

Stauder, Barch & Associates, Inc.

\$49,420,000
CITY OF ANN ARBOR
COUNTY OF WASHTENAW, STATE OF MICHIGAN
2009 PARKING FACILITY CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION) (FEDERALLY TAXABLE - BUILD AMERICA BONDS)
COMPARISON OF BUILD AMERICA BONDS VERSUS TAX EXEMPT BONDS

PRESENT VALUE ANALYSIS	Rate =	4.50%
Present Value of Refunded Bonds =		\$50,914,618
Less Present Value of Refunding Bonds =		(49,420,049)
Gross Present Value Savings =		\$1,494,570
Plus Accrued Interest =		0
Less Initial Transfer Amount =		222,390
Net Present Value Savings =		<u>\$1,716,960</u>
% of Current Issue:		3.47%
% of Previous Issue:		3.47%

		AS BABs					AS TAX EXEMPT										
		NET OF TAX CREDIT															
		Average Coupon: 4.54705%															
		Dated Date: 8/19/09 Net Interest Cost: 4.59374%															
		Delivery Date: 8/19/09 True Interest Cost: 4.57409%															
		Bond Years: 793,724.00 Arbitrage Yield: 4.50486%															
		Average Life: 16.061 Effective Interest Cost: 4.59453%															
Fiscal Year	Tax Year	Interest Due Nov 1	Interest Due May 1	Effective Interest Rate	Principal Due May 1	Total P&I	Bond Years	Average Life	Net Interest Cost	True Interest Cost	Interest Due Nov 1	Interest Due May 1	Principal Due May 1	Total P&I	Annual Savings	Present Value of Annual Savings @ 4.5049%	* Net Actual Cumulative Savings
2008	2009	\$0	\$0	0.000%	\$0	\$0				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$222,390
2009	2010	0	1,482,200	0.000%	0	1,482,200				0	1,583,404	0	1,583,404	101,204	98,097	323,594	
2010	2011	1,058,714	1,058,714	1.820%	640,000	2,757,429	1,131,003	1,131,003	3.000%	1,131,003	1,131,003	640,000	2,902,006	144,578	135,542	468,172	
2011	2012	1,052,890	1,052,890	2.210%	1,245,000	3,350,781	1,121,403	1,121,403	3.000%	1,121,403	1,121,403	1,240,000	3,482,806	132,026	118,432	600,198	
2012	2013	1,039,133	1,039,133	2.763%	1,280,000	3,358,266	1,102,803	1,102,803	3.000%	1,102,803	1,102,803	1,275,000	3,480,606	122,340	104,965	722,538	
2013	2014	1,021,453	1,021,453	2.990%	1,320,000	3,362,906	1,083,678	1,083,678	3.500%	1,083,678	1,083,678	1,315,000	3,482,356	119,450	98,021	841,988	
2014	2015	1,001,719	1,001,719	3.218%	1,360,000	3,363,438	1,060,666	1,060,666	3.500%	1,060,666	1,060,666	1,360,000	3,481,331	117,893	92,485	959,881	
2015	2016	979,840	979,840	3.543%	1,405,000	3,364,680	1,036,866	1,036,866	4.000%	1,036,866	1,036,866	1,405,000	3,478,731	114,051	85,573	1,073,932	
2016	2017	954,954	954,954	3.673%	1,460,000	3,369,908	1,008,766	1,008,766	4.000%	1,008,766	1,008,766	1,455,000	3,472,531	102,623	73,684	1,176,555	
2017	2018	928,145	928,145	3.835%	1,515,000	3,371,290	979,666	979,666	4.000%	979,666	979,666	1,515,000	3,474,331	103,042	70,722	1,279,597	
2018	2019	899,095	899,095	3.933%	1,575,000	3,373,189	949,366	949,366	4.000%	949,366	949,366	1,575,000	3,473,731	100,542	66,000	1,380,139	
2019	2020	868,126	868,126	3.965%	1,640,000	3,376,252	917,866	917,866	4.250%	917,866	917,866	1,640,000	3,475,731	99,479	62,457	1,479,618	
2020	2021	835,613	835,613	4.030%	1,705,000	3,376,226	883,016	883,016	4.375%	883,016	883,016	1,705,000	3,471,031	94,805	56,929	1,574,423	
2021	2022	801,257	801,257	4.550%	1,775,000	3,377,515	845,719	845,719	4.500%	845,719	845,719	1,775,000	3,466,438	88,923	51,070	1,663,345	
2022	2023	760,876	760,876	4.550%	1,865,000	3,386,752	805,781	805,781	4.625%	805,781	805,781	1,860,000	3,471,563	84,810	46,616	1,748,156	
2023	2024	718,447	718,447	4.550%	1,950,000	3,386,895	762,769	762,769	4.625%	762,769	762,769	1,950,000	3,475,538	88,643	46,569	1,836,798	
2024	2025	674,085	674,085	4.550%	2,040,000	3,388,170	717,675	717,675	4.750%	717,675	717,675	2,040,000	3,475,350	87,180	43,806	1,923,978	
2025	2026	627,675	627,675	4.648%	2,140,000	3,395,350	669,225	669,225	4.750%	669,225	669,225	2,135,000	3,473,450	78,100	37,560	2,002,078	
2026	2027	577,947	577,947	4.648%	2,240,000	3,395,893	618,519	618,519	4.750%	618,519	618,519	2,235,000	3,472,038	76,144	35,024	2,078,223	
2027	2028	525,895	525,895	4.648%	2,345,000	3,396,789	565,438	565,438	4.875%	565,438	565,438	2,345,000	3,475,875	79,086	34,767	2,157,308	
2028	2029	471,403	471,403	4.648%	2,460,000	3,402,806	508,278	508,278	4.875%	508,278	508,278	2,455,000	3,471,556	68,751	28,930	2,226,059	
2029	2030	414,239	414,239	4.745%	2,575,000	3,403,477	448,438	448,438	5.125%	448,438	448,438	2,575,000	3,471,875	68,398	27,505	2,294,457	
2030	2031	353,147	353,147	4.745%	2,700,000	3,406,293	382,453	382,453	5.125%	382,453	382,453	2,700,000	3,464,906	58,613	22,544	2,353,070	
2031	2032	289,089	289,089	4.745%	2,835,000	3,413,178	313,266	313,266	5.125%	313,266	313,266	2,830,000	3,456,531	43,353	15,968	2,396,423	
2032	2033	221,829	221,829	4.745%	2,970,000	3,413,658	240,747	240,747	5.125%	240,747	240,747	2,970,000	3,451,494	37,836	13,312	2,434,259	
2033	2034	151,366	151,366	4.745%	3,115,000	3,417,731	164,641	164,641	5.125%	164,641	164,641	3,115,000	3,444,281	26,550	8,934	2,460,809	
2034	2035	77,462	77,462	4.745%	3,265,000	3,419,924	84,819	84,819	5.125%	84,819	84,819	3,310,000	3,479,638	59,713	19,057	2,520,523	
2035	2036	0	0	0.000%	0	0	0	0	0.000%	0	0	0	0	0	0	2,520,523	
2036	2037	0	0	0.000%	0	0	0	0	0.000%	0	0	0	0	0	0	2,520,523	
2037	2038	0	0	0.000%	0	0	0	0	0.000%	0	0	0	0	0	0	2,520,523	
		\$17,304,398	\$18,786,598		\$49,420,000	\$85,510,997	\$18,402,863	\$19,986,267		\$49,420,000	\$87,809,129			\$2,298,133	\$1,494,570		
														222,390	222,390	RJN	
														\$2,520,523	\$1,716,960		

