

Figure 9

Town of xxxxx
Comparison of Discounted IPA Terms (Not to Exceed 60% FMV with Principal and Interest)*

Easement Purchase Price at 25% of FMV										
Term (Years)	Price of Zeros	Cost of Zeros @ 25%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	22.222%	5.000%	6.250%	7.500%	8.750%	27.22%	28.47%	29.72%	30.97%
10	68.721%	17.180%	10.000%	12.500%	15.000%	17.500%	27.18%	29.68%	32.18%	34.68%
15	51.925%	12.981%	15.000%	18.750%	22.500%	26.250%	27.98%	31.73%	35.48%	39.23%
20	41.265%	10.316%	20.000%	25.000%	30.000%	35.000%	30.32%	35.32%	40.32%	45.32%
25	33.739%	8.435%	25.000%	31.250%	37.500%	43.750%	33.43%	39.68%	45.93%	52.18%
29	28.869%	7.217%	29.000%	36.250%	43.500%	50.750%	36.22%	43.47%	50.72%	57.97%

Easement Purchase Price at 30% of FMV										
Term (Years)	Price of Zeros	Cost of Zeros @ 30%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	26.666%	6.000%	7.500%	9.000%	10.500%	32.67%	34.17%	35.67%	37.17%
10	68.721%	20.616%	12.000%	15.000%	18.000%	21.000%	32.62%	35.62%	38.62%	41.62%
15	51.925%	15.578%	18.000%	22.500%	27.000%	31.500%	33.58%	38.08%	42.58%	47.08%
20	41.265%	12.380%	24.000%	30.000%	36.000%	42.000%	36.38%	42.38%	48.38%	54.38%
25	33.739%	10.122%	30.000%	37.500%	45.000%	52.500%	40.12%	47.62%	55.12%	62.62%
29	28.869%	8.661%	34.800%	43.500%	52.200%	60.900%	43.46%	52.16%	60.86%	69.56%

Easement Purchase Price at 35% of FMV										
Term (Years)	Price of Zeros	Cost of Zeros @ 35%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	31.110%	7.000%	8.750%	10.500%	12.250%	38.11%	39.86%	41.61%	43.36%
10	68.721%	24.052%	14.000%	17.500%	21.000%	24.500%	38.05%	41.55%	45.05%	48.55%
15	51.925%	18.174%	21.000%	26.250%	31.500%	36.750%	39.17%	44.42%	49.67%	54.92%
20	41.265%	14.443%	28.000%	35.000%	42.000%	49.000%	42.44%	49.44%	56.44%	63.44%
25	33.739%	11.809%	35.000%	43.750%	52.500%	61.250%	46.81%	55.56%	64.31%	73.06%
29	28.869%	10.104%	40.600%	50.750%	60.900%	71.050%	50.70%	60.85%	71.00%	81.15%

Easement Purchase Price at 40% of FMV										
Term (Years)	Price of Zeros	Cost of Zeros @ 40%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	35.554%	8.000%	10.000%	12.000%	14.000%	43.55%	45.55%	47.55%	49.55%
10	68.721%	27.488%	16.000%	20.000%	24.000%	28.000%	43.49%	47.49%	51.49%	55.49%
15	51.925%	20.770%	24.000%	30.000%	36.000%	42.000%	44.77%	50.77%	56.77%	62.77%
20	41.265%	16.506%	32.000%	40.000%	48.000%	56.000%	48.51%	56.51%	64.51%	72.51%
25	33.739%	13.496%	40.000%	50.000%	60.000%	70.000%	53.50%	63.50%	73.50%	83.50%
29	28.869%	11.548%	46.400%	58.000%	69.600%	81.200%	57.95%	69.55%	81.15%	92.75%

Easement Purchase Price at 45% of FMV										
Term (Years)	Price of Zeros	Cost of Zeros @ 45%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	39.999%	9.000%	11.250%	12.000%	15.750%	49.00%	51.25%	52.00%	55.75%
10	68.721%	30.924%	18.000%	22.500%	24.000%	31.500%	48.92%	53.42%	54.92%	62.42%
15	51.925%	23.366%	27.000%	33.750%	36.000%	47.250%	50.37%	57.12%	59.37%	70.62%
20	41.265%	18.569%	36.000%	45.000%	48.000%	63.000%	54.57%	63.57%	66.57%	81.57%
25	33.739%	15.183%	45.000%	56.250%	60.000%	78.750%	60.18%	71.43%	75.18%	93.93%
29	28.869%	12.991%	52.200%	65.250%	69.600%	91.350%	65.19%	78.24%	82.59%	104.34%

*60% of FMV was chosen as a typical appraised cash easement value