10 YEAR REVENUE PROJECTION DETAIL PROVIDED BY OSPCD

LOCATION/PROJECT INCOME APPROACH 11/10/2016	RES LAND VALUE	COMM LAND VALUE	RES % LAND	COMM % LAND	TOTAL RES VALUE	TOTAL COMM VALUE	TOTAL INC VALUE	RES GROWTH MINUS LAND	COMM GROWTH MINUS LAND	COMMERCIAL SF	RES UNITS	EXPECTED YEAR OF COMPLETION	GLX DEPENDENT
FRIT AT PARTNERS ASQ		$2,983,500				$34,670,900	$34,670,900		$31,687,400	105,000 RETAIL		35% FY 2017/COMPLETE FY18	NO
ASQ BLOCK 5A	$8,710,000	$28,818,384	23%	77%	$100,500,000	$52,599,563	$153,099,563	$91,790,000	$23,781,179	155 ROOM HOTEL + 23,500 RETAIL	134	25% FY 2017/COMPLETE FY 2018	NO
181 WASHINGTON ST 81-A-11	$2,620,000	$409,500	86%	14%	$8,404,527	$2,295,142	$10,699,669	$5,784,527	$1,885,642	4,918 RETAIL	35	COMPLETE FY 18	NO
197 WASHINGTON ST 81-A-12	$2,000,000	$321,750	86%	14%	$6,603,558	$1,803,326	$8,406,884	$4,603,558	$1,481,576	3760 RETAIL	30	50% FY17/COMPLETE FY 18	NO
315 HIGHLAND AVE 29-E-28	$371,200	$143,000	72%	28%	$1,687,509	$650,091	$2,337,600	$1,316,309	$507,091	1,600 RETAIL	7	60% FY17/COMPLETE FY 18	NO
373 BEACON ST 37-C-2		$875,000				$7,875,000	$7,875,000		$7,000,000	35 ROOM HOTEL		15% FY17/COMPLETE FY 18	NO
315 BROADWAY 58-C-8	$2,530,000	$832,838	75%	25%	$10,429,925	$3,433,375	$13,863,300	$7,899,925	$2,600,537	7,403 RETAIL	46	25% FY 2017/COMPLETE FY 2018	NO
USQ BLOCK D-4.5 83-B-1 70 PROSPECT ST	$1,170,000	$236,250	83%	17%	$4,339,013	$534,038	$4,873,051	$3,169,013	$297,788	1,296 RETAIL	18	50% FY17/COMPLETE FY 18	NO
ASQ BLOCK 6	$29,000,000	$5,917,200	83%	17%	$118,323,923	$24,142,977	$142,466,900	$89,323,923	$18,225,777	45,000 RETAIL	448	25% FY 2017/COMPLETE FY 2018	NO
2-8 BROADWAY 103-D-1 & LOTS 2 & 3	$1,155,000	$399,375	74%	28%	$4,572,370	$1,581,030	$6,153,400	$3,417,370	$1,181,655	3,550 RETAIL	21	50% FY 17/COMPLETE FY 19	NO
60 CROSS ST EAST	$4,125,000				$21,022,400		$21,022,400	$16,897,400			75	50% FY 2018/COMPLETE FY 2019	NO
163 GLEN ST 93-A-12	$875,000				$2,651,625		$2,651,625	$1,776,625			11	25% FY 2018/COMPLETE FY 2019	NO
POWDER HOUSE SCHOOL RE-USE 12-A-11	$2,600,000	$3,150,000	45%	55%	$6,871,687	$8,325,313	$15,197,000	$4,271,687	$5,175,313	20,000 OFFICE	40	25% FY 18/COMPLETE FY 19	NO
444 SOMERVILLE AVE 64-A-2		$6,604,032				$13,758,400	$13,758,400		$7,154,368	45,983 LAB & OFFICE SPACE		66% FY 18/COMPLETE FY 19	NO
231 LOWELL ST 42-B-4	$1,045,000	$112,500	90%	10%	$4,527,220	$487,380	$5,014,600	$3,482,220	$374,880	1,000 COMM STUDIOS	19	50% FY 18/COMPLETE FY 19	NO
266 BEACON ST 39-D-7 (+ 5, 6)	$371,200				$1,687,400		$1,687,400	$1,316,200			7	50% FY 2018/COMPLETE FY 2019	NO
USQ BLOCK D-5.1 (POST OFFICE) 81-E-8		$6,205,776				$14,544,731	$14,544,731		$8,338,955	45,000 COMMERCIAL		10% FY 2018/COMPLETE FY 2019	YES
182 BROADWAY 90-C-2	$1,045,000	$300,000	78%	22%	$4,411,454	$1,266,446	$5,677,900	$3,366,454	$966,446	3,000 RETAIL	19	25% FY 2018/COMPLETE FY 2019	NO
