ROE and ROR Analysis for New Jersey-American Water Comparison Group Value Line Water Utilities January 12, 2018 Edition

Company	Ticker	Exchange where Publicly Traded	U.S. Based	Record of Paying Dividend	Value Line EPS Estimate (Positive) Available
American States Water	AWR	NYSE	Yes	Yes	Yes
American Water Works	AWK	NYSE	Yes	Yes	Yes
Aqua America	WTR	NYSE	Yes	Yes	Yes
Artesian Resources Corporation	ARTNA	NYSE	Yes	Yes	No
California Water	CWT	NYSE	Yes	Yes	Yes
Connecticut Water Services	CTWS	NASDAQ	Yes	Yes	Yes
Consolidated Water	CWCO	NYSE	No	Yes	No
Global Water Resources	GWRS	NASDAQ	Yes	Yes*	No
Middlesex Water	MSEX	NASDAQ	Yes	Yes	Yes
SJW Group	SJW	NYSE	Yes	Yes	Yes
York Water	YORW	NASDAQ	Yes	Yes	Yes

*-Global Water Resources has been paying dividends only since the seecond quarter of 2016.

From SJW Group SEC 8-K Filing, March 14, 2018

Item 1.01 Entry into a Material Definitive Agreement.

Merger Agreement

On March 14, 2018, SJW Group, a Delaware corporation (the "Company"), Hydro Sub, Inc., a Connecticut corporation and a direct wholly owned subsidiary of the Company ("Merger Sub"), and Connecticut Water Service, Inc., a Connecticut corporation ("CTWS"), entered into an Agreement and Plan of Merger (the "Merger Agreement").

The Merger.

The Merger Agreement provides that, upon the terms and subject to the conditions set forth in the Merger Agreement, Merger Sub will merge with and into CTWS (the "Merger "), with CTWS surviving the Merger as a wholly owned subsidiary of the Company. Subject to the terms and conditions of the Merger Agreement, at the time at which the Merger becomes effective (the "Effective Time"), each share of common stock, without par value, of CTWS (each, a "CTWS Common Share"), other than CTWS Common Shares directly or indirectly owned by the Company, Merger Sub, CTWS or any of their respective subsidiaries (in each case, other than any CTWS Common Shares held on behalf of third parties), issued and outstanding immediately prior to the Effective Time will be converted into the right to receive 1.1375 shares of common stock of the Company, par value \$0.001 ("Company Common Shares") (such number of Company Common Shares, the "Merger Consideration").

ROE and ROR Analysis for New Jersey-American Water Comparison Group Screening S&P Global Ratings, March 18, 2018

Company	Ticker	Exchange	Merger or Acquisition	S&P Credit Rating	70 percent of operating revenue/net income from regulated operations (Companies' 2017 10Ks)
American States Water	AWR	NYSE	No	A+	Yes
American Water Works	AWK	NYSE	No	А	Yes
Aqua America	WTR	NYSE	No	A+*	Yes
Artesian Resources Corporation	ARTNA	NYSE	No	None	NA
California Water**	CWT	NYSE	No	A+**	Yes
Connecticut Water Services	CTWS	NASDAQ	Yes****	А	Yes
Consolidated Water	CWCO	NYSE	No	None	NA
Global Water Resources	GWRS	NASDAQ	No	None	NA
Middlesex Water	MSEX	NASDAQ	No	А	Yes
SJW Group	SJW	NYSE	Yes****	A***	Yes
York Water	YORW	NASDAQ	No	A-	Yes

*-Aqua Pennsylvania

**-California Water Service Company

***-San Jose Water Company

****-SJW Group and Connecticut Water Services announced on March 14, 2018 that they will merge.

ROE and ROR Analysis for New Jersey-American Water Comparison Group, Regulated Percentage Screen Company 10Ks

Docket No. WR17090985 Exhibit MFG-8 Amounts in thousands of dollars (000)

	For years endi Regulated Wat	ng December 31 ter		Company			Regulated Wate	iny			
Name	2017	2016	2015	2017	2016	2015	2017	2016	2015	Average % Water	10K Sources Page 30, Page
American States Water*	306,332	302,931	328,511	440,603	436,087	458,641	69.5%	69.5%	71.6%	70.2%	37 Page 53, Page
American Water Works*	2,958,000	2,871,000	2,743,000	3,357,000	3,302,000	3,159,000	88.1%	86.9%	86.8%	87.3%	81
Aqua America*	804,905	800,107	779,613	809,525	819,875	814,204	99.4%	97.6%	95.8%	97.6%	Page 96 Page 45, Pages
California Water*	626,381	570,514	588,368	666,890	609,370	588,368	93.9%	93.6%	100.0%	95.8%	75-77 Page 36, Page
Connecticut Water Services**	23,854	22,222	21,018	25,054	23,387	22,761	95.2%	95.0%	92.3%	94.2%	39 Page 23, Page
Middlesex Water**	21,500	22,300	18,900	22,800	22,700	20,000	94.3%	98.2%	94.5%	95.7%	25 Page 70, Page
SJW Group*	376,104	326,547	291,949	389,225	339,706	305,082	96.6%	96.1%	95.7%	96.2%	71
York Water*	12,974	11,846	12,489	12,974	11,846	12,589	100.0%	100.0%	99.2%	99.7%	Page 18