* Cumulative Savings Includes the Initial Transfer Amount: -\$222,390.00
 * Cumulative Savings Includes Accrued Interest: \$0.00

Less Issuer Contribution, Plus Accrued Interest:

\$49,420,000
CITY OF ANN ARBOR
COUNTY OF WASHTENAW, STATE OF MICHIGAN
2009 PARKING FACILITY CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION) (FEDERALLY TAXABLE - BUILD AMERICA BONDS)

PROJECT COST BREAKDOWN		
CAPITAL COSTS:		
Library Lot Underground Structure	\$35,802,600	63.44%
Fifth & Division Road	6,100,000	
Pedestrian Improvements	9,246,300	
Future Development	5,283,600	36.56%
TOTAL CAPITAL COSTS:	\$56,432,500	
Municipal Bonding Fee	1,490,600	
Legal, Financial, Advertising, Etc.	108,631	
Bond Discount 1.50%	741,300	
Bond Insurance	0	
Capitalized Interest	0	
Total Project Cost	\$58,773,031	
Less Construction Fund Earnings	(537,076)	
Less General Fund Equity Contribution	0	
Less DDA Equity Contribution	(8,815,955)	
Less Other	0	
AMOUNT OF BOND ISSUE	\$49,420,000	
Estimated Construction Fund Deposit from Bond Proceeds	\$48,570,069	

