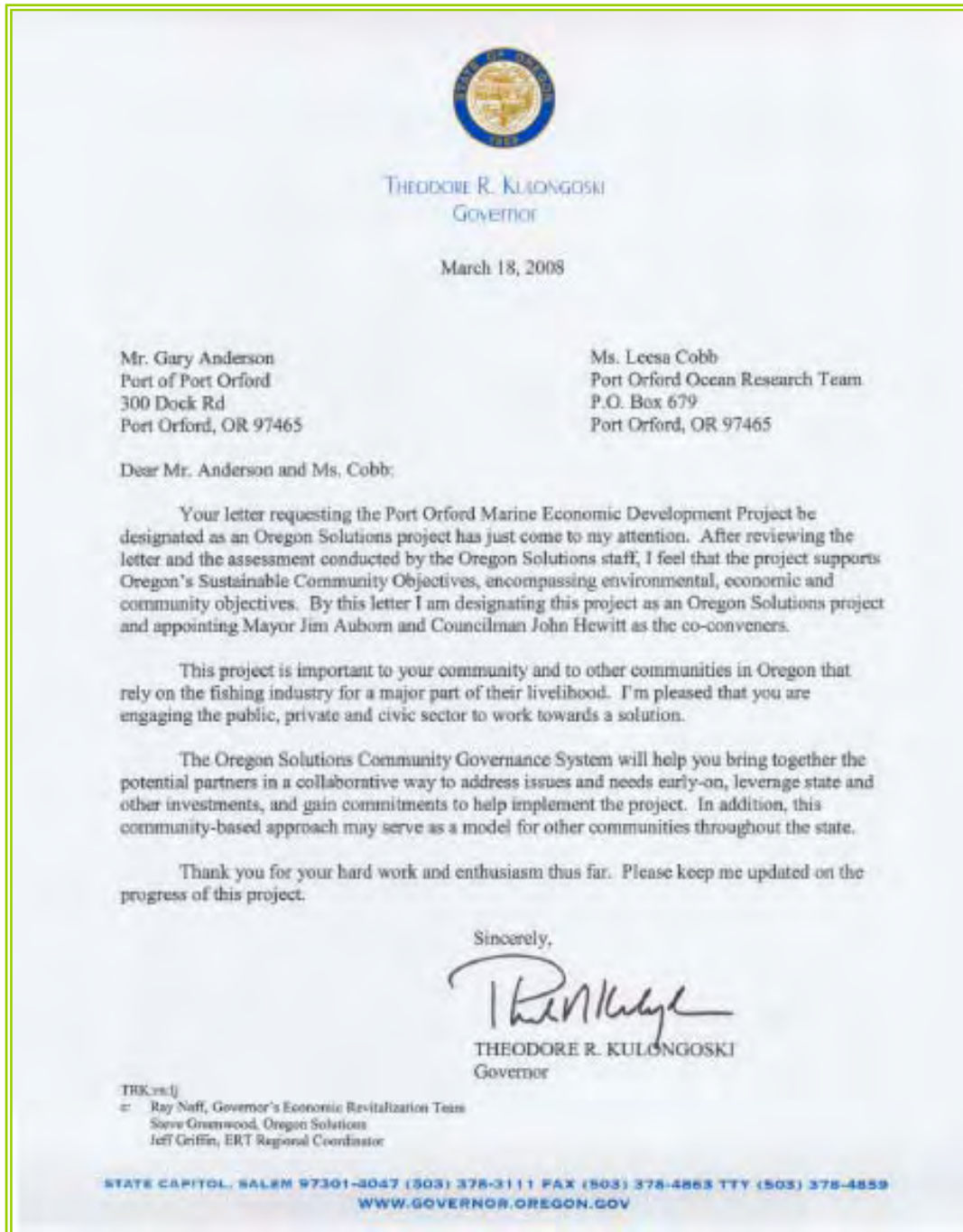
Leesa focused on the building aspect of the project. She described a multi-use building serving 1) the commercial fishing industry, 2) the public with a restaurant and other retail uses, and 3) the education and fishing industry with the creation of a Marine Research Station. She pointed out that the building could be constructed in phases as financing becomes available.

'Gary focused on the shoaling issue. In essence, the harbor fills with sand to the extent that fishing boats can only be lifted to and from the pier during high water. This restricts fishing time and puts the fishermen at risk if a storm arises suddenly while they are at sea. He also reported that the existing jetty fails to protect the dock from overtopping waves that destroy the infrastructure for Hallmark Fisheries during severe storms, and it contributes to shoaling by preventing sand from leaving the harbor. The vision of the shoaling aspect of the project is to reach a year-round solution to the accumulation of sand in the harbor.

'Two working groups were created: Shoaling and Building. Each working group will report to the full Project Team as their work progresses. The full Project Team will meet to discuss the recommendations submitted by the working groups.

‘The building working group will consist of: Jack Emmons of Hallmark Fisheries, Vicki Nowlin of Nor Cal, Leesa Cobb of POORT, Jeff Miles, Jerry McGriff of Griff’s Restaurant, Gary Anderson, Ed Dowdy and Scott Luhr from the Port of Port Orford, and Jeff Griffin from the Oregon Economic Revitalizations Team. The membership of the Shoaling Working Group will consist primarily of an Expert Panel. John Dingler described the credentials of each of the expert panel members.’

9. Governor’s Authorizing Letter



10. Excerpts from POORT Stewardship Plan

‘January 2008

Port Orford Ocean Resource Team by Pacific Marine Conservation Council¹ and Golden Marine Consulting²

Integrating Stewardship, Access, Monitoring and Research: Port Orford Community Stewardship Area

Objective E-2

Develop plans and identify a location for a Port Orford Marine Science Center.

Facilities are available to hold fish live using a flowing seawater system. We envision a research lab component, located at or near the Port Orford waterfront, to conduct experimental work, process samples, and hold fish for study or release-and-recovery to facilitate telemetry tagging projects and survival studies. Another dry lab area could be located elsewhere in Port Orford to provide working space for visiting scientists, collaborating fishermen, and POORT staff. It is our vision to have the facilities management under POORT, fund it through multiple grants and use fees, and have it open and available for other collaborators.

Task E-2.1 (2007) Officially launch the Port Orford Marine Science Center.

Task F-1.1 (2007-annually) Foster present partnerships through recognition and continued collaboration.

Collaboration has been a characteristic and successful mode of operation for POORT and the Port Orford community. A workshop is recommended to go over the IRP and candidate projects, seek support from former colleagues, and identify new partnerships. Partners to date include:

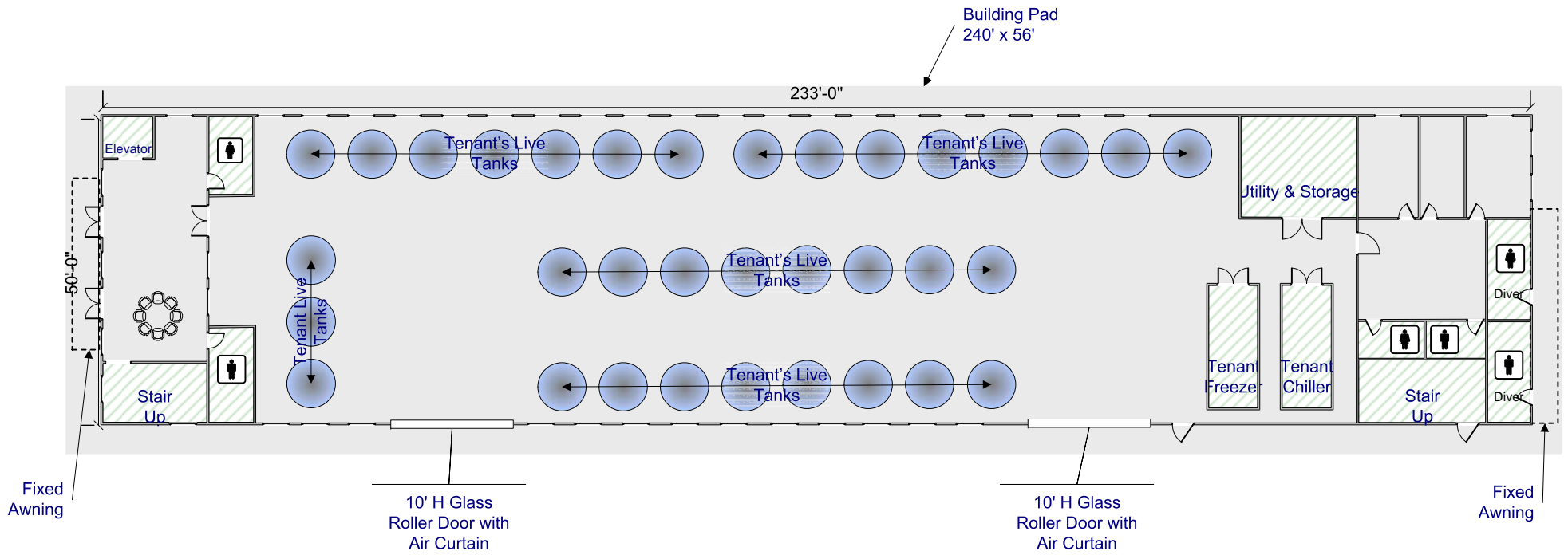
- Pacific Marine Conservation Council
- Ecotrust. See: <http://www.ecotrust.org/>
- Surfrider Foundation. See: <http://www.surfrider.org/>
- Oregon State University
- Oregon Department of Fish and Wildlife
- NOAA/ National Marine Fisheries Service