*-Percentage of Operating Revenue

**-Percentage of Net Income

ROE and ROR Analysis for New Jersey-American Water **Comparison Group Common Equity Share Prices** Yahoo Finance, March 30, 2018

American Sta	ates W	ater (AWR)	merican Wa	ater \	Vorks (AWK)	Aqua America	a (V	VTR)	California Wat	er (C	WT)
Date	Close		Date	С	lose	Date		Close	Date	Close	е
3/5/2018	\$	52.06	3/5/2018	\$	80.19	3/5/2018	\$	33.57	3/5/2018	\$	36.70
3/6/2018	\$	50.44	3/6/2018	\$	79.69	3/6/2018	\$	33.20	3/6/2018	\$	35.40
3/7/2018	\$	51.51	3/7/2018	\$	80.18	3/7/2018	\$	33.43	3/7/2018	\$	37.30
3/8/2018	\$	51.28	3/8/2018	\$	80.80	3/8/2018	\$	33.52	3/8/2018	\$	37.00
3/9/2018	\$	52.01	3/9/2018	\$	81.36	3/9/2018	\$	33.61	3/9/2018	\$	37.75
3/12/2018	\$	53.58	3/12/2018	\$	82.20	3/12/2018	\$	34.08	3/12/2018	\$	38.50
3/13/2018	\$	53.02	3/13/2018	\$	80.75	3/13/2018	\$	33.61	3/13/2018	\$	37.60
3/14/2018	\$	53.00	3/14/2018	\$	81.20	3/14/2018	\$	33.71	3/14/2018	\$	37.10
3/15/2018	\$	53.07	3/15/2018	\$	81.47	3/15/2018	\$	33.47	3/15/2018	\$	37.10
3/16/2018	\$	54.06	3/16/2018	\$	82.16	3/16/2018	\$	33.91	3/16/2018	\$	37.40
3/19/2018	\$	54.48	3/19/2018	\$	81.52	3/19/2018	\$	33.75	3/19/2018	\$	37.60
3/20/2018	\$	55.23	3/20/2018	\$	81.42	3/20/2018	\$	33.84	3/20/2018	\$	38.50
3/21/2018	\$	54.80	3/21/2018	\$	80.85	3/21/2018	\$	33.62	3/21/2018	\$	38.10
3/22/2018	\$	54.45	3/22/2018	\$	80.15	3/22/2018	\$	33.26	3/22/2018	\$	37.70
3/23/2018	\$	52.30	3/23/2018	\$	79.23	3/23/2018	\$	32.59	3/23/2018	\$	35.95
3/26/2018	\$	52.86	3/26/2018	\$	79.87	3/26/2018	\$	33.02	3/26/2018	\$	36.90
3/27/2018	\$	52.01	3/27/2018	\$	80.69	3/27/2018	\$	33.34	3/27/2018	\$	36.80
3/28/2018	\$	52.52	3/28/2018	\$	81.19	3/28/2018	\$	33.59	3/28/2018	\$	36.90
3/29/2018	\$	53.06	3/29/2018	\$	82.13	3/29/2018	\$	34.06	3/29/2018	\$	37.25

Mean \$ 52.93 Mean

Mean

\$ 33.54

Mean \$ 37.24

\$ 80.90

ROE and ROR Analysis for New Jersey-American Water Comparison Group Common Equity Share Prices Yahoo Finance, March 30, 2018

