

Size of Temporary Limited Easement (TLE)	:	11,804.00
Unit value of the unencumbered fee within the TLE:	\$	3.00
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		7/24/2024
Expiration Date of the TLE - (mm/dd/yyyy):		11/1/2027
Term of Encumbrance of TLE:		3.2740

Annual Rental Rate

· Basic Safe Investment Rate (per year):		4.20%
· Expected Inflation Rate (per year):		3.00%
· Risk Adjustment (per year):		1.50%
Annual Yield Rate = Annual Rental Rate:		8.70%
Annual Rent for Land Within TLE:	\$	3,080.84

Discounted Lump Sum Payment of Annual Rent

Discount Rate:		4.00%
· First Year:	\$	3,080.84
· Second Year:	\$	2,962.35
· Third Year:	\$	2,848.41
· Fourth Year:	\$	750.37
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	9,641.98