Task F-1.2 (2007 and annually) Identify and develop potential future partnerships:

- Audubon Society of Portland
- University of Oregon, Oregon Institute for Marine Biology (OIMB).
- Tom Carlson, Ph.D. Geography and Geographic Information Systems
- Doctorate-level graduate students
- Ocean Observing System programs (NANOOS and PACOOS)
- Partnership for Interdisciplinary Science for Coastal Oceans (PISCO, Appendix F)
- DLCD (Department of Land Conservation and Development)

B. Fishery & Research Center 1st Floor Plan

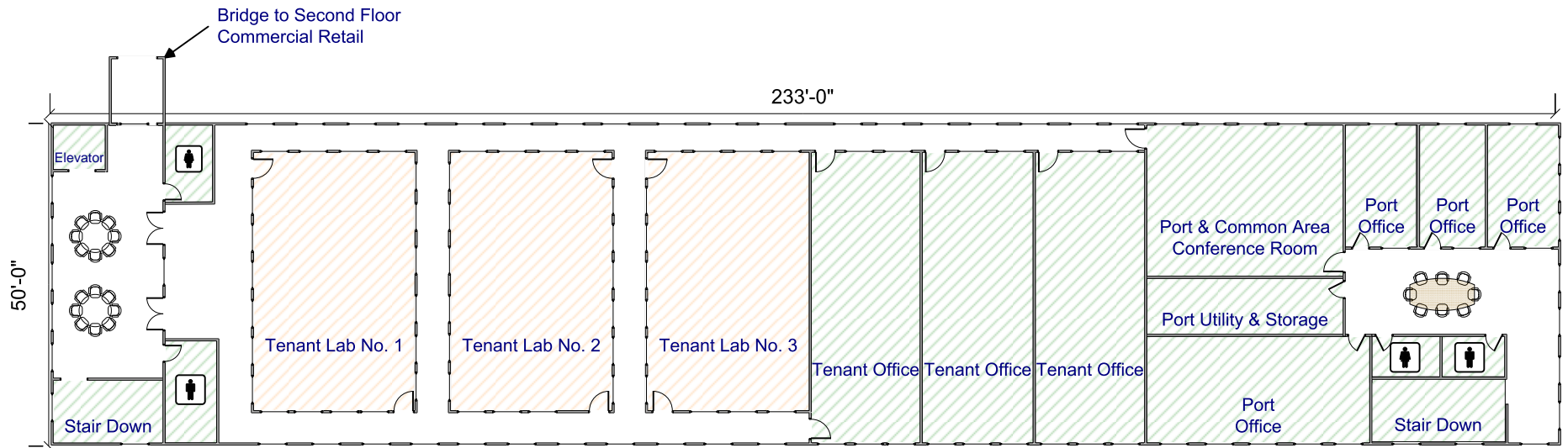
03/12/2009



Note: The Digital Version of this Notional Layout is Available on CD at the Port

B. Fishery & Research Center 2nd Floor Plan

03/12/2009



Note: The Digital Version of this Notional Layout is Available on CD at the Port

C. ROM Estimate Fishery & Research Center

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

Client:		Port of Port Orford									
Project:		Facility Master Plan									
Estimate:		Fishery & Research Building									
Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
1		Detailed Assembly Estimate									RS Means BCCD
2		Fishery Building, 2 Story	CF	233	50	30	23,300	699,000			
3											
4		Demolition, No Asbestos									
5	02410100	Cannery Building Demolition	CF	145	45	24	6,525	156,600	\$0.31	\$48,546	Includes Dumping
6	02412400	Concrete Slab/Footing Demo	SF	145	45		6,525		\$13.20	\$86,130	Includes Dumping
7	02410100	Cannery Annex Building Demo	CF	39	39	14	1,521	21,294	\$0.31	\$6,601	Includes Dumping
8	02412400	Cannery Annex Footing Demo	SF	39	39		1,521		\$13.20	\$20,077	Includes Dumping
9	02410100	Port Building Demo	CF	30	40	16	1,200	19,200	\$0.31	\$5,952	Includes Dumping
10	02412400	Port Building Footing Demo	SF	30	40		1,200		\$13.20	\$15,840	Includes Dumping
11											
12		Site Preparation									
13	A20101103440	Grade, Gravel, Compact	SF	250	65		16,250		\$5.55	\$90,188	
14		18" Drain Excavation & Backfill	CY	85	1	1.5		128	\$6.00	\$765	
15	3341132120	18" Drainage Culvert Replace	LF	140					\$40.00	\$5,600	Relocate
16											
17		Utility Upgrades									
18	Local Utility	Electrical, Building Feeder	Lot							\$8,000	New Feeder
19	Local Utility	Water 4"	Lot							\$25,000	Relocate
20	Local Utility	Sewer 6" & Lift Station	Lot							\$55,000	Relocate
21											
22		Substructure									
23	1010	Standard Foundations	SF	233	50		11,650		\$1.98	\$23,067	
24	4560	Slab on Grade 6" Reinforced	SF	233	50		11,650		\$12.06	\$140,499	Heavy Industrial
25											
26		Shell									
27	2010	Steel Frame	SF	233	50		11,650		\$6.00	\$69,900	
28	1010	Second Floor Construction	SF	233	50		11,650		\$14.43	\$168,110	Open Steel Joists

C. ROM Estimate Fishery & Research Center

Client:		Port of Port Orford									
Project:		Facility Master Plan									
Estimate:		Fishery & Research Building									
Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
29	1020	Roof Construction, Metal Deck	SF	233	50		11,650		\$9.01	\$104,967	
30	2010	Exterior Walls, Metal Sandwich	SF	233	50	30	15,848		\$13.22	\$209,511	2 Side 2" Core
31	2030	Exterior Doors	EA	5					\$2,764	\$13,820	Alum & Glass
32	3700	Exterior Entrance Door	EA	4					\$10,300	\$41,200	Double Swing
33	5600	Glass Roller Doors 10 x 20	EA	2					\$10,000	\$20,000	With Air Curtain
34	5750	Exterior Windows, Ground Floor	EA	42					\$1,290	\$54,180	Picture Insulated
35	5750	Exterior Windows, Second Floor	EA	67					\$1,290	\$86,430	Picture Insulated
36	6200	Roof Covering, Membrane	SF	233	50		11,650		\$2.57	\$29,941	
37											
38		Interior, Ground Floor									
39	7400	Dry Wall	SF	600		10	6,000		\$4.75	\$28,500	Metal Studs
40	3010	Wall Finishes	SF	600		20	12,000		\$1.00	\$12,000	Paint
41	2600	Interior Doors	EA	10					\$842	\$8,420	Hollow Metal
42	C1030110	Toilet Partition	EA	6					\$10,000	\$60,000	Stainless Steel
43	C3010230	Floor Finish	SF	50	100		5,000		\$5.00	\$25,000	Various
44	3030	Ceiling Finish	SF	50	100		5,000		\$3.53	\$17,650	Grid & Fiberglas
45											
46		Interior, Second Floor									
47	7400	Dry Wall	SF	1,100		10	11,000		\$4.75	\$52,250	Metal Studs
48	3010	Wall Finishes	SF	1,100		20	22,000		\$1.00	\$22,000	Paint
49	8300	Interior Windows	EA	63					\$594	\$37,422	Standard Glass
50	2600	Interior Doors	EA	21					\$842	\$17,682	Hollow Metal
51	C1030111	Toilet Partition	EA	4					\$10,000	\$40,000	Stainless Steel
52	C2010110	Stair Construction	Flight	4					\$6,925	\$27,700	Concrete
53	C3010231	Floor Finish	SF	50	233		11,650		\$5.00	\$58,250	Various
54	3030	Ceiling Finish	SF	50	233		11,650		\$3.53	\$41,125	Grid & Fiberglas
55											
56		Conveying									
57	2800	Elevator, 4000 lb. 2 Floors	EA	1					\$65,400	\$65,400	Hydraulic