Connecticut Water Service (CTWS)	Middlesex Water (MSEX)	SJW Corp.(SJW)	York Water Co. (YORW)
Date Close	Date Close	Date Close	Date Close
3/5/2018 \$ 50.27	3/5/2018 \$ 34.82	3/5/2018 \$ 52.80	3/5/2018 \$ 28.25
3/6/2018 \$ 49.11	3/6/2018 \$ 34.52	3/6/2018 \$ 52.35	3/6/2018 \$ 28.50
3/7/2018 \$ 50.34	3/7/2018 \$ 36.30	3/7/2018 \$ 53.41	3/7/2018 \$ 29.70
3/8/2018 \$ 50.20	3/8/2018 \$ 36.11	3/8/2018 \$ 53.27	3/8/2018 \$ 30.10
3/9/2018 \$ 51.18	3/9/2018 \$ 36.62	3/9/2018 \$ 53.94	3/9/2018 \$ 30.95
3/12/2018 \$ 52.08	3/12/2018 \$ 36.77	3/12/2018 \$ 54.58	3/12/2018 \$ 30.80
3/13/2018 \$ 52.19	3/13/2018 \$ 36.10	3/13/2018 \$ 54.17	3/13/2018 \$ 30.50
3/14/2018 \$ 52.57	3/14/2018 \$ 35.70	3/14/2018 \$ 54.38	3/14/2018 \$ 30.25
3/15/2018 \$ 57.68	3/15/2018 \$ 36.39	3/15/2018 \$ 52.16	3/15/2018 \$ 31.40
3/16/2018 \$ 60.15	3/16/2018 \$ 37.49	3/16/2018 \$ 53.96	3/16/2018 \$ 31.60
3/19/2018 \$ 61.59	3/19/2018 \$ 37.24	3/19/2018 \$ 55.22	3/19/2018 \$ 32.35
3/20/2018 \$ 60.04	3/20/2018 \$ 36.61	3/20/2018 \$ 54.15	3/20/2018 \$ 31.75
3/21/2018 \$ 61.37	3/21/2018 \$ 36.70	3/21/2018 \$ 53.64	3/21/2018 \$ 31.25
3/22/2018 \$ 60.82	3/22/2018 \$ 36.91	3/22/2018 \$ 53.21	3/22/2018 \$ 31.25
3/23/2018 \$ 59.74	3/23/2018 \$ 35.50	3/23/2018 \$ 51.96	3/23/2018 \$ 30.15
3/26/2018 \$ 61.12	3/26/2018 \$ 36.11	3/26/2018 \$ 53.10	3/26/2018 \$ 30.75
3/27/2018 \$ 61.44	3/27/2018 \$ 36.25	3/27/2018 \$ 52.69	3/27/2018 \$ 30.80
3/28/2018 \$ 60.60	3/28/2018 \$ 36.53	3/28/2018 \$ 52.71	3/28/2018 \$ 31.35
3/29/2018 \$ 60.53	3/29/2018 \$ 36.70	3/29/2018 \$ 52.71	3/29/2018 \$ 31.00

Mean

\$ 36.28

Mean \$ 53.39

Mean \$ 30.67

ROE and **ROR** Analysis for New Jersey-American Water Comparison Group

Dividends

Docket No. WR17090985 Exhibit MFG-10

Name	Valu	e Line	Zacks	Hig	ghest
American States Water	\$	1.02 \$	1.02	\$	1.02
American Water Works	\$	1.66 \$	1.66	\$	1.66
Aqua America	\$	0.82 \$	0.82	\$	0.82
California Water	\$	0.72 \$	0.75	\$	0.75
Connecticut Water Services*	\$	1.19 \$	1.19	\$	1.19
Middlesex Water	\$	0.90 \$	0.89	\$	0.90
SJW Group*	\$	1.04 \$	1.12	\$	1.12
York Water	\$	0.67 \$	0.67	\$	0.67

*-Merging

Value Line dividends taken from January 12, 2018 survey reports.

Zacks dividends taken from website on March 14, 2018.

ROE and ROR Analysis for New Jersey-American Water Comparison Group Discounted Cash Flow Model Analysis Common Equity Share Prices--March 5-30, 2018 Zacks, Yahoo! Finance, and Value Line EPS Growth-Rate Estimates--January-March 2018

A B C D E F

Company Name	Zacks EPS Growth Rate (%)	Yahoo! Finance EPS Growth Rates (%)	Value Line EPS Growth Rates (%)	Zacks-Yahoo! Finance-Value Line Mean Growth Rate (%)	rage of ng Prices	nualized vidend
American States Water	5.00%	4.00%	6.50%	5.17%	\$ 52.93	\$ 1.02
American Water Works	7.47%	8.20%	8.50%	8.06%	\$ 80.90	\$ 1.66
Aqua America	6.00%	5.00%	7.00%	6.00%	\$ 33.54	\$ 0.82
California Water	6.00%	9.80%	10.00%	8.60%	\$ 37.24	\$ 0.75
Connecticut Water Services	6.00%	6.00%	6.50%	6.17%	\$ 56.47	\$ 1.19
Middlesex Water	NA	2.70%	9.00%	5.85%	\$ 36.28	\$ 0.90
SJW	NA	14.00%	7.00%	10.50%	\$ 53.39	\$ 1.12
York Water	NA	4.90%	9.50%	7.20%	\$ 30.67	\$ 0.67
Mean	6.09%	6.83%	8.00%	7.19%		
CTWS and SJW excluded	6.12%	5.77%	8.42%	6.81%		
AWW excluded	5.75%	6.63%	7.93%	7.07%		
	G	н	I	J		
			Flotation- Adjusted			
	Dividend Yield	Expected Dividend	Expected Dividend	Required Rate of Return on		
Company Name	(Rate/Price)	Yield	Yield	Equity		
American States Water	1.93%	2.03%	2.13%	7.30%		
American Water Works	2.05%	2.22%	2.33%	10.39%		
Aqua America	2.45%	2.59%	2.73%	8.73%		
California Water	2.01%	2.19%	2.30%	10.90%		
Connecticut Water Services	2.11%	2.24%	2.35%	8.52%		
Middlesex Water	2.47%	2.61%	2.75%	8.60%		
SJW	2.10%	2.32%	2.44%	12.94%		
York Water	2.18%	2.34%	2.47%	9.67%		
Mean	2.16%	2.32%	2.44%	9.63%		
	2.18%	2.33%	2.45%	9.26%		
CTWS and SJW excluded	2.1070	2.5570	2.4570	2.2070		

A: Zacks website, March 14, 2018.

