MEETING DATE: **02.28.10**

AGENDA ITEM: **(1) Approval of Purchase Agreements for Properties Located at 8910-12, 8914, 8916-18 Venice Boulevard and 8930 Venice Boulevard and (2) Approval of a Budget Amendment Related Thereto**

ATTACHMENTS

.

SEGAL PROPERTY
INSTALLMENT SALE/LEASE PURCHASE ANALYSIS
WASHINGTON/NATIONAL MIXED-USE PROJECT
CULVER CITY, CALIFORNIA

				Payments			
Year		Beginning Balance [1]	Interest @ 8%	Developer Contribution [2]	Agency Contribution [3]	Total	Ending Balance
1	1/12	$6,038,960	$483,117	$0	$566,862	$566,862	$5,955,215
2	1/13	5,955,215	476,417	0	566,862	566,862	5,864,769
3	1/14	5,864,769	469,182	306,500	276,193	582,693	5,751,258
4	1/15	5,751,258	460,101	306,500	276,193	582,693	5,628,666
5	1/16	5,628,666	450,293	306,500	276,193	582,693	5,496,266
6	1/17	5,496,266	439,701	306,500	276,193	582,693	5,353,274
7	1/18	5,353,274	428,262	306,500	276,193	582,693	5,198,843
8	1/19	5,198,843	415,907	306,500	276,193	582,693	5,032,057
9	1/20	5,032,057	402,565	306,500	276,193	582,693	4,851,929
10	1/21	4,851,929	388,154	306,500	276,193	582,693	4,657,390
11	1/22	4,657,390	372,591	306,500	276,193	582,693	4,447,288
12	1/23	4,447,288	355,783	306,500	276,193	582,693	4,220,378
13	1/24	4,220,378	337,630	306,500	276,193	582,693	3,975,316
14	1/25	3,975,316	318,025	306,500	276,193	582,693	3,710,648
15	1/26	3,710,648	296,852	306,500	276,193	582,693	3,424,807
16	1/27	3,424,807	273,985	306,500	276,193	582,693	3,116,098
17	1/28	3,116,098	249,288	306,500	276,193	582,693	2,782,693
18	1/29	2,782,693	222,615	306,500	276,193	582,693	2,422,616
19	1/30	2,422,616	193,809	306,500	0	306,500	2,309,925
20	1/31	2,309,925	184,794	306,500	0	306,500	2,188,219
21	1/32	2,188,219	175,058	306,500	0	306,500	2,056,777
22	1/33	2,056,777	164,542	306,500	0	306,500	1,914,819
23	1/34	1,914,819	153,186	306,500	0	306,500	1,761,505
24	1/35	1,761,505	140,920	306,500	0	306,500	1,595,926
25	1/36	1,595,926	127,674	306,500	0	306,500	1,417,100
26	1/37	1,417,100	113,368	306,500	0	306,500	1,223,968
27	1/38	1,223,968	97,917	306,500	0	306,500	1,015,386
28	1/39	1,015,386	81,231	306,500	0	306,500	790,117
29	1/40	790,117	63,209	306,500	0	306,500	546,826
30	1/41	546,826	43,746	306,500	0	306,500	284,072
31	1/42	284,072	22,726	306,500	0	306,500	298

[1] Beginning Balance is based on 152% of the appraised value of the property.
[2] Equal to the estimated fair reuse value of the property amortized over a 30-year term.
[3] Equal to the difference between the appraised value of the property and the estimated fair reuse value of the property amortized over an 18-year term.