C. ROM Estimate Fishery & Research Center

Client:	Port of Port Orford
Project:	Facility Master Plan
Estimate:	Fishery & Research Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
58											
59		Plumbing Fixtures, Ground Floor									
60	D20 2010	Toilet & Service Fixtures Supply	SF	50	100		5,000		\$1.79	\$8,950	No Fixtures
61	1760	WC Group (2)	GR	5					\$1,795	\$8,975	
62	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
63	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
64	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
65	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
66											
67		Plumbing Fixtures, Second Floor									
68	D20 2010	Toilet & Service Fixtures Supply	SF	50	233		11,650		\$1.79	\$20,854	No Fixtures
69	1760	WC Group (2)	GR	5					\$1,795	\$8,975	
70	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
71	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
72	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
73	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
74											
75		HVAC, Ground Floor									
76	1400	Electric Hot Water (2), 2500 SF	SF	50	100		5,000		\$13.35	\$66,750	Hydronic
77	N/A	Air Conditioning									No A/C
78											
79		HVAC, Second Floor									
80	1400	Electric Hot Water (5), 2500 SF	SF	50	233		11,650		\$13.35	\$155,528	Hydronic
81	N/A	Air Conditioning									No A/C
82											
83		Fire Protection, Second Floor									
84	1080	Dry Pipe Sprinkler System	SF	50	233		11,650		\$3.96	\$46,134	
85											
86		Electrical, Ground Floor									

C. ROM Estimate Fishery & Research Center

Client:	Port of Port Orford
Project:	Facility Master Plan
Estimate:	Fishery & Research Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
87	D50	Office Lighting, 3W/SF	SF	50	100		5,000		\$6.92	\$34,600	D50202100280
88	D50	Office Receptacles, 2W/SF	SF	50	100		5,000		\$4.10	\$20,500	D50201100640
89	D50	Heating, 4W/SF	SF	50	100		5,000		\$0.53	\$2,650	D50201400180
90	D50	Shop Light, Low Bay HID 2W/SF	SF	50	200		10,000		\$9.32	\$93,200	D50202380400
91	D50	Misc. Connections, 1.2W/SF	SF	50	233		11,650		\$0.29	\$3,379	D50201350320
92	D50	Elevator Power, 10 HP	EA	1					\$2,825	\$2,825	D50201450680
93	D50	Wall Switches, 2/1000 SF	SF	50	233		11,650		\$0.41	\$4,777	D50201300280
94	D50	1000 Amp Service	EA	1					\$17,350	\$17,350	D50101200440
95	D50	Switchgear, 1000 Amp	EA	1					\$29,300	\$29,300	D50102400400
96	D50	Feeder	LF	100					\$277	\$27,700	D50102300560
97	D50	Fire System w/12 Detectors	EA	1					\$8,425	\$8,425	D50309100400
98	D50	Alarm, Internet, Phone, Exit Light	SF	50	100		5,000		\$4.68	\$23,400	5090
99											
100		Electrical, Second Floor									
101	D50	Office Lighting, 3W/SF	SF	50	233		11,650		\$6.92	\$80,618	D50202100280
102	D50	Office Receptacles, 2W/SF	SF	50	233		11,650		\$4.10	\$47,765	D50201100640
103	D50	Heating, 4W/SF	SF	50	233		11,650		\$0.53	\$6,175	D50201400180
104	D50	Misc. Connections, 1.2W/SF	SF	50	233		11,650		\$0.29	\$3,379	D50201350320
105	D50	Elevator Power, 10 HP	EA	1					\$2,825	\$2,825	D50201450680
106	D50	Wall Switches, 2/1000 SF	SF	50	233		11,650		\$0.41	\$4,777	D50201300280
107	D50	600 Amp Service	EA	1					\$11,500	\$11,500	D50101200440
108	D50	Switchgear, 600 Amp	EA	1					\$17,200	\$17,200	D50102400400
109	D50	Feeder	LF	100					\$174	\$17,400	D50102300560
110	D50	Fire System w/50 Detectors	EA	1					\$28,150	\$28,150	D50309100400
111	D50	Alarm, Internet, Phone, Exit Light	SF	50	233		11,650		\$4.68	\$54,522	5090
112											
113		Total Detailed Estimate								\$2,767,280	
114											
115		Contingency	%						105.00%	\$2,905,644	\$138,364

C. ROM Estimate Fishery & Research Center

Client:	Port of Port Orford
Project:	Facility Master Plan
Estimate:	Fishery & Research Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
116											
117		Overhead	%						105.00%	\$3,050,926	\$145,282
118											
119		Profit	%						110.00%	\$3,356,019	\$305,093
120											
121		Medford Area Multiplier	%						101.80%	\$3,416,427	\$60,408
122											
123		Architect, Engineering & Permits	%						108.00%	\$3,689,741	\$273,314
124											
125		Construction Management	%						102.00%	\$3,763,536	\$73,795
126											
127		Cost per Square Foot	SF	50	233	2	23,300			\$161.53	
128											
129		Total Detailed Assembly Estimate								\$3,763,536	RS Means BCCD
130											
131		Quick Square Foot Estimate for Comparison									RS Means SFCD
132											
133		Demolition, No Asbestos									
134	02410100	Cannery Building Demolition	CF	145	45	24	6,525	156,600	\$0.31	\$48,546	Includes Dumping
135	02412400	Concrete Slab/Footing Demo	SF	145	45		6,525		\$13.20	\$86,130	Includes Dumping
136	02410100	Cannery Annex Building Demo	CF	39	39	14	1,521	21,294	\$0.31	\$6,601	Includes Dumping
137	02412400	Cannery Annex Footing Demo	SF	39	39		1,521		\$13.20	\$20,077	Includes Dumping
138	02410100	Port Building Demo	CF	30	40	16	1,200	19,200	\$0.31	\$5,952	Includes Dumping
139	02412400	Port Building Footing Demo	SF	30	40		1,200		\$13.20	\$15,840	Includes Dumping
140											
141		Site Preparation									
142	A20101103440	Grade, Gravel, Compact	SF	250	65		16,250		\$5.55	\$90,188	

C. ROM Estimate Fishery & Research Center

Client:		Port of Port Orford									
Project:		Facility Master Plan									
Estimate:		Fishery & Research Building									
Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
143		18" Drain Excavation & Backfill	CY	85	1	1.5		128	\$6.00	\$765	
144	3341132120	18" Drainage Culvert Replace	LF	140					\$40.00	\$5,600	Relocate
145											
146		Utility Upgrades									
147	Local Utility	Electrical, Building Feeder	Lot							\$8,000	New Feeder
148	Local Utility	Water 4"	Lot							\$25,000	Relocate
149	Local Utility	Sewer 6" & Lift Station	Lot							\$55,000	Relocate
150											
151		Best Comparison									
152	M.210	Factory, 3 Story, Steel Frame	SF	233	50	30	23,300	699,000	\$128.45	\$2,992,885	Concrete Block
153		Perimeter Difference	LF	233	50					204	566 V. 362 feet
154		Perimeter Adjustment	100 LF						\$11.80		
155		Total Perimeter Adjustment		233	50		23,300		\$24.07	\$560,878	
156											
157		Cost per Square Foot	SF	50	233	2	23,300			\$168.31	
158											
159		Total Quick Square Foot Estimate for Comparison								\$3,921,665	RS Means SFCD

D. Financial Model

Note: This Table includes All Sites and is Not Repeated in Other Sections of this Plan

