

Figure 9

**Town of xxxxx**  
**Comparison of Discounted IPA Terms (Not to Exceed 60% FMV with Principal and Interest)\***

**Easement Purchase Price at 25% of FMV**

Term (Years)	Price of Zeros	Cost of Zeros @ 25%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	22.222%	5.000%	6.250%	7.500%	8.750%	<b>27.22%</b>	<b>28.47%</b>	<b>29.72%</b>	<b>30.97%</b>
10	68.721%	17.180%	10.000%	12.500%	15.000%	17.500%	<b>27.18%</b>	<b>29.68%</b>	<b>32.18%</b>	<b>34.68%</b>
15	51.925%	12.981%	15.000%	18.750%	22.500%	26.250%	<b>27.98%</b>	<b>31.73%</b>	<b>35.48%</b>	<b>39.23%</b>
20	41.265%	10.316%	20.000%	25.000%	30.000%	35.000%	<b>30.32%</b>	<b>35.32%</b>	<b>40.32%</b>	<b>45.32%</b>
25	33.739%	8.435%	25.000%	31.250%	37.500%	43.750%	<b>33.43%</b>	<b>39.68%</b>	<b>45.93%</b>	<b>52.18%</b>
29	28.869%	7.217%	29.000%	36.250%	43.500%	50.750%	<b>36.22%</b>	<b>43.47%</b>	<b>50.72%</b>	<b>57.97%</b>

**Easement Purchase Price at 30% of FMV**

Term (Years)	Price of Zeros	Cost of Zeros @ 30%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	26.666%	6.000%	7.500%	9.000%	10.500%	<b>32.67%</b>	<b>34.17%</b>	<b>35.67%</b>	<b>37.17%</b>
10	68.721%	20.616%	12.000%	15.000%	18.000%	21.000%	<b>32.62%</b>	<b>35.62%</b>	<b>38.62%</b>	<b>41.62%</b>
15	51.925%	15.578%	18.000%	22.500%	27.000%	31.500%	<b>33.58%</b>	<b>38.08%</b>	<b>42.58%</b>	<b>47.08%</b>
20	41.265%	12.380%	24.000%	30.000%	36.000%	42.000%	<b>36.38%</b>	<b>42.38%</b>	<b>48.38%</b>	<b>54.38%</b>
25	33.739%	10.122%	30.000%	37.500%	45.000%	52.500%	<b>40.12%</b>	<b>47.62%</b>	<b>55.12%</b>	<b>62.62%</b>
29	28.869%	8.661%	34.800%	43.500%	52.200%	60.900%	<b>43.46%</b>	<b>52.16%</b>	<b>60.86%</b>	<b>69.56%</b>

**Easement Purchase Price at 35% of FMV**

Term (Years)	Price of Zeros	Cost of Zeros @ 35%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	31.110%	7.000%	8.750%	10.500%	12.250%	<b>38.11%</b>	<b>39.86%</b>	<b>41.61%</b>	<b>43.36%</b>
10	68.721%	24.052%	14.000%	17.500%	21.000%	24.500%	<b>38.05%</b>	<b>41.55%</b>	<b>45.05%</b>	<b>48.55%</b>
15	51.925%	18.174%	21.000%	26.250%	31.500%	36.750%	<b>39.17%</b>	<b>44.42%</b>	<b>49.67%</b>	<b>54.92%</b>
20	41.265%	14.443%	28.000%	35.000%	42.000%	49.000%	<b>42.44%</b>	<b>49.44%</b>	<b>56.44%</b>	<b>63.44%</b>
25	33.739%	11.809%	35.000%	43.750%	52.500%	61.250%	<b>46.81%</b>	<b>55.56%</b>	<b>64.31%</b>	<b>73.06%</b>
29	28.869%	10.104%	40.600%	50.750%	60.900%	71.050%	<b>50.70%</b>	<b>60.85%</b>	<b>71.00%</b>	<b>81.15%</b>

**Easement Purchase Price at 40% of FMV**

Term (Years)	Price of Zeros	Cost of Zeros @ 40%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	35.554%	8.000%	10.000%	12.000%	14.000%	<b>43.55%</b>	<b>45.55%</b>	<b>47.55%</b>	<b>49.55%</b>
10	68.721%	27.488%	16.000%	20.000%	24.000%	28.000%	<b>43.49%</b>	<b>47.49%</b>	<b>51.49%</b>	<b>55.49%</b>
15	51.925%	20.770%	24.000%	30.000%	36.000%	42.000%	<b>44.77%</b>	<b>50.77%</b>	<b>56.77%</b>	<b>62.77%</b>
20	41.265%	16.506%	32.000%	40.000%	48.000%	56.000%	<b>48.51%</b>	<b>56.51%</b>	<b>64.51%</b>	<b>72.51%</b>
25	33.739%	13.496%	40.000%	50.000%	60.000%	70.000%	<b>53.50%</b>	<b>63.50%</b>	<b>73.50%</b>	<b>83.50%</b>
29	28.869%	11.548%	46.400%	58.000%	69.600%	81.200%	<b>57.95%</b>	<b>69.55%</b>	<b>81.15%</b>	<b>92.75%</b>

**Easement Purchase Price at 45% of FMV**

Term (Years)	Price of Zeros	Cost of Zeros @ 45%	Total Interest @ 4%	Total Interest @ 5%	Total Interest @ 6%	Total Interest @ 7%	Total Cost @ 4%	Total Cost @ 5%	Total Cost @ 6%	Total Cost @ 7%
5	88.886%	39.999%	9.000%	11.250%	12.000%	15.750%	<b>49.00%</b>	<b>51.25%</b>	<b>52.00%</b>	<b>55.75%</b>
10	68.721%	30.924%	18.000%	22.500%	24.000%	31.500%	<b>48.92%</b>	<b>53.42%</b>	<b>54.92%</b>	<b>62.42%</b>
15	51.925%	23.366%	27.000%	33.750%	36.000%	47.250%	<b>50.37%</b>	<b>57.12%</b>	<b>59.37%</b>	<b>70.62%</b>
20	41.265%	18.569%	36.000%	45.000%	48.000%	63.000%	<b>54.57%</b>	<b>63.57%</b>	<b>66.57%</b>	<b>81.57%</b>
25	33.739%	15.183%	45.000%	56.250%	60.000%	78.750%	<b>60.18%</b>	<b>71.43%</b>	<b>75.18%</b>	<b>93.93%</b>
29	28.869%	12.991%	52.200%	65.250%	69.600%	91.350%	<b>65.19%</b>	<b>78.24%</b>	<b>82.59%</b>	<b>104.34%</b>

\*60% of FMV was chosen as a typical appraised cash easement value