

Existing Facility / Target Market Development	Current Estimated Branch Deposits (2012)*	Year One (2013) Estimated Deposits**	Year Two (2014) Estimated Deposits**	Year Three (2015) Estimated Deposits**	Year Four (2016) Estimated Deposits**	Year Five (2017) Estimated Deposits**	Year Six (2018) Estimated Deposits**	Year Seven (2019) Estimated Deposits**	Year Eight (2010) Estimated Deposits**	Year Nine (2011) Estimated Deposits**	Year Ten (2012) Estimated Deposits**
<b>Phase I Existing Facility Relocation/Branch Upgrades -- Estimated Capital Requirement: \$6.05 Billion</b>											
Lynnwood Facility Relocation	\$25,000,000	\$32,000,000	\$39,000,000	\$46,000,000	\$53,000,000	\$60,000,000	---	---	---	---	---
Redmond Towncenter Facility Relocation	\$25,000,000	\$31,000,000	\$37,000,000	\$43,000,000	\$49,000,000	\$55,000,000	---	---	---	---	---
Eastgate Facility Relocation +	\$30,000,000	\$31,500,000 **	\$32,200,000	\$35,400,000	\$38,600,000	\$41,800,000	\$45,000,000	---	---	---	---
Downtown Home Office Upgrades	\$82,000,000	\$82,000,000	\$82,000,000	\$86,100,000	\$90,405,000	\$94,925,250	\$99,671,513	---	---	---	---
Southcenter Upgrades	\$24,000,000	\$25,200,000 **	\$29,400,000	\$34,800,000	\$40,200,000	\$45,600,000	\$51,000,000	---	---	---	---
<i>Existing Facility Relocation/Upgrades Net Cash Flow Subtotal</i>	<i>\$186,000,000</i>	<i>\$261,700,000</i>	<i>\$219,600,000</i>	<i>\$245,360,000</i>	<i>\$271,205,000</i>	<i>\$297,325,250</i>	<i>\$310,671,513</i>	<i>\$310,671,513</i> ***	<i>\$310,671,513</i> ***	<i>\$310,671,513</i> ***	<i>\$310,671,513</i> ***
<b>Phase II New Market Development (New Market Facility Expansion) -- Estimated Capital Requirement: \$4.3 Billion</b>											
Northgate Target Development	---	---	\$12,800,000	\$25,600,000	\$38,400,000	\$51,200,000	\$64,000,000	---	---	---	---
Richmond Target Development	---	---	\$9,500,000	\$19,000,000	\$28,500,000	\$38,000,000	\$47,500,000	---	---	---	---
<i>Phase I Expansion Net Cash Flow Subtotal</i>	<i>---</i>	<i>---</i>	<i>\$22,300,000</i>	<i>\$44,600,000</i>	<i>\$66,900,000</i>	<i>\$89,200,000</i>	<i>\$111,500,000</i>	<i>\$111,500,000</i> ***	<i>\$111,500,000</i> ***	<i>\$111,500,000</i> ***	<i>\$111,500,000</i> ***
<b>Phase III New Market Development (New Market Facility Expansion) -- Estimated Capital Requirement: \$3.6 Billion</b>											
Westwood Target Development (Phase II)	---	---	---	\$10,100,000	\$20,200,000	\$30,300,000	\$40,400,000	\$50,500,000	---	---	---
Sunysdale Target Development (Phase II)	---	---	---	\$9,200,000	\$18,400,000	\$27,600,000	\$36,800,000	\$46,000,000	---	---	---
<i>Phase II Expansion Net Cash Flow Subtotal</i>	<i>---</i>	<i>---</i>	<i>---</i>	<i>\$19,300,000</i>	<i>\$38,600,000</i>	<i>\$57,900,000</i>	<i>\$77,200,000</i>	<i>\$96,500,000</i>	<i>\$96,500,000</i> ***	<i>\$96,500,000</i> ***	<i>\$96,500,000</i> ***
<b>Phase IV New Market Development (New Market Facility Expansion) -- Estimated Capital Requirement: \$ 1.9 Billion</b>											
Woodrville Target Development (Phase III)	---	---	---	---	\$7,700,000	\$15,400,000	\$23,100,000	\$30,800,000	\$38,500,000	\$38,500,000	\$38,500,000
<i>System - Wide Expansion Effort Net Deposits</i>	<i>\$186,000,000</i>	<i>\$291,700,000</i>	<i>\$241,900,000</i>	<i>\$309,200,000</i>	<i>\$384,405,000</i>	<i>\$459,825,250</i>	<i>\$522,471,513</i>	<i>\$549,471,513</i>	<i>\$557,171,513</i>	<i>\$557,171,513</i>	<i>\$557,171,513</i>
<i>Non-Branch Deposits</i>	<i>\$102,000,000</i>	<i>\$107,151,000</i>	<i>\$112,562,126</i>	<i>\$118,246,513</i>	<i>\$124,217,962</i>	<i>\$130,490,969</i>	<i>\$137,080,763</i>	<i>\$144,003,341</i>	<i>\$151,275,510</i>	<i>\$158,914,923</i>	<i>\$166,940,127</i>
<i>Total Deposits</i>	<i>\$288,000,000</i>	<i>\$398,851,000</i>	<i>\$354,462,126</i>	<i>\$427,446,513</i>	<i>\$508,622,962</i>	<i>\$590,316,219</i>	<i>\$659,552,275</i>	<i>\$693,474,854</i>	<i>\$708,447,022</i>	<i>\$716,086,436</i>	<i>\$724,111,639</i>

\* Based upon existing Credit Union Profitability data. "No Branch Profit" and "no value" was allocated on the basis of deposits to the five (5) existing branch operations for purposes of estimating annual net cash flow.

\*\* Based upon Break-even, Payback and Capital Recoup Schedules reported within this report document.

\*\*\* Constant Contribution after five (5) years of upside growth. May be realized in up to seven (7) years.

+ Eastgate Net Cash Flow simulated, based on projected upside deposits from \$1.0 MM Capital Investment.

++ Net cash flow estimate at 5% above current year *pro* to scenario commencement.