B: Yahoo! Finance website; March 14, 2018.

C: Value Line Investment Survey: January 12, 2018.

E: Yahoo! Finance website; March 5-30, 2018.

F: Higher of Value Line Investment Survey: January 12, 2018 and Zacks report, March 14, 2018. See Exhibit MFG-10.

D: $(A + B + C)/3$	G: F/E	H: G*(1+D)	I_{1} $II/(1 05)$	J: D + I
D: (A + D + C)/3	U: F/E	Π : $G^{*}(1+D)$	I: H/(105)	J: D + 1

2. June 2017 Baseline Forecast—Data Release (Calendar Year), Updated October 2017

	Units	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Output														
Gross Domestic Product (GDP)	Billions of dollars	18,037	18,569	19,310	20,118	20,847	21,566	22,378	23,262	24,186	25,150	26,150	27,191	28,273
	Percentage change, annual rate	3.7	3.0	4.0	4.2	3.6	3.4	3.8	4.0	4.0	4.0	4.0	4.0	4.0
Gross National Product (GNP)	Billions of dollars	18,242	18,776	19,529	20,316	21,036	21,753	22,566	23,442	24,367	25,333	26,332	27,372	28,456
	Percentage change, annual rate	3.4	2.9	4.0	4.0	3.5	3.4	3.7	3.9	3.9	4.0	3.9	4.0	4.0
Potential GDP	Billions of dollars	18,231	18,761	19,394	20,104	20,849	21,645	22,490	23,379	24,307	25,276	26,281	27,328	28,415
	Percentage change, annual rate	2.7	2.9	3.4	3.7	3.7	3.8	3.9	4.0	4.0	4.0	4.0	4.0	4.0
Real GDP	Billions of 2009 dollars	16,397	16,662	17,019	17,389	17,681	17,936	18,241	18,584	18,935	19,295	19,658	20,026	20,400
	Percentage change, annual rate	2.6	1.6	2.1	2.2	1.7	1.4	1.7	1.9	1.9	1.9	1.9	1.9	1.9
Real GNP	Billions of 2009 dollars	16,570	16,835	17,198	17,544	17,824	18,071	18,373	18,703	19,050	19,406	19,763	20,124	20,495
	Percentage change, annual rate	2.3	1.6	2.2	2.0	1.6	1.4	1.7	1.8	1.9	1.9	1.8	1.8	1.8
Real Potential GDP	Billions of 2009 dollars	16,573	16,833	17,093	17,376	17,682	18,001	18,333	18,677	19,031	19,392	19,757	20,127	20,503
	Percentage change, annual rate	1.6	1.6	1.5	1.7	1.8	1.8	1.8	1.9	1.9	1.9	1.9	1.9	1.9

Source: Congressional Budget Office.

ROE and ROR Analysis for New Jersey-American Water **Comparison Group**

Common Equity Share Prices: December 11, 2017-January 12, 2018 DCF with Zacks, Yahoo! Finance, and Value Line EPS Growth-Rate Estimates: January 2018

	Α	В	С	D		Е		F	G	н
	Zacks EPS Growth Rate	Yahoo! Finance EPS Growth	Value Line EPS Growth Rates	Zacks-Yahoo! Finance-Value Line Mean Growth Rate	Ave	rage of	Δ	nnualized	Dividend Yield	Expected Dividend
Company Name	(%)	Rates (%)	(%)	(%)		ng Prices		Dividend	(Rate/Price)	Yield
American States Water	5.00%	4.00%	6.50%	5.17%	\$	52.93	\$	1.02	1.93%	2.03%
American Water Works	7.47%	8.20%	8.50%	8.06%	\$	80.90	\$	1.66	2.05%	2.22%
Aqua America	6.00%	5.00%	7.00%	6.00%	\$	33.54	\$	0.82	2.45%	2.59%
California Water	6.00%	9.80%	10.00%	8.60%	\$	37.24	\$	0.75	2.01%	2.19%
Connecticut Water Services	6.00%	6.00%	6.50%	6.17%	\$	56.47	\$	1.19	2.11%	2.24%
Middlesex Water	NA	2.70%	9.00%	5.85%	\$	36.28	\$	0.90	2.47%	2.61%
SJW	NA	14.00%	7.00%	10.50%	\$	53.39	\$	1.12	2.10%	2.32%
York Water	NA	4.90%	9.50%	7.20%	\$	30.67	\$	0.67	2.18%	2.34%
Mean	6.09%	6.83%	8.00%	7.19%					2.16%	2.32%