Capital Expense & Depreciation

Item	Description	Port	Dep	Life	Year	2010	2011	2012	2013	2014	2015	2016	2017		
					Period	1	2	3	4	5	6	7	8		
					Period	1	2	3	4	5	6	7	8		
1	Pacific Building, Fishery	Y	SL	30	Cost	\$3,763,536	\$3,914,077	\$4,070,641	\$4,233,466	\$4,402,805	\$4,578,917	\$4,762,074	\$4,952,557		
					PMT	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417
					IPMT	-\$225,812	-\$222,956	-\$219,928	-\$216,719	-\$213,317	-\$209,711	-\$205,889	-\$201,837		
					PPMT	-\$47,605	-\$50,461	-\$53,489	-\$56,698	-\$60,100	-\$63,706	-\$67,528	-\$71,580		
					DEP	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785
					MF	\$124,785	\$129,776	\$134,967	\$140,366	\$145,980	\$151,819	\$157,892	\$164,208		
2	Orford Reefs Area A Commercial Retail & Guest Parking	Y	SL	30	Cost	\$719,624	\$748,409	\$778,345	\$809,479	\$841,858	\$875,532	\$910,553	\$946,976		
					PMT	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	
					IPMT	-\$43,177	-\$42,631	-\$42,052	-\$41,439	-\$40,788	-\$40,099	-\$39,368	-\$38,593		
					PPMT	-\$9,102	-\$9,649	-\$10,228	-\$10,841	-\$11,492	-\$12,181	-\$12,912	-\$13,687		
					DEP	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	
					MF	\$23,321	\$24,254	\$25,224	\$26,233	\$27,282	\$28,373	\$29,508	\$30,689		
3	Orford Reefs Area B Flex Space & Tenant Parking	Y	SL	30	Cost	\$749,000	\$778,960	\$810,118	\$842,523	\$876,224	\$911,273	\$947,724	\$985,633		
					PMT	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414		
					IPMT	-\$44,940	-\$44,372	-\$43,769	-\$43,130	-\$42,453	-\$41,736	-\$40,975	-\$40,169		
					PPMT	-\$9,474	-\$10,042	-\$10,645	-\$11,284	-\$11,961	-\$12,678	-\$13,439	-\$14,245		
					DEP	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	
					MF	\$24,300	\$25,272	\$26,283	\$27,334	\$28,428	\$29,565	\$30,747	\$31,977		
4	Orford Reefs Area C RV Park	Y	SL	30	Cost	\$1,121,643	\$1,166,509	\$1,213,169	\$1,261,696	\$1,312,164	\$1,364,651	\$1,419,237	\$1,476,006		
					PMT	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486		
					IPMT	-\$67,299	-\$66,447	-\$65,545	-\$64,589	-\$63,575	-\$62,500	-\$61,361	-\$60,153		
					PPMT	-\$14,188	-\$15,039	-\$15,941	-\$16,898	-\$17,911	-\$18,986	-\$20,125	-\$21,333		
					DEP	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	
					MF	\$36,721	\$38,190	\$39,718	\$41,307	\$42,959	\$44,677	\$46,464	\$48,323		
5	Battle Rock Beach Building Commercial Retail Module 1	Y	SL	30	Cost	\$1,139,948	\$1,185,546	\$1,232,967	\$1,282,286	\$1,333,578	\$1,386,921	\$1,442,397	\$1,500,093		
					PMT	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816		
					IPMT	-\$68,397	-\$67,532	-\$66,615	-\$65,643	-\$64,612	-\$63,520	-\$62,362	-\$61,135		
					PPMT	-\$14,419	-\$15,284	-\$16,201	-\$17,173	-\$18,204	-\$19,296	-\$20,454	-\$21,681		
					DEP	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	
					MF	\$37,332	\$38,825	\$40,378	\$41,993	\$43,673	\$45,420	\$47,236	\$49,126		
6	Humbug Mountain Building Commercial Retail Module 2	Y	SL	30	Cost	\$1,060,488	\$1,102,908	\$1,147,024	\$1,192,905	\$1,240,621	\$1,290,246	\$1,341,856	\$1,395,530		
					PMT	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043		
					IPMT	-\$63,629	-\$62,824	-\$61,971	-\$61,067	-\$60,108	-\$59,092	-\$58,015	-\$56,874		
					PPMT	-\$13,414	-\$14,219	-\$15,072	-\$15,976	-\$16,935	-\$17,951	-\$19,028	-\$20,170		
					DEP	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	
					MF	\$34,683	\$36,070	\$37,513	\$39,014	\$40,574	\$42,197	\$43,885	\$45,640		
7	Captain Tichenor Building Commercial Retail Module 3	Y	SL	30	Cost	\$1,060,488	\$1,102,908	\$1,147,024	\$1,192,905	\$1,240,621	\$1,290,246	\$1,341,856	\$1,395,530		
					PMT	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043		
					IPMT	-\$63,629	-\$62,824	-\$61,971	-\$61,067	-\$60,108	-\$59,092	-\$58,015	-\$56,874		
					PPMT	-\$13,414	-\$14,219	-\$15,072	-\$15,976	-\$16,935	-\$17,951	-\$19,028	-\$20,170		
					DEP	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	
					MF	\$34,683	\$36,070	\$37,513	\$39,014	\$40,574	\$42,197	\$43,885	\$45,640		

D. Financial Model

Capital Expense & Depreciation

8	Cedar Empire Building 5th & Washington 2 Story	Y	SL	30	Cost	\$4,196,674	\$4,364,541	\$4,539,123	\$4,720,688	\$4,909,515	\$5,105,896	\$5,310,132	\$5,522,537		
					PMT	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884
					IPMT	-\$251,800	-\$248,615	-\$245,239	-\$241,661	-\$237,867	-\$233,846	-\$229,584	-\$225,066		
					PPMT	-\$53,083	-\$56,268	-\$59,644	-\$63,223	-\$67,017	-\$71,038	-\$75,300	-\$79,818		
					DEP	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222		
					MF	\$139,222	\$144,791	\$150,583	\$156,606	\$162,871	\$169,385	\$176,161	\$183,207		
9	Cedar Empire Building 5th & Washington 3 Story	Y	SL	30	Cost	\$5,093,032	\$5,296,753	\$5,508,623	\$5,728,968	\$5,958,127	\$6,196,452	\$6,444,310	\$6,702,082		
					PMT	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003		
					IPMT	-\$305,582	-\$301,717	-\$297,619	-\$293,276	-\$288,673	-\$283,793	-\$278,620	-\$273,137		
					PPMT	-\$64,421	-\$68,287	-\$72,384	-\$76,727	-\$81,330	-\$86,210	-\$91,383	-\$96,866		
					DEP	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101		
					MF	\$169,101	\$175,865	\$182,900	\$190,216	\$197,824	\$205,737	\$213,967	\$222,525		
10	Dock Road Realignment & Cedar Empire Parking	Y	SL	30	Cost	\$385,530	\$400,951	\$416,989	\$433,668	\$451,015	\$469,056	\$487,818	\$507,331		
					PMT	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008		
					IPMT	-\$23,132	-\$22,839	-\$22,529	-\$22,200	-\$21,852	-\$21,482	-\$21,091	-\$20,676		
					PPMT	-\$4,877	-\$5,169	-\$5,479	-\$5,808	-\$6,157	-\$6,526	-\$6,917	-\$7,332		
					DEP	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184		
					MF	\$169,101	\$175,865	\$182,900	\$190,216	\$197,824	\$205,737	\$213,967	\$222,525		
11	Total with Cedar Empire 3 Story	Y	SL	30	Cost	\$14,196,931	\$14,764,808	\$15,355,400	\$15,969,616	\$16,608,401	\$17,272,737	\$17,963,647	\$18,682,192		
					PMT	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392		
					IPMT	-\$851,816	-\$841,041	-\$829,620	-\$817,514	-\$804,681	-\$791,079	-\$776,660	-\$761,376		
					PPMT	-\$179,576	-\$190,350	-\$201,771	-\$213,878	-\$226,710	-\$240,313	-\$254,732	-\$270,015		
					DEP	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564		
					MF	\$169,101	\$175,865	\$182,900	\$190,216	\$197,824	\$205,737	\$213,967	\$222,525		