SCHEDULE OF ESTIMATED CONSTRUCTION FUND EARNINGS

Date	EXPENDITURE ACTIVITY			Month	Payout %	Receipts	Construction Fund Balance	Interest Rate	Interest Earned
	Local Expenditures	Financing Costs	Totals						
Aug 09						\$8,815,955	\$8,815,955		
Aug 09	\$2,351,354	\$2,340,531	\$4,691,885	1	7.98%	Fund Equity Bond Funds 49,420,000	53,544,070	1.00%	\$44,620
Sep 09	2,351,354		2,351,354	2	11.98%		51,237,336	1.00%	42,698
Oct 09	2,351,354		2,351,354	3	15.98%		48,928,679	1.00%	40,774
Nov 09	2,351,354		2,351,354	4	19.99%		46,618,099	1.00%	38,848
Dec 09	2,351,354		2,351,354	5	23.99%		44,305,593	1.00%	36,921
Jan 10	2,351,354		2,351,354	6	27.99%		41,991,160	1.00%	34,993
Feb 10	2,351,354		2,351,354	7	31.99%		39,674,799	1.00%	33,062
Mar 10	2,351,354		2,351,354	8	35.99%		37,356,507	1.00%	31,130
Apr 10	2,351,354		2,351,354	9	39.99%		35,036,283	1.00%	29,197
May 10	2,351,354		2,351,354	10	43.99%		32,714,126	1.00%	27,262
Jun 10	2,351,354		2,351,354	11	47.99%		30,390,034	1.00%	25,325
Jul 10	2,351,354		2,351,354	12	51.99%		28,064,004	1.00%	23,387
Aug 10	2,351,354		2,351,354	13	55.99%		25,736,037	1.00%	21,447
Sep 10	2,351,354		2,351,354	14	59.99%		23,406,130	1.00%	19,505
Oct 10	2,351,354		2,351,354	15	63.99%		21,074,280	1.00%	17,562
Nov 10	2,351,354		2,351,354	16	67.99%		18,740,488	1.00%	15,617
Dec 10	2,351,354		2,351,354	17	71.99%		16,404,751	1.00%	13,671
Jan 11	2,351,354		2,351,354	18	76.00%		14,067,068	1.00%	11,723
Feb 11	2,351,354		2,351,354	19	80.00%		11,727,436	1.00%	9,773
Mar 11	2,351,354		2,351,354	20	84.00%		9,385,855	1.00%	7,822
Apr 11	2,351,354		2,351,354	21	88.00%		7,042,322	1.00%	5,869
May 11	2,351,354		2,351,354	22	92.00%		4,696,836	1.00%	3,914
Jun 11	2,351,354		2,351,354	23	96.00%		2,349,396	1.00%	1,958
Jul 11	2,351,354		2,351,354	24	100.00%		0	1.00%	0
Aug 11	0		0	25	100.00%		0	1.00%	0
Sep 11	0		0	26	100.00%		0	1.00%	0
Oct 11	0		0	27	100.00%		0	1.00%	0
Nov 11	0		0	28	100.00%		0	1.00%	0
Dec 11	0		0	29	100.00%		0	1.00%	0
Jan 12	0		0	30	100.00%		0	1.00%	0
Feb 12	0		0	31	100.00%		0	1.00%	0
Mar 12	0		0	32	100.00%		0	1.00%	0
Apr 12	0		0	33	100.00%		0	1.00%	0
May 12	0		0	34	100.00%		0	1.00%	0
Jun 12	0		0	35	100.00%		0	1.00%	0
Jul 12	0		0	36	100.00%		0	1.00%	0
	\$56,432,500	\$2,340,531	\$58,773,031			\$58,235,955			\$537,076

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\$49,420,000
CITY OF ANN ARBOR
COUNTY OF WASHTENAW, STATE OF MICHIGAN
2009 PARKING FACILITY CAPITAL IMPROVEMENT BONDS
(LIMITED TAX GENERAL OBLIGATION) (FEDERALLY TAXABLE - BUILD AMERICA BONDS)