	I Flotation- Adjusted Expected	J Long-Run Projected EPS Growth Rate =	K Weighted Projected Growth Rate,	L Weighted Cost of Equity, Long- Run Rate =	M Long-Run Projected EPS Growth Rate =	N Weighted Projected Growth Rate,	O Weighted Cost of Equity, Long- Run Rate =
Company Name	Dividend Yield	4.0%	4.0%	4.0%	4.3%	4.3%	4.3%
American States Water	2.13%	4.00%	4.78%	6.91%	4.30%	4.88%	7.01%
American Water Works	2.33%	4.00%	6.70%	9.04%	4.30%	6.80%	9.14%
Aqua America	2.73%	4.00%	5.33%	8.06%	4.30%	5.43%	8.16%
California Water	2.30%	4.00%	7.07%	9.37%	4.30%	7.17%	9.47%
Connecticut Water Services	2.35%	4.00%	5.44%	7.80%	4.30%	5.54%	7.90%
Middlesex Water	2.75%	4.00%	5.23%	7.98%	4.30%	5.33%	8.08%
SJW	2.44%	4.00%	8.33%	10.77%	4.30%	8.43%	10.87%
York Water	2.47%	4.00%	6.13%	8.60%	4.30%	6.23%	8.70%
Mean	2.44%	4.00%	6.13%	8.57%	4.30%	6.23%	8.67%

A: Zacks website, February 2, 2018.

B: Yahoo! Finance website; March 14, 2018.C: Value Line Investment Survey: January 12, 2018.

E: Yahoo! Finance website; February 1-28, 2018.

F: Higher of Value Line Investment Survey: January 12, 2018 and Zacks report, March 14, 2018. See Exhibit MFG-6.

J: Congressional Budget Office, An Update to the Budget and Economic Outlook: 2017 to 2027, June 2017, www.cbo.gov/publication/52801

M: Energy Information Administration, Annual Energy Outlook 2018, Macroeconomic Indicators (Real GDP Growth + GDP Chain-Type Index Increase 2018-2050), https://www.eia.gov/analysis/projection-data.php#annualproj

D: = (A + B + C)/3	$H: = G^*(1+(0.5*J))$	K: = 2/3*D + 1/3*J	N: = 2/3*D + 1/3*M
G: = F/E	I: H/(1-0.05)	L: = I + K	O: = I + N

ROE and ROR Analysis for New Jersey-American Water Comparison Group Discounted Cash Flow Model Analysis w/ Moul Flotation Equation Common Equity Share Prices--March 5-30, 2018 Zacks, Yahoo! Finance, and Value Line EPS Growth-Rate Estimates--January-March 2018

	Α	В	С	D		Е	F	,	
	Zacks EPS Growth Rate	Yahoo! Finance EPS Growth	Value Line EPS Growth	Zacks-Yahoo! Finance- Value Line Mean Growth	Ave	erage of	Annua	lized	
Company Name	(%)	Rates (%)	Rates (%)	Rate (%)		ng Prices	Divid	lend	
American States Water	5.00%	4.00%	6.50%	5.17%	\$	52.93	\$	1.02	
American Water Works	7.47%	8.20%	8.50%	8.06%	\$	80.90	\$	1.66	
Aqua America	6.00%	5.00%	7.00%	6.00%	\$	33.54	\$	0.82	
California Water	6.00%	9.80%	10.00%	8.60%	\$	37.24	\$	0.75	
Connecticut Water Services	6.00%	6.00%	6.50%	6.17%	\$	56.47	\$	1.19	
Middlesex Water	NA	2.70%	9.00%	5.85%	\$	36.28	\$	0.90	
SJW	NA	14.00%	7.00%	10.50%	\$	53.39	\$	1.12	
York Water	NA	4.90%	9.50%	7.20%	\$	30.67	\$	0.67	
Mean	6.09%	6.83%	8.00%	7.19%					
CTWS and SJW excluded	6.12%	5.77%	8.42%	6.81%					
AWW excluded	5.75%	6.63%	7.93%	7.07%					
	G	н	I	J		K	I	,	М