D. Financial Model

Capital Expense & Depreciation

Item	Description	Port	Dep	Life	Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	
					Period	9	10	11	12	13	14	15	16	17	
					Period	9	10	11	12	13	14	15	16	17	
1	Pacific Building, Fishery	Y	SL	30	Cost	\$5,150,659	\$5,356,685	\$5,570,953	\$5,793,791	\$6,025,542	\$6,266,564	\$6,517,227	\$6,777,916	\$7,049,032	
					PMT	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417
					IPMT	-\$197,542	-\$192,990	-\$188,164	-\$183,049	-\$177,627	-\$171,880	-\$165,787	-\$159,330	-\$152,484	
					PPMT	-\$75,875	-\$80,427	-\$85,253	-\$90,368	-\$95,790	-\$101,537	-\$107,630	-\$114,087	-\$120,933	
					DEP	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785
					MF	\$170,776	\$177,607	\$184,712	\$192,100	\$199,784	\$207,775	\$216,086	\$224,730	\$233,719	
2	Orford Reefs Area A Commercial Retail & Guest Parking	Y	SL	30	Cost	\$984,855	\$1,024,249	\$1,065,219	\$1,107,827	\$1,152,141	\$1,198,226	\$1,246,155	\$1,296,001	\$1,347,841	
					PMT	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	
					IPMT	-\$37,772	-\$36,901	-\$35,979	-\$35,001	-\$33,964	-\$32,865	-\$31,700	-\$30,465	-\$29,156	
					PPMT	-\$14,508	-\$15,378	-\$16,301	-\$17,279	-\$18,316	-\$19,415	-\$20,580	-\$21,815	-\$23,123	
					DEP	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321
					MF	\$31,916	\$33,193	\$34,520	\$35,901	\$37,337	\$38,831	\$40,384	\$41,999	\$43,679	
3	Orford Reefs Area B Flex Space & Tenant Parking	Y	SL	30	Cost	\$1,025,058	\$1,066,060	\$1,108,703	\$1,153,051	\$1,199,173	\$1,247,140	\$1,297,025	\$1,348,906	\$1,402,863	
					PMT	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	
					IPMT	-\$39,314	-\$38,408	-\$37,447	-\$36,429	-\$35,350	-\$34,207	-\$32,994	-\$31,709	-\$30,347	
					PPMT	-\$15,100	-\$16,006	-\$16,967	-\$17,985	-\$19,064	-\$20,207	-\$21,420	-\$22,705	-\$24,067	
					DEP	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300
					MF	\$33,256	\$34,586	\$35,970	\$37,409	\$38,905	\$40,461	\$42,080	\$43,763	\$45,513	
4	Orford Reefs Area C RV Park	Y	SL	30	Cost	\$1,535,046	\$1,596,448	\$1,660,306	\$1,726,718	\$1,795,787	\$1,867,619	\$1,942,323	\$2,020,016	\$2,100,817	
					PMT	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	
					IPMT	-\$58,873	-\$57,517	-\$56,078	-\$54,554	-\$52,938	-\$51,225	-\$49,409	-\$47,485	-\$45,445	
					PPMT	-\$22,613	-\$23,970	-\$25,408	-\$26,932	-\$28,548	-\$30,261	-\$32,077	-\$34,001	-\$36,041	
					DEP	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721
					MF	\$50,256	\$52,266	\$54,357	\$56,531	\$58,792	\$61,144	\$63,590	\$66,133	\$68,779	
5	Battle Rock Beach Building Commercial Retail Module 1	Y	SL	30	Cost	\$1,560,097	\$1,622,501	\$1,687,401	\$1,754,897	\$1,825,093	\$1,898,097	\$1,974,021	\$2,052,981	\$2,135,101	
					PMT	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	
					IPMT	-\$59,834	-\$58,455	-\$56,994	-\$55,444	-\$53,802	-\$52,061	-\$50,216	-\$48,260	-\$46,186	
					PPMT	-\$22,982	-\$24,361	-\$25,822	-\$27,372	-\$29,014	-\$30,755	-\$32,600	-\$34,556	-\$36,630	
					DEP	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332
					MF	\$51,091	\$53,134	\$55,260	\$57,470	\$59,769	\$62,160	\$64,646	\$67,232	\$69,921	
6	Humbug Mountain Building Commercial Retail Module 2	Y	SL	30	Cost	\$1,451,351	\$1,509,405	\$1,569,782	\$1,632,573	\$1,697,876	\$1,765,791	\$1,836,422	\$1,909,879	\$1,986,275	
					PMT	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	
					IPMT	-\$55,663	-\$54,381	-\$53,021	-\$51,579	-\$50,052	-\$48,432	-\$46,715	-\$44,896	-\$42,967	
					PPMT	-\$21,380	-\$22,663	-\$24,022	-\$25,464	-\$26,992	-\$28,611	-\$30,328	-\$32,147	-\$34,076	
					DEP	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683
					MF	\$47,466	\$49,365	\$51,339	\$53,393	\$55,529	\$57,750	\$60,060	\$62,462	\$64,960	
7	Captain Tichenor Building Commercial Retail Module 3	Y	SL	30	Cost	\$1,451,351	\$1,509,405	\$1,569,782	\$1,632,573	\$1,697,876	\$1,765,791	\$1,836,422	\$1,909,879	\$1,986,275	
					PMT	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	
					IPMT	-\$55,663	-\$54,381	-\$53,021	-\$51,579	-\$50,052	-\$48,432	-\$46,715	-\$44,896	-\$42,967	
					PPMT	-\$21,380	-\$22,663	-\$24,022	-\$25,464	-\$26,992	-\$28,611	-\$30,328	-\$32,147	-\$34,076	
					DEP	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683
					MF	\$47,466	\$49,365	\$51,339	\$53,393	\$55,529	\$57,750	\$60,060	\$62,462	\$64,960	

D. Financial Model

Capital Expense & Depreciation

8	Cedar Empire Building 5th & Washington 2 Story	Y	SL	30	Cost	\$5,743,439	\$5,973,176	\$6,212,103	\$6,460,587	\$6,719,011	\$6,987,771	\$7,267,282	\$7,557,973	\$7,860,292		
					PMT	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884
					IPMT	-\$220,277	-\$215,201	-\$209,820	-\$204,116	-\$198,070	-\$191,661	-\$184,867	-\$177,666	-\$170,033		
					PPMT	-\$84,607	-\$89,683	-\$95,064	-\$100,768	-\$106,814	-\$113,223	-\$120,016	-\$127,217	-\$134,850		
					DEP	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	
					MF	\$190,536	\$198,157	\$206,083	\$214,327	\$222,900	\$231,816	\$241,088	\$250,732	\$260,761		
9	Cedar Empire Building 5th & Washington 3 Story	Y	SL	30	Cost	\$6,970,165	\$7,248,972	\$7,538,931	\$7,840,488	\$8,154,108	\$8,480,272	\$8,819,483	\$9,172,262	\$9,539,153		
					PMT	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	
					IPMT	-\$267,325	-\$261,165	-\$254,634	-\$247,712	-\$240,375	-\$232,597	-\$224,353	-\$215,614	-\$206,350		
					PPMT	-\$102,678	-\$108,838	-\$115,369	-\$122,291	-\$129,628	-\$137,406	-\$145,650	-\$154,389	-\$163,653		
					DEP	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	
					MF	\$231,426	\$240,684	\$250,311	\$260,323	\$270,736	\$281,566	\$292,828	\$304,541	\$316,723		
10	Dock Road Realignment & Cedar Empire Parking	Y	SL	30	Cost	\$527,624	\$548,729	\$570,678	\$593,505	\$617,245	\$641,935	\$667,613	\$694,317	\$722,090		
					PMT	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008		
					IPMT	-\$20,236	-\$19,770	-\$19,275	-\$18,751	-\$18,196	-\$17,607	-\$16,983	-\$16,321	-\$15,620		
					PPMT	-\$7,772	-\$8,239	-\$8,733	-\$9,257	-\$9,813	-\$10,401	-\$11,025	-\$11,687	-\$12,388		
					DEP	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	
					MF	\$231,426	\$240,684	\$250,311	\$260,323	\$270,736	\$281,566	\$292,828	\$304,541	\$316,723		
11	Total with Cedar Empire 3 Story	Y	SL	30	Cost	\$19,429,480	\$20,206,659	\$21,014,926	\$21,855,523	\$22,729,744	\$23,638,933	\$24,584,491	\$25,567,870	\$26,590,585		
					PMT	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392		
					IPMT	-\$745,175	-\$728,002	-\$709,799	-\$690,503	-\$670,050	-\$648,369	-\$625,388	-\$601,028	-\$575,206		
					PPMT	-\$286,216	-\$303,389	-\$321,593	-\$340,888	-\$361,342	-\$383,022	-\$406,003	-\$430,364	-\$456,185		
					DEP	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	