SCHEDULE OF ESTIMATED REVENUES AND EXPENDITURES

F/Y	Tax [1]	Parking [2]	Net	\$49,420,000				NIC (Net of Subsidy): 4.594%		Principal	Total	Annual
	Increment			Interest	Interest	Interest	Interest	Interest	Rate			
End	Revenue	System	Revenue	Due	Due	Subsidy	Subsidy	Rate	Due	of Tax Credit	Interest	(Shortfall)
6-30,	Share	Share	For Debt	Nov-1	May-1	35% of Int.	Reserve		May-1			
2009	0	0	0	0	0	\$0			0	0		0
2010	833,607	1,446,701	2,280,308	0	2,280,308	(798,108)	798,108	0.000%	0	2,280,308	0	0
2011	1,133,068	1,966,407	3,099,475	1,628,791	1,628,791	(1,140,154)	342,046	2.800%	640,000	3,099,475	0	0
2012	1,222,644	2,121,864	3,344,509	1,619,831	1,619,831	(1,133,882)	(6,272)	3.400%	1,245,000	3,344,509	0	0
2013	1,222,258	2,121,193	3,343,451	1,598,666	1,598,666	(1,119,066)	(14,816)	4.250%	1,280,000	3,343,451		0
2014	1,222,409	2,121,457	3,343,866	1,571,466	1,571,466	(1,100,026)	(19,040)	4.600%	1,320,000	3,343,866		0
2015	1,221,795	2,120,391	3,342,186	1,541,106	1,541,106	(1,078,774)	(21,252)	4.950%	1,360,000	3,342,186		0
2016	1,221,405	2,119,713	3,341,118	1,507,446	1,507,446	(1,055,212)	(23,562)	5.450%	1,405,000	3,341,118		0
2017	1,222,132	2,120,975	3,343,108	1,469,160	1,469,160	(1,028,412)	(26,800)	5.650%	1,460,000	3,343,108		0
2018	1,221,880	2,120,538	3,342,418	1,427,915	1,427,915	(999,541)	(28,872)	5.900%	1,515,000	3,342,418		0
2019	1,221,692	2,120,212	3,341,905	1,383,223	1,383,223	(968,256)	(31,285)	6.050%	1,575,000	3,341,905		0
2020	1,222,057	2,120,845	3,342,902	1,335,579	1,335,579	(934,905)	(33,351)	6.100%	1,640,000	3,342,902		0
2021	1,221,439	2,119,773	3,341,212	1,285,559	1,285,559	(899,891)	(35,014)	6.200%	1,705,000	3,341,212		0
2022	1,221,185	2,119,331	3,340,516	1,232,704	1,232,704	(862,893)	(36,999)	7.000%	1,775,000	3,340,516		0
2023	1,222,190	2,121,075	3,343,265	1,170,579	1,170,579	(819,405)	(43,488)	7.000%	1,865,000	3,343,265		0
2024	1,221,436	2,119,767	3,341,202	1,105,304	1,105,304	(773,713)	(45,693)	7.000%	1,950,000	3,341,202		0
2025	1,221,141	2,119,254	3,340,395	1,037,054	1,037,054	(725,938)	(47,775)	7.000%	2,040,000	3,340,395		0
2026	1,222,959	2,122,411	3,345,370	965,654	965,654	(675,958)	(49,980)	7.150%	2,140,000	3,345,370		0
2027	1,221,852	2,120,488	3,342,340	889,149	889,149	(622,404)	(53,554)	7.150%	2,240,000	3,342,340		0
2028	1,221,264	2,119,469	3,340,733	809,069	809,069	(566,348)	(56,056)	7.150%	2,345,000	3,340,733		0
2029	1,222,503	2,121,619	3,344,122	725,235	725,235	(507,665)	(58,684)	7.150%	2,460,000	3,344,122		0
2030	1,221,696	2,120,219	3,341,916	637,290	637,290	(446,103)	(61,561)	7.300%	2,575,000	3,341,916		0
2031	1,221,180	2,119,322	3,340,502	543,303	543,303	(380,312)	(65,791)	7.300%	2,700,000	3,340,502		0
2032	1,222,529	2,121,664	3,344,193	444,753	444,753	(311,327)	(68,985)	7.300%	2,835,000	3,344,193		0
2033	1,221,443	2,119,780	3,341,223	341,275	341,275	(238,893)	(72,434)	7.300%	2,970,000	3,341,223		0
2034	1,221,672	2,120,176	3,341,848	232,870	232,870	(163,009)	(75,884)	7.300%	3,115,000	3,341,848		0
2035	1,221,119	2,119,217	3,340,336	119,173	119,173	(83,421)	(79,588)	7.300%	3,265,000	3,340,336		0
2036	(30,496)	(52,925)	-83,421	0	0	0	(83,421)	0.000%	0	-83,421		0
2037	0	0	0	0	0	0	0	0.000%	0	0		0
2038	0	0	0	0	0	0	0	0.000%	0	0		0
2039	0	0	0	0	0	0	0	0.000%	0	0		0
2040	0	0	0	0	0	0	0	0.000%	0	0		0
2041	0	0	0	0	0	0	0	0.000%	0	0		0
	<u>31,260,060</u>	<u>54,250,937</u>	<u>85,510,997</u>	<u>26,622,151</u>	<u>28,902,459</u>	<u>(19,433,614)</u>	<u>0</u>		<u>49,420,000</u>	<u>85,510,997</u>	<u>0</u>	

[1] Tax Increment Revenue to fund pedestrian improvements and future development costs.

[2] Parking System Revenue to fund underground parking structure cost.