



Privatized Development for the Public Sector

- Design/Build
- Own or Lease
- Finance
- Program Management

October 10, 2011

Mr. David W. Owen
Town Manager
Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894

Dear Mr. Owen:

PFIC is pleased to present our proposal for the privatized development and tax-exempt financing of your proposed town hall renovation. PFIC is a nationwide developer that specializes in the privatized development, redevelopment and tax-exempt financing of municipal facilities for cities, counties and states. To date, we have completed over 200 public and private projects in 96 cities in 36 states. The following are the basic terms of our proposal:

Project:	The complete renovation of the Wolfeboro Town Hall.
Lessee:	Town of Wolfeboro.
Developer:	Public Facilities Investment Corporation.
Design:	Newport Collaborative Architects.
Construction:	We can work with Conneston Construction, Inc. or we can present independent contractors who have extensive experience in renovating similar facilities.
Lease Term:	Up to 30 years. Title to project reverts to the Lessee for \$1.00 at the end of lease term and/or payoff of financing.
Interest Rates: (as of October 10, 2011)	15-Year Lease Term = 3.44% 20-Year Lease Term = 4.04% 25-Year Lease Term = 4.21% 30-Year Lease Term = 4.38%

Public Facilities Investment Corporation
11755 Wilshire Boulevard, Suite 2350 Los Angeles, CA 90025 PH: (310) 573-9447 FAX: (310) 473-9250
www.tamkin.com

**Average Annual
Lease Payments:**

(as of October 10, 2011)

15-Year Lease Term = \$473,656
20-Year Lease Term = \$393,534
25-Year Lease Term = \$342,397
30-Year Lease Term = \$313,095

Total

Project Cost:

Construction Cost:	\$4,000,000
Developer Fee:	\$200,000
Program Management:	\$100,000
Cost of Issuance:	\$173,952
Project Cost:	\$4,473,952

Debt Service Reserve*:	\$344,900
Construction Interest:	\$300,260
Total Financing Amount:	\$5,119,112

*If the Debt Service Reserve is not used during the lease term, these funds can be used for the final lease payment.

**Construction
Interest:**

18 months.

Debt Service Reserve:

Equal to maximum annual debt service.

Amortization:

Level Debt Service.

Prepayment:

Prepayment options are included.


All fees and expenses of professionals (including architectural, legal, engineering, and environmental), construction interest, cost of construction, site work, cost of issuance, development, consultant and program management fees, and all costs for the project will be included in the total financing package.

This proposal is non-binding and subject & conditioned upon final plans, project cost, market conditions, and executed written agreements between the parties.

We look forward to hearing your comments and making these important projects a reality.

With kindest regards,

PUBLIC FACILITIES INVESTMENT CORPORATION



Jeffrey Tamkin
President