D. Financial Model

Capital Expense & Depreciation

Item	Description	Port	Dep	Life	Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
					Period	18	19	20	21	22	23	24	25	26	27	
					Period	18	19	20	21	22	23	24	25	26	27	
1	Pacific Building, Fishery	Y	SL	30	Cost	\$7,330,994	\$7,624,233	\$7,929,203	\$8,246,371	\$8,576,226	\$8,919,275	\$9,276,046	\$9,647,088	\$10,032,971	\$10,434,290	
					PMT	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417	-\$273,417
					IPMT	-\$145,228	-\$137,537	-\$129,384	-\$120,742	-\$111,582	-\$101,872	-\$91,579	-\$80,669	-\$69,104	-\$56,845	
					PPMT	-\$128,188	-\$135,880	-\$144,033	-\$152,675	-\$161,835	-\$171,545	-\$181,838	-\$192,748	-\$204,313	-\$216,572	
					DEP	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785	\$124,785
					MF	\$243,068	\$252,791	\$262,902	\$273,418	\$284,355	\$295,729	\$307,558	\$319,861	\$332,655	\$345,961	
2	Orford Reefs Area A Commercial Retail & Guest Parking	Y	SL	30	Cost	\$1,401,755	\$1,457,825	\$1,516,138	\$1,576,784	\$1,639,855	\$1,705,449	\$1,773,667	\$1,844,614	\$1,918,399	\$1,995,135	
					PMT	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	-\$52,280	
					IPMT	-\$27,769	-\$26,298	-\$24,739	-\$23,087	-\$21,335	-\$19,479	-\$17,511	-\$15,425	-\$13,213	-\$10,869	
					PPMT	-\$24,511	-\$25,981	-\$27,540	-\$29,193	-\$30,944	-\$32,801	-\$34,769	-\$36,851	-\$39,067	-\$41,411	
					DEP	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321	\$23,321
					MF	\$45,427	\$47,244	\$49,133	\$51,099	\$53,143	\$55,268	\$57,479	\$59,778	\$62,169	\$64,656	
3	Orford Reefs Area B Flex Space & Tenant Parking	Y	SL	30	Cost	\$1,458,977	\$1,517,336	\$1,578,030	\$1,641,151	\$1,706,797	\$1,775,069	\$1,846,072	\$1,919,914	\$1,996,711	\$2,076,579	
					PMT	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	-\$54,414	
					IPMT	-\$28,903	-\$27,372	-\$25,749	-\$24,030	-\$22,206	-\$20,274	-\$18,226	-\$16,054	-\$13,753	-\$11,313	
					PPMT	-\$25,511	-\$27,042	-\$28,665	-\$30,385	-\$32,208	-\$34,140	-\$36,188	-\$38,360	-\$40,661	-\$43,101	
					DEP	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300
					MF	\$47,334	\$49,227	\$51,196	\$53,244	\$55,374	\$57,589	\$59,893	\$62,288	\$64,780	\$67,371	
4	Orford Reefs Area C RV Park	Y	SL	30	Cost	\$2,184,850	\$2,272,244	\$2,363,133	\$2,457,659	\$2,555,965	\$2,658,204	\$2,764,532	\$2,875,113	\$2,990,118	\$3,109,722	
					PMT	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	-\$81,486	
					IPMT	-\$43,282	-\$40,990	-\$38,560	-\$35,985	-\$33,255	-\$30,361	-\$27,293	-\$24,042	-\$20,595	-\$16,941	
					PPMT	-\$38,204	-\$40,496	-\$42,926	-\$45,501	-\$48,232	-\$51,125	-\$54,193	-\$57,445	-\$60,891	-\$64,545	
					DEP	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721	\$36,721
					MF	\$71,530	\$74,391	\$77,367	\$80,461	\$83,680	\$87,027	\$90,508	\$94,128	\$97,893	\$101,809	
5	Battle Rock Beach Building Commercial Retail Module 1	Y	SL	30	Cost	\$2,220,505	\$2,309,325	\$2,401,698	\$2,497,766	\$2,597,676	\$2,701,583	\$2,809,647	\$2,922,033	\$3,038,914	\$3,160,471	
					PMT	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	-\$82,816	
					IPMT	-\$43,989	-\$41,659	-\$39,190	-\$36,572	-\$33,797	-\$30,856	-\$27,739	-\$24,434	-\$20,931	-\$17,218	
					PPMT	-\$38,827	-\$41,157	-\$43,626	-\$46,244	-\$49,019	-\$51,960	-\$55,077	-\$58,382	-\$61,885	-\$65,598	
					DEP	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332	\$37,332
					MF	\$72,718	\$75,627	\$78,652	\$81,798	\$85,070	\$88,473	\$92,012	\$95,692	\$99,520	\$103,501	
6	Humbug Mountain Building Commercial Retail Module 2	Y	SL	30	Cost	\$2,065,725	\$2,148,355	\$2,234,289	\$2,323,660	\$2,416,607	\$2,513,271	\$2,613,802	\$2,718,354	\$2,827,088	\$2,940,171	
					PMT	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	
					IPMT	-\$40,922	-\$38,755	-\$36,458	-\$34,023	-\$31,441	-\$28,705	-\$25,805	-\$22,731	-\$19,472	-\$16,018	
					PPMT	-\$36,121	-\$38,288	-\$40,585	-\$43,021	-\$45,602	-\$48,338	-\$51,238	-\$54,312	-\$57,571	-\$61,026	
					DEP	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683
					MF	\$67,559	\$70,261	\$73,072	\$75,995	\$79,034	\$82,196	\$85,484	\$88,903	\$92,459	\$96,157	
7	Captain Tichenor Building Commercial Retail Module 3	Y	SL	30	Cost	\$2,065,725	\$2,148,355	\$2,234,289	\$2,323,660	\$2,416,607	\$2,513,271	\$2,613,802	\$2,718,354	\$2,827,088	\$2,940,171	
					PMT	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	-\$77,043	
					IPMT	-\$40,922	-\$38,755	-\$36,458	-\$34,023	-\$31,441	-\$28,705	-\$25,805	-\$22,731	-\$19,472	-\$16,018	
					PPMT	-\$36,121	-\$38,288	-\$40,585	-\$43,021	-\$45,602	-\$48,338	-\$51,238	-\$54,312	-\$57,571	-\$61,026	
					DEP	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683	\$34,683
					MF	\$67,559	\$70,261	\$73,072	\$75,995	\$79,034	\$82,196	\$85,484	\$88,903	\$92,459	\$96,157	

D. Financial Model

Capital Expense & Depreciation

8	Cedar Empire Building 5th & Washington 2 Story	Y	SL	30	Cost	\$8,174,704	\$8,501,692	\$8,841,760	\$9,195,430	\$9,563,248	\$9,945,777	\$10,343,609	\$10,757,353	\$11,187,647	\$11,635,153			
					PMT	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884	-\$304,884
					IPMT	-\$161,942	-\$153,366	-\$144,275	-\$134,638	-\$124,424	-\$113,596	-\$102,119	-\$89,953	-\$77,057	-\$63,387			
					PPMT	-\$142,941	-\$151,518	-\$160,609	-\$170,246	-\$180,460	-\$191,288	-\$202,765	-\$214,931	-\$227,827	-\$241,497			
					DEP	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222	\$139,222
					MF	\$271,192	\$282,039	\$293,321	\$305,054	\$317,256	\$329,946	\$343,144	\$356,870	\$371,144	\$385,990			
9	Cedar Empire Building 5th & Washington 3 Story	Y	SL	30	Cost	\$9,920,719	\$10,317,548	\$10,730,249	\$11,159,459	\$11,605,838	\$12,070,071	\$12,552,874	\$13,054,989	\$13,577,189	\$14,120,276			
					PMT	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003	-\$370,003		
					IPMT	-\$196,531	-\$186,123	-\$175,090	-\$163,395	-\$150,999	-\$137,859	-\$123,930	-\$109,166	-\$93,515	-\$76,926			
					PPMT	-\$173,472	-\$183,880	-\$194,913	-\$206,608	-\$219,004	-\$232,145	-\$246,073	-\$260,838	-\$276,488	-\$293,077			
					DEP	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101	\$169,101
					MF	\$329,392	\$342,568	\$356,270	\$370,521	\$385,342	\$400,756	\$416,786	\$433,457	\$450,796	\$468,828			
10	Dock Road Realignment & Cedar Empire Parking	Y	SL	30	Cost	\$750,973	\$781,012	\$812,253	\$844,743	\$878,533	\$913,674	\$950,221	\$988,230	\$1,027,759	\$1,068,869			
					PMT	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008	-\$28,008		
					IPMT	-\$14,877	-\$14,089	-\$13,254	-\$12,369	-\$11,430	-\$10,436	-\$9,381	-\$8,264	-\$7,079	-\$5,823			
					PPMT	-\$13,131	-\$13,919	-\$14,754	-\$15,640	-\$16,578	-\$17,573	-\$18,627	-\$19,745	-\$20,929	-\$22,185			
					DEP	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184	\$12,184
11	Total with Cedar Empire 3 Story	Y	SL	30	Cost	\$27,654,209	\$28,760,377	\$29,910,792	\$31,107,224	\$32,351,513	\$33,645,573	\$34,991,396	\$36,391,052	\$37,846,694	\$39,360,562			
					PMT	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392	-\$1,031,392		
					IPMT	-\$547,835	-\$518,822	-\$488,067	-\$455,468	-\$420,912	-\$384,284	-\$345,457	-\$304,301	-\$260,676	-\$214,433			
					PPMT	-\$483,557	-\$512,570	-\$543,324	-\$575,924	-\$610,479	-\$647,108	-\$685,934	-\$727,090	-\$770,716	-\$816,959			
					DEP	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564	\$472,564