	Dividend Yield	Expected Dividend	Flotation- Adjusted Expected Dividend	Required Rate of Return on Equity w/	Required Rate of Return on Equity w/Moul	Leverage	Required Rate of Return on Equity w/Moul Leverage and
Company Name	(Rate/Price)	Yield	Yield	Griffing Flo	Flotation	Adjustment	Flotation
American States Water	1.93%	2.03%	2.13%	7.30%	7.37%	1.33%	8.74%
American Water Works	2.05%	2.22%	2.33%	10.39%	10.53%	1.33%	11.89%
Aqua America	2.45%	2.59%	2.73%	8.73%	8.81%	1.33%	10.17%
California Water	2.01%	2.19%	2.30%	10.90%	11.06%	1.33%	12.42%
Connecticut Water Services	2.11%	2.24%	2.35%	8.52%	8.61%	1.33%	9.98%
Middlesex Water	2.47%	2.61%	2.75%	8.60%	8.67%	1.33%	10.04%
SJW	2.10%	2.32%	2.44%	12.94%	13.14%	1.33%	14.50%
York Water	2.18%	2.34%	2.47%	9.67%	9.78%	1.33%	11.14%
		1	2	3	4	5	6
Mea	n 2.16%	2.32%	2.44%	9.63%	9.75%	1.33%	11.11%
	w/ Moul	0.025 factor	2.38%		9.78%		
				Griffing flota	tion adjustment	2 - 1	12 basis points
			Moul flo	otation adjustm	ent w/o leverage	2 - 1 + 4-3	24 basis points
A: Zacks website, March 14, 2018.			Moul flotat	tion adjustment	due to leverage	6 - 4 - 5	3 basis points
B: Yahoo! Finance website; March 14	, 2018.			Moul flota	tion adjustment	24 + 3	27 basis points
C: Value Line Investment Survey: January 12, 2018.			Moul - C	Griffing flotatio	n overstatement	27 - 12	15 basis points
E: Yahoo! Finance website; March 5-	30, 2018.						
F: Higher of Value Line Investment S	urvey: January 12	, 2018 and Zac	ks report, Ma	rch 14, 2018. Se	e Exhibit MFG-10).	

D: (A + B + C)/3	G: F/E	H: G*(1+D)	I: H/(105)	$J : \ D + I$
K: (H+D)*(1.025)	L: Moul DCF Leverage Ad	ljustment	M: (H+D+L)*(1.025)	

ROE and ROR Analysis for New Jersey-American Water Co. Flotation Cost Equation New Regulatory Finance by Roger Morin, Page 328

ry Finance

costs of bond/stock issues in order to finance capital projects designed to serve future as well as current generations. Moreover, expensing flotation costs requires an estimate of the market pressure effect for each individual issue, which is likely to prove unreliable. A more reliable approach is to estimate market pressure for a large sample of stock offerings rather than for one individual issue.

An alternative regulatory treatment is to incorporate flotation costs into the rate base as an intangible asset. While this solves the intergenerational problem and compensates investors fairly for their investment, the method clashes with the "used and useful" principle of rate base inclusions. An intangible asset related to flotation costs is unlikely to be viewed as a used and useful asset in public service by regulators.

The conventional approach to flotation cost adjustment can be derived as follows. From the standard DCF model, the investor's required return on equity capital is expressed as:

$$K = D_1 / P_0 + g$$
 (10.1)

If P_0 is regarded as the proceeds per share actually received by the company from which dividends and earnings will be generated, that is, P_0 equals B_0 , the book value per share, then the company's required return is:

$$r = D_1/B_0 \div g$$
 (10-2)

Denoting the percentage flotation costs f, the proceeds per share B_0 are related to market price P_0 as follows:

$$P - fP = B_0$$

 $P(1 - f) = B_0$ (10-3)

Substituting Equation 10-3 into 10-2, we obtain:

$$r = D_{1}/P(1 - f) + q$$
 (10.0)

which is the utility's required return adjusted for flotation cost.3

$$r = M/B (K - g) + g$$

Another way to look at it is that in order to prevent dilution of book value per share, the market-to-book ratio must be at least 1/(1 - f). The Target Market-to-Book method discussed in Chapter 12 can be used to translate the DCF cost of equity figure into an appropriate allowed return on book equity. As shown in Chapter 12, the allowed return consistent with a target M/B ratio that allows for the recapture of flotation costs is:

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growth than to insert a constant growth rate into the plain vanilla DCF equation. The practical challenge is to establish a reasonable growth path for future dividends. As previously discussed, an excellent starting point is security analysts' earnings growth forecasts (available from IBES, Zacks, Reuters, First Call) as a proxy for dividend forecasts. These forecasts are typically for the next five years. From the standpoint of the DCF model that extends into perpetuity, this forecasting horizon may be too short. For example, it is quite possible that a company's dividends can grow faster than the general economy for five years, but it is quite implausible for such growth to continue into perpetuity. The two-stage DCF model is based on the premise that investors expect the growth rate for the utilities to be equal to the company-specific growth rates for the next 5 years, let us say, (Stage 1 Growth), and to converge to an expected steady-state long-run rate of growth from year 6 onward (Stage 2 Growth). For example, it is quite plausible that near-term DCF growth estimates for a given company are unduly high and unsustainable over long periods, and that such growth rates are expected to decline toward a lower long-run level over time. Another example of this situation is that of companies that operate in a relatively undeveloped industry (e.g. wholesale power generation) or companies that are experiencing very high growth rates. Here again, the assumption of a constant perpetual growth rate may not be reasonable.

Blended Growth Approach

One way to account for the two stages of growth is to modify the singlestage DCF model by specifying the growth rate as a weighted average of short-term and long-term growth rates. The blended growth rate is calculated as a weighted average giving two-thirds weight to the analysts' five-year growth projections (Zacks, IBES, etc.) and one-third to historical long-term growth of the economy as a whole and/or the long-range projections of growth in Gross Domestic Product (GDP) projected for the very long term. FERC has adopted such a method in the past for determining the return on equity for gas and oil utilities.