260 BEACON ST 39-D-9 & 8	$1,105,000	$275,000	80%	20%	$4,134,542	$1,028,958	$5,163,500	$3,029,542	$753,958	2,900 RETAIL	17	50% FY 2018/COMPLETE FY 2019	NO
USQ BLOCK D2	$36,414,500	$17,935,500	67%	33%	$97,012,516	$47,782,284	$144,794,800	$60,598,016	$29,846,784	180,000 OFFICE/RETAIL	400	FY 2019	YES
400-406 MYSTIC AVE 69-C-5 (+ LOTS 2 & 4)	$906,809	$93,491	91%	9%	$7,591,885	$782,715	$8,374,600	$6,685,076	$689,224	2,974 RETAIL	25	25% FY 18/COMPLETE FY 19	NO
1154 BROADWAY, TEELE SQ 9-D-1	$875,000	$710,400	55%	45%	$2,651,492	$2,152,708	$4,804,200	$1,776,492	$1,442,308	6,300 RETAIL	11	50% FY 2019/COMPLETE FY 2020	NO
620 BROADWAY 27-L-2	$715,000	$326,250	69%	31%	$2,967,945	$1,354,255	$4,322,200	$2,252,945	$1,028,005	2,900 RETAIL	11	25% FY 19/COMPLETE FY 20-LITIGATION	NO
1-15 MCGRATH HWY 115-B-8		$1,500,000				$13,200,000	$13,200,000		$11,700,000	60 ROOM HOTEL		50% FY 19/COMPLETE FY 2020	NO
ASQ BLOCK 5B		$36,583,392				$76,215,400	$76,215,400		$39,632,008	225,000 OFFICE/25,000 RETAIL		25% FY 2019/COMPLETE FY 2020	NO
USQ BLOCK D-7.1 & 7.2	$2,772,100				$12,052,825		$12,052,825	$9,280,725			50	50% FY 2019/COMPLETE FY 2020	NO*
USQ BLOCK D-1.1		$4,375,000				$50,750,000	$50,750,000		$46,375,000	175 ROOM HOTEL		50% FY 2019/COMPLETE FY 2020	YES
NORTH POINT	$16,030,300	$55,090,500	23%	77%	$32,060,600	$110,181,000	$142,241,600	$16,030,300	$55,090,500	410,000 COMMERCIAL	133	25% FY 2018/50% FY 19/COMPLETE 2020	NO
USQ BLOCK D-5.2 & 5.3	$1,925,000	$2,521,824	43%	57%	$8,436,988	$14,267,737	$22,704,725	$6,511,988	$11,745,913	44,143 COMMERCIAL	35	COMPLETE FY 2020	YES
515 SOMERVILLE AVE 52-H-38	$1,228,997	$57,103	96%	4%	$13,565,531	$630,297	$14,195,828	$12,336,534	$573,194	3,000 RETAIL	56	50% FY 19/COMPLETE FY 2020	NO
350 MYSTIC AVE	$292,773	$17,927	94%	6%	$4,982,135	$305,065	$5,287,200	$4,689,362	$287,138	1,200 RETAIL	17	10% FY 18/50% FY 19/COMPLETE FY 2020	NO
45 BROADWAY, BROADWAY BRAKE 102-B-9 & 10		$3,125,000				$31,250,000	$31,250,000		$28,125,000	125 ROOM HOTEL		25% FY 2020/COMPLETE FY 2021	NO
14-16 BROADWAY, MT VERNON REST. 103-C-2 & 3	$2,585,000	$1,973,250	57%	43%	$9,684,882	$7,392,918	$17,077,800	$7,099,882	$5,419,668	17,540 RETAIL	47	25% FY 2020/COMPLETE FY 2021	NO
USQ BLOCK D-7.3 & 7.4	$3,049,400				$13,258,113		$13,258,113	$10,208,713			55	50% FY 2020/COMPLETE FY 2021	NO*
USQ BLOCK D6		$28,000,000				$92,656,591	$92,656,591		$64,656,591	255,000 COMMERCIAL		50% FY 2020/COMPLETE FY 2021	YES
USQ BLOCK D-4.1		$4,670,208				$10,702,518	$10,702,518		$6,032,310	33,000 COMMERCIAL		50% FY 2020/COMPLETE FY 2021	YES
USQ BLOCK D-4.3 & 4.4	$4,225,000				$15,668,700		$15,668,700	$11,443,700			65	50% FY 2020/COMPLETE FY 2021	YES
ASQ BLOCK 7	$12,438,500	$32,355,600	28%	72%	$28,926,765	$75,245,635	$104,172,400	$16,488,265	$42,890,035	280,000 OFFICE	120	50% FY 2020/COMPLETE FY 2021	NO