D. Financial Model								
Capital Expense & Depreciation								
					Year	2037	2038	2039
Item	Description	Port	Dep	Life	Period	28	29	30
					Period	28	29	30
1	Pacific Building, Fishery	Y	SL	30	Cost	\$10,851,662	\$11,285,728	\$11,737,157
					PMT	-\$273,417	-\$273,417	-\$273,417
					IPMT	-\$43,851	-\$30,077	-\$15,476
					PPMT	-\$229,566	-\$243,340	-\$257,940
					DEP	\$124,785	\$124,785	\$124,785
					MF	\$359,800	\$374,192	\$389,159
2	Orford Reefs Area A Commercial Retail & Guest Parking	Y	SL	30	Cost	\$2,074,940	\$2,157,938	\$2,244,255
					PMT	-\$52,280	-\$52,280	-\$52,280
					IPMT	-\$8,385	-\$5,751	-\$2,959
					PPMT	-\$43,895	-\$46,529	-\$49,321
					DEP	\$23,321	\$23,321	\$23,321
					MF	\$67,242	\$69,932	\$72,729
3	Orford Reefs Area B Flex Space & Tenant Parking	Y	SL	30	Cost	\$2,159,643	\$2,246,028	\$2,335,869
					PMT	-\$54,414	-\$54,414	-\$54,414
					IPMT	-\$8,727	-\$5,986	-\$3,080
					PPMT	-\$45,687	-\$48,428	-\$51,334
					DEP	\$24,300	\$24,300	\$24,300
					MF	\$70,066	\$72,868	\$75,783
4	Orford Reefs Area C RV Park	Y	SL	30	Cost	\$3,234,111	\$3,363,476	\$3,498,015
					PMT	-\$81,486	-\$81,486	-\$81,486
					IPMT	-\$13,069	-\$8,964	-\$4,612
					PPMT	-\$68,417	-\$72,522	-\$76,874
					DEP	\$36,721	\$36,721	\$36,721
					MF	\$105,881	\$110,117	\$114,521
5	Battle Rock Beach Building Commercial Retail Module 1	Y	SL	30	Cost	\$3,286,889	\$3,418,365	\$3,555,100
					PMT	-\$82,816	-\$82,816	-\$82,816
					IPMT	-\$13,282	-\$9,110	-\$4,688
					PPMT	-\$69,534	-\$73,706	-\$78,128
					DEP	\$37,332	\$37,332	\$37,332
					MF	\$107,641	\$111,946	\$116,424
6	Humbug Mountain Building Commercial Retail Module 2	Y	SL	30	Cost	\$3,057,778	\$3,180,089	\$3,307,293
					PMT	-\$77,043	-\$77,043	-\$77,043
					IPMT	-\$12,356	-\$8,475	-\$4,361
					PPMT	-\$64,687	-\$68,568	-\$72,682
					DEP	\$34,683	\$34,683	\$34,683
					MF	\$100,004	\$104,004	\$108,164
7	Captain Tichenor Building Commercial Retail Module 3	Y	SL	30	Cost	\$3,057,778	\$3,180,089	\$3,307,293
					PMT	-\$77,043	-\$77,043	-\$77,043
					IPMT	-\$12,356	-\$8,475	-\$4,361
					PPMT	-\$64,687	-\$68,568	-\$72,682
					DEP	\$34,683	\$34,683	\$34,683
					MF	\$100,004	\$104,004	\$108,164

D. Financial Model								
Capital Expense & Depreciation								
8	Cedar Empire Building 5th & Washington 2 Story	Y	SL	30	Cost	\$12,100,559	\$12,584,581	\$13,087,965
					PMT	-\$304,884	-\$304,884	-\$304,884
					IPMT	-\$48,897	-\$33,538	-\$17,258
					PPMT	-\$255,986	-\$271,346	-\$287,626
					DEP	\$139,222	\$139,222	\$139,222
					MF	\$401,430	\$417,487	\$434,186
9	Cedar Empire Building 5th & Washington 3 Story	Y	SL	30	Cost	\$14,685,087	\$15,272,491	\$15,883,390
					PMT	-\$370,003	-\$370,003	-\$370,003
					IPMT	-\$59,341	-\$40,702	-\$20,944
					PPMT	-\$310,662	-\$329,302	-\$349,060
					DEP	\$169,101	\$169,101	\$169,101
					MF	\$487,581	\$507,084	\$527,367
10	Dock Road Realignment & Cedar Empire Parking	Y	SL	30	Cost	\$1,111,624	\$1,156,089	\$1,202,333
					PMT	-\$28,008	-\$28,008	-\$28,008
					IPMT	-\$4,492	-\$3,081	-\$1,585
					PPMT	-\$23,516	-\$24,927	-\$26,423
					DEP	\$12,184	\$12,184	\$12,184
11	Total with Cedar Empire 3 Story	Y	SL	30	Cost	\$40,934,984	\$42,572,384	\$44,275,279
					PMT	-\$1,031,392	-\$1,031,392	-\$1,031,392
					IPMT	-\$165,415	-\$113,457	-\$58,381
					PPMT	-\$865,976	-\$917,935	-\$973,011
					DEP	\$472,564	\$472,564	\$472,564

Port of Port Orford

Note: This Table includes All Sites and is Not Repeated in Other Sections of this Plan

Rent Price Model

Inputs	Inflation▶	4.00%	Interest, Prime +1.00%▶	6.00%	Land Price/Acre ▶	\$1,000,000	Land Price/SF▶	\$22.91			
Facility		Pacific Building, Fishery	Orford Reefs Area A Commercial Retail & Guest Parking	Orford Reefs Area B Flex Space & Tenant Parking	Orford Reefs Area C RV Park	Battle Rock Beach Building Commercial Retail Module 1	Humbug Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington Two Story	Cedar Empire Building 5th & Washington Three Story	Dock Road Realignment & Cedar Empire Parking
Target Building Rent	SF Area	23,300	N/A	N/A	N/A	5,200	5,200	5,200	25,800	38,700	N/A
	Capital Expense	\$3,763,536	\$719,624	\$749,000	\$1,121,643	\$1,139,948	\$1,060,488	\$1,060,488	\$4,196,674	\$5,093,032	\$385,530
	Debt Service	\$273,417	\$52,280	\$54,414	\$81,486	\$82,816	\$77,043	\$77,043	\$304,884	\$370,003	\$28,008
	Depreciation	\$124,785	\$23,321	\$24,300	\$36,721	\$37,332	\$34,683	\$34,683	\$139,222	\$169,101	\$12,184
	Debt Service + Depreciation	\$398,201	\$75,601	\$78,714	\$118,208	\$120,148	\$111,726	\$111,726	\$444,106	\$539,104	\$40,193
	Monthly	\$33,183	\$6,300	\$6,560	\$9,851	\$10,012	\$9,311	\$9,311	\$37,009	\$44,925	\$3,349
	Ground Floor	\$16,592	N/A	N/A	N/A	\$5,006	\$4,655	\$4,655	\$18,504	\$14,975	N/A
	Second Floor	\$16,592	N/A	N/A	N/A	\$5,006	\$4,655	\$4,655	\$18,504	\$14,975	N/A
	Third Floor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$14,975	N/A