To illustrate, two-stage DCF estimates for a group of widely traded dividendpaying diversified natural gas producers are shown on Table 9-5. Column 1 shows the spot dividend yield for each company, Column 2 shows the analyst consensus growth forecast for the next five years for each company, and column 3 shows the long-range GDP forecast of 6.5% for the U.S. economy at that time. Column 4 computes the weighed average growth, giving 2/3 weight to column 1 and 1/3 weight to column 2. Averages are shown at the bottom of the table. Adding the average blended growth rate of 9.02% to the average expected dividend yield of 2.83% shown at the bottom of Column 6 produces an estimate of equity costs of 11.85% for the group, unadjusted for flotation costs. Allowance for flotation costs to the results of Column 7. Note

ROE and ROR Analysis for New Jersey-American Water CAPM Analysis Risk-Free Rate Analysis

Daily Treasury Yield Curve Rates

March 5-29, 2018

Date	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr	20 yr	30 yr
3/5/2018	1.53	1.70	1.86	2.06	2.24	2.41	2.65	2.81	2.88	3.04	3.16
3/6/2018	1.56	1.68	1.87	2.06	2.25	2.42	2.65	2.81	2.88	3.03	3.14
3/7/2018	1.57	1.68	1.87	2.05	2.25	2.42	2.65	2.81	2.89	3.04	3.15
3/8/2018	1.57	1.67	1.89	2.05	2.25	2.42	2.63	2.79	2.86	3.01	3.13
3/9/2018	1.57	1.67	1.89	2.03	2.27	2.45	2.65	2.82	2.90	3.04	3.16
3/12/2018	1.60	1.71	1.89	2.05	2.27	2.43	2.64	2.79	2.87	3.00	3.13
3/13/2018	1.64	1.73	1.90	2.03	2.26	2.41	2.62	2.77	2.84	2.98	3.10
3/14/2018	1.71	1.76	1.94	2.05	2.26	2.41	2.61	2.75	2.81	2.94	3.05
3/15/2018	1.70	1.77	1.95	2.07	2.29	2.42	2.62	2.76	2.82	2.94	3.05
3/16/2018	1.71	1.78	1.96	2.08	2.31	2.44	2.65	2.78	2.85	2.96	3.08
3/19/2018	1.70	1.80	1.99	2.08	2.31	2.45	2.65	2.78	2.85	2.97	3.09
3/20/2018	1.76	1.81	1.97	2.08	2.34	2.49	2.69	2.82	2.89	3.01	3.12
3/21/2018	1.71	1.74	1.95	2.06	2.31	2.46	2.69	2.82	2.89	3.01	3.12
3/22/2018	1.67	1.72	1.95	2.05	2.29	2.43	2.63	2.76	2.83	2.94	3.06
3/23/2018	1.69	1.74	1.92	2.04	2.28	2.41	2.61	2.74	2.82	2.94	3.06
3/26/2018	1.71	1.79	1.94	2.06	2.33	2.44	2.64	2.78	2.85	2.96	3.08
3/27/2018	1.69	1.77	1.93	2.10	2.26	2.39	2.58	2.70	2.78	2.90	3.03
3/28/2018	1.65	1.73	1.95	2.12	2.28	2.41	2.59	2.72	2.77	2.89	3.01
3/29/2018	1.63	1.73	1.93	2.09	2.27	2.39	2.56	2.68	2.74	2.85	2.97
					Ν	Mean	2.63				3.09

Source: https://www.treasury.gov/resource-center/data-chart-center/interest-rates/Pages/TextView.aspx?data=yieldAll

ROE and ROR Analysis for New Jersey-American Water Docket No. WR17090985 CAPM Analysis Exhibit MFG-14, Schedule 2 Beta calculation for Comparison Group

	Value Line Betas Comparison	Value Line Betas Connecticut Water Services and SJW Group	Value Line Betas American Water Works
Company Name	Group	excluded	excluded
American States Water	0.80	0.80	0.80
American Water Works	0.65	0.65	
Aqua America	0.75	0.75	0.75
California Water	0.80	0.80	0.80
Connecticut Water Services	0.65		0.65
Middlesex Water	0.80	0.80	0.80
SJW Group	0.70		0.70
York Water	0.80	0.80	0.80
Mean	0.74	0.77	0.76

Value Line Betas taken from January 12, 2018 Investment Survey reports.