USQ BLOCK D 1.2 & 1.3	$5,525,000	$20,000,000	22%	78%	$18,213,163	$57,774,022	$75,987,185	$12,688,163	$37,774,022	201,549 COMMERCIAL	85	50% FY 2021/COMPLETE FY 2022	YES
USQ BLOCK D3	$24,375,000	$75,600,000	24%	76%	$90,396,212	$143,772,900	$234,169,112	$66,021,212	$68,172,900	535,000 COMMERCIAL	375	50% FY 2021/COMPLETE FY 2022	YES
ASQ BLOCK 8	$11,932,300	$31,576,300	27%	73%	$23,864,600	$63,152,600	$87,017,200	$11,932,300	$31,576,300	235,000 OFFICE	99	50% FY 2021/COMPLETE FY 2022	NO
ASQ BLOCK 9	$14,318,800	$3,132,500	82%	18%	$43,389,460	$9,492,240	$52,881,700	$29,070,660	$6,359,740	35,000 COMMERCIAL	180	50% FY 2021/COMPLETE FY 2022	NO
BRICKBOTTOM (50% OF BUILD OUT) MAP 115	$8,015,100	$20,155,100	28%	72%	$32,060,400	$80,620,400	$112,680,800	$24,045,300	$60,465,300	300,000 COMMERCIAL	133	FY 2019 - FY 2027	YES
INNER BELT (40% OF BUILD OUT) MAP 110,111,115	$26,034,100	$80,787,500	24%	76%	$104,137,156	$323,152,344	$427,289,500	$78,103,056	$242,364,844	1,202,500 COMMERCIAL	432	FY 2019 - FY 2027	YES
DAVIS SQUARE	$7,954,900	$20,155,075	28%	72%	$15,909,786	$40,310,114	$56,219,900	$7,954,886	$20,155,039	150,000 COMMERCIAL	66	FY 2019 - FY 2027	NO
GILMAN SQUARE (50% OF BUILD OUT) MAP 61	$1,113,700	$1,256,300	47%	53%	$5,303,215	$5,982,248	$11,285,463	$4,189,515	$4,725,948	22,200 COMMERCIAL	22	FY 2019 - FY 2027	YES
BOYNTON (50% OF BUILD OUT) MAP 95,96,97	$57,265,000	$79,143,750	42%	58%	$212,370,838	$318,863,212	$531,234,050	$155,105,838	$239,719,462	1,002,626 OFFICE, 96,540 RETAIL, 90,567 CREATIVE ENTERPRISE	881	FY 2019 - FY 2027	YES
ASQ OTHER	$9,256,600	$242,505,900	4%	96%	$19,284,583	$505,220,617	$524,505,200	$10,027,983	$262,714,717	1,880,000 COMMERCIAL	80	50% FY 2020/COMPLETE FY 2027	NO
200 INNER BELT RD (2ND BLDG.) 115-A-3		$21,498,768				$44,789,100	$44,789,100		$23,290,332	150,000 R & D		FY 2025	YES
299 BROADWAY (STAR MARKET) 70-D-27	$10,124,400	$15,556,500	39%	61%	$33,747,956	$51,854,932	$85,602,888	$23,623,556	$36,298,432	160,800 COMMERCIAL	140	FY2025	YES
434 MCGRATH HWY 80-B-4	$2,640,000	$1,687,000	61%	39%	$10,069,706	$6,434,694	$16,504,400	$7,429,706	$4,747,694	15,000 RETAIL	48	LITIGATION-VALUE NOT COUNTED	
90 WASHINGTON ST 106-A-3	$8,470,000	$1,462,500	85%	15%	$41,068,819	$7,091,281	$48,160,100	$32,598,819	$5,628,781	13,000 RETAIL	154	LITIGATION-VALUE NOT COUNTED	
											*WOULD LIKELY NEED INFRASTRUCTURE IMPROVEMENTS TO PROCEED		
TOTAL ALL DEVELOPMENT	**$318,095,679**	**$858,287,243**			**$1,147,704,899**	**$2,348,850,522**	**$3,496,555,421**	**$829,609,220**	**$1,490,563,279**		**4,445**		
MINUS GLX DEPENDENT	**$175,016,800**	**$377,706,226**			**$617,347,144**	**$1,257,513,019**	**$1,874,860,163**	**$442,330,344**	**$879,806,793**		**2,568**		
TOTAL MINUS GLX DEPENDENT	**$143,078,879**	**$480,581,017**			**$530,357,755**	**$1,091,337,503**	**$1,621,695,258**	**$387,278,876**	**$610,756,486**		**1,877**		