Port of Port Orford

Rent Price Model

Inputs	Inflation▶	4.00%	Interest, Prime +1.00%▶	6.00%	Land Price/Acre ▶	\$1,000,000	Land Price/SF▶	\$22.91			
Facility	Pacific Building, Fishery	Orford Reefs Area A Commercial Retail & Guest Parking	Orford Reefs Area B Flex Space & Tenant Parking	Orford Reefs Area C RV Park	Battle Rock Beach Building Commercial Retail Module 1	Humbug Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington Two Story	Cedar Empire Building 5th & Washington Three Story	Dock Road Realignment & Cedar Empire Parking	
Target Land Rent	SF Area	16,250	50,000	37,500	37,500	5,000	5,000	5,000	18,000	18,000	10,000
	Value	\$372,279	\$1,145,475	\$859,107	\$859,107	\$114,548	\$114,548	\$114,548	\$412,371	\$412,371	\$229,095
	Land Rent	\$37,228	\$114,548	\$85,911	\$85,911	\$11,455	\$11,455	\$11,455	\$41,237	\$41,237	\$22,910
	Monthly Rent	\$3,102	\$9,546	\$7,159	\$7,159	\$955	\$955	\$955	\$3,436	\$3,436	\$1,909
	Ground Floor	\$1,551	N/A	N/A	N/A	\$477	\$477	\$477	\$1,718	\$1,145.48	N/A
	Second Floor	\$1,551	N/A	N/A	N/A	\$477	\$477	\$477	\$1,718	\$1,145.48	N/A
	Third Floor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,145.48	N/A

Port of Port Orford

Rent Price Model

Inputs	Inflation▶	4.00%	Interest, Prime +1.00%▶	6.00%	Land Price/Acre ▶	\$1,000,000	Land Price/SF▶	\$22.91			
Facility	Pacific Building, Fishery	Orford Reefs Area A Commercial Retail & Guest Parking	Orford Reefs Area B Flex Space & Tenant Parking	Orford Reefs Area C RV Park	Battle Rock Beach Building Commercial Retail Module 1	Humber Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington Two Story	Cedar Empire Building 5th & Washington Three Story	Dock Road Realignment & Cedar Empire Parking	
Target Mall Fees	Allocation	54%	0%	0%	0%	16%	15%	15%	100%	100%	0%
	Parking A & B	\$12,860	\$0	\$0	\$0	\$12,860	\$12,860	\$12,860	N/A	N/A	0%
	Parking D	N/A	\$0	\$0	\$0	N/A	N/A	N/A	\$1,909	\$1,909	0%
	Total	\$6,890	\$0	\$0	\$0	\$2,087	\$1,941	\$1,941	\$1,909	\$1,909	0%
	Ground Floor	\$3,445	\$0	\$0	\$0	\$1,043	\$971	\$971	\$955	\$636	0%
	Second Floor	\$3,445	\$0	\$0	\$0	\$1,043	\$971	\$971	\$955	\$636	0%
	Third Floor	N/A	\$0	\$0	\$0	N/A	N/A	N/A	N/A	\$636	0%
Monthly Rent & Mall Fees	Ground Floor	\$21,588	\$0	\$0	\$0	\$6,527	\$6,103	\$6,103	\$21,177	\$16,757	\$0
	Second Floor	\$21,588	\$0	\$0	\$0	\$6,527	\$6,103	\$6,103	\$21,177	\$16,757	\$0
	Third Floor	N/A	\$0	\$0	\$0	N/A	N/A	N/A	N/A	\$16,757	\$0

Port of Port Orford

Note: This Table includes All Sites and is Not Repeated in Other Sections of this Plan

Condominium Price Model

Inputs	Inflation▶	4.00%	Interest, Prime +1.00%▶	6.00%	Land Price/Acre ▶	\$1,000,000	Land Price/SF▶	\$22.91			
Facility		Pacific Building, Fishery	Orford Reefs Area A Commercial Retail & Guest Parking	Orford Reefs Area B Flex Space & Tenant Parking	Orford Reefs Area C RV Park	Battle Rock Beach Building Commercial Retail Module 1	Humbug Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington Two Story	Cedar Empire Building 5th & Washington Three Story	Dock Road Realignment & Cedar Empire Parking
Target Condo Fee	SF Area	23,300	N/A	N/A	N/A	5,200	5,200	5,200	25,800	38,700	N/A
	Capital Expense	\$3,763,536	\$719,624	\$749,000	\$1,121,643	\$1,139,948	\$1,060,488	\$1,060,488	\$4,196,674	\$5,093,032	\$385,530
	Debt Service	\$273,417	\$52,280	\$54,414	\$81,486	\$82,816	\$77,043	\$77,043	\$304,884	\$370,003	\$28,008
	Depreciation	\$124,785	\$23,321	\$24,300	\$36,721	\$37,332	\$34,683	\$34,683	\$139,222	\$169,101	\$12,184
	Dep or Debt + Depreciation	\$124,785	\$75,601	\$78,714	\$36,721	\$37,332	\$34,683	\$34,683	\$139,222	\$169,101	\$40,193
	Monthly	\$10,399	\$6,300	\$6,560	\$3,060	\$3,111	\$2,890	\$2,890	\$11,602	\$14,092	\$3,349
	Ground Floor	\$5,199	N/A	N/A	N/A	\$1,555	\$1,445	\$1,445	\$5,801	\$4,697	N/A
	Second Floor	\$5,199	N/A	N/A	N/A	\$1,555	\$1,445	\$1,445	\$5,801	\$4,697	N/A
	Third Floor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$4,697	N/A

Port of Port Orford

Condominium Price Model

Inputs	Inflation▶	4.00%	Interest, Prime +1.00%▶	6.00%	Land Price/Acre ▶	\$1,000,000	Land Price/SF▶	\$22.91			
Facility		Pacific Building, Fishery	Orford Reefs Area A Commercial Retail & Guest Parking	Orford Reefs Area B Flex Space & Tenant Parking	Orford Reefs Area C RV Park	Battle Rock Beach Building Commercial Retail Module 1	Humbug Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington Two Story	Cedar Empire Building 5th & Washington Three Story	Dock Road Realignment & Cedar Empire Parking
Target Land Rent	SF Area	16,250	50,000	37,500	37,500	5,000	5,000	5,000	18,000	18,000	10,000
	Value	\$372,279	\$1,145,475	\$859,107	\$859,107	\$114,548	\$114,548	\$114,548	\$412,371	\$412,371	\$229,095
	Land Rent	\$37,228	\$114,548	\$85,911	\$85,911	\$11,455	\$11,455	\$11,455	\$41,237	\$41,237	\$22,910
	Monthly Rent	\$3,102	\$9,546	\$7,159	\$7,159	\$955	\$955	\$955	\$3,436	\$3,436	\$1,909
	Ground Floor	\$1,551	N/A	N/A	N/A	\$477	\$477	\$477	\$1,718	\$1,145.48	N/A
	Second Floor	\$1,551	N/A	N/A	N/A	\$477	\$477	\$477	\$1,718	\$1,145.48	N/A
	Third Floor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$1,145.48	N/A

Port of Port Orford

Condominium Price Model

Inputs	Inflation▶	4.00%	Interest, Prime +1.00%▶	6.00%	Land Price/Acre ▶	\$1,000,000	Land Price/SF▶	\$22.91			
Facility	Pacific Building, Fishery	Orford Reefs Area A Commercial Retail & Guest Parking	Orford Reefs Area B Flex Space & Tenant Parking	Orford Reefs Area C RV Park	Battle Rock Beach Building Commercial Retail Module 1	Humbug Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington Two Story	Cedar Empire Building 5th & Washington Three Story	Dock Road Realignment & Cedar Empire Parking	
Target Mall Fees	Allocation	54%	0%	0%	0%	16%	15%	15%	100%	100%	0%
	Parking A & B	\$12,860	\$0	\$0	\$0	\$12,860	\$12,860	\$12,860	N/A	N/A	0%
	Parking D	N/A	\$0	\$0	\$0	N/A	N/A	N/A	\$1,909	\$1,909	0%
	Total	\$6,890	\$0	\$0	\$0	\$2,087	\$1,941	\$1,941	\$1,909	\$1,909	0%
	Ground Floor	\$3,445	\$0	\$0	\$0	\$1,043	\$971	\$971	\$955	\$636	0%
	Second Floor	\$3,445	\$0	\$0	\$0	\$1,043	\$971	\$971	\$955	\$636	0%
	Third Floor	N/A	\$0	\$0	\$0	N/A	N/A	N/A	N/A	\$636	0%
Monthly Condo & Mall Fees	Ground Floor	\$10,195	\$0	\$0	\$0	\$3,076	\$2,893	\$2,893	\$8,474	\$6,479	\$0
	Second Floor	\$10,195	\$0	\$0	\$0	\$3,076	\$2,893	\$2,893	\$8,474	\$6,479	\$0
	Third Floor	N/A	\$0	\$0	\$0	N/A	N/A	N/A	N/A	\$6,479	\$0