Company Name		Value Line Betas Moul Comparison Group
American States Water		0.75
American Water Works		0.60
Aqua America		0.70
Artesian Resources		0.60
California Water		0.75
Connecticut Water Services		0.65
Middlesex Water		0.75
SJW Group		0.70
York Water		0.80
	Mean	0.70

$k = r + \beta (k_m - \beta)$	r)	4-Year Annualized Growth Rate for Value Line Data	
Where:	k = required rate of return for the specific stock	Value Line March 30, 2018 forecast data*	
		Dividend yield	2.00%
	β = beta, the systematic or stock-specific risk	Market appreciation potential, 3-5 years	40%
		4-year growth rate $(1.4^{0.25} - 1.00)$	8.78%
	r = rate of return on a riskless asset	Value Line forecast result (2.0% + 8.78%)	10.78%
		Market risk premium (10.78% - 3.09%)	7.69%
	k _m = required rate of return in the market portfolio		
		*-Exhibit MFG-14, Schedule 3	

r =	3.09%	30-Year Treasury Bill March 5-30, 2018 average, Exhibit MFG-14, Schedule 1
$(k_m - r) =$	7.69%	Market risk premium
$\beta =$	0.74	Value Line mean beta for Comparison Group, Exhibit MFG-14, Schedule 2
$\beta =$	0.77	Value Line mean beta, Connecticut Water Services and SJW Group excluded, Exhibit MFG-14, Schedule 2
$\beta =$	0.76	Value Line mean beta, American Water Works excluded, Exhibit MFG-14, Schedule 2

	Comparison Group		СТ	WS and SJV	V Excluded AV	AWW Excluded		
CAPM ROE	k =	8.81%	k =	8.98%	k =	8.91%		
	Flotation	0.12%	Flotation	0.12%	Flotation	0.12%		
	$\mathbf{k} =$	8.93%	$\mathbf{k} =$	9.10%	$\mathbf{k} =$	9.03%		

Empirical CAPM (ECAPM) calculations**

 $k = r + x * (k_m - r) + (1 - x) * \beta * (k_m - r)$

Where:	x =	0.25				
ECAPM ROE	$\mathbf{k} =$	9.30%	k =	9.43%	k =	9.38%
	Flotation	0.12%	Flotation	0.12%	Flotation	0.12%
	k =	9.42%	$\mathbf{k} =$	9.55%	k =	9.50%

**-See Pages 190-191, Morin, Roger, New Regulatory Finance (2006), Public Utilities Reports, Inc., Vienna, Virginia, Exhibit MFG-14, Schedule 4

ROE and ROR Analysis for New Jersey-American Water ROR with Recommended ROE

RRA Water Major Rate Case Decisions 2017, RRA Water Advisory , March 26, 2018

Date	Company	ROR	ROE	Equity Ratio	Rate Base (\$M)	Test Year
1/27/2017	SUEZ Water New York NY	6.92	9.00	46.00	332	1/18
2/24/2017	SUEZ Water Delaware DE	NA	9.75	NA	NA	6/16
2/27/2017	Iowa American Water IA	8.28	9.60	52.04	108	12/15
3/22/2017	Aqua Ohio, Inc. OH	7.47	9.87	NA	69	12/16
5/18/2017	New York American Water Co. NY	6.56	9.10	46.00	276	3/18
5/24/2017	Virginia-American Water VA	7.13	9.25	46.09	148	6/15
8/21/2017	Monarch Utilities	NA	NA	NA	NA	NA
9/25/2017	Utilities Inc. of Florida Different awards for different systems	7.09	10.40 9.40 9.90	NA	NA	7/7
11/8/2017	Carolina Water Service, Inc. of North Carolina	7.84	9.60	52	98	12/16
12/18/2017	Pennsylvania American Water Co.	NA	NA	NA	NA	12/18
12/18/2017	The Maine Water Co.	NA	9.50	MA	MA	12/16
		Mean	9.56			

Utilities Inc. of Fla. excluded 9.46

RRA Water Utilities Average Authorized ROEs

RRA Water Advisory, March 26, 2018

		Number of	
Year	Mean ROE	Cases	Range
2006	10.23%	7	NA
2007	10.07%	15	NA
2008	10.24%	15	NA
2009	10.18%	17	NA
2010	10.18%	25	NA
2011	10.04%	8	NA
2012	9.90%	23	NA
2013	9.73%	11	NA
2014	9.60%	16	9.20%-9.99%
2015	9.78%	12	9.34%-10.10%
2016	9.68%	12	9.25%-10.10%
2017	9.56%	9	9.00%-10.40%

ROE and ROR Analysis for New Jersey-American Water ROR for Comparison Group

(Constant-Growth DCF Analysis Comparison Group			Other F					
			Multi-Stage CBO		САРМ		ECAPM		
		DCF		GDP 4.0%		CAPM		ECAPM	
	Ratio	Cost	WACC	DCF Cost	WACC	Cost	WACC	Cost	WACC
Long-Term Debt	48.50%	4.87%	2.36%	4.87%	2.36%	4.87%	2.362%	4.87%	2.36%
Common Equity	51.50%	9.63%	4.96%	8.57%	4.41%	8.93%	4.60%	9.42%	4.85%
Overall Rate of Return	100%		7.32%		6.77%		6.96%		7.21%
	CTWS a	nd SJW	Excluded	Multi-Sta	nge EIA				
		DCF		GDP 4.3%		CAPM		ECAPM	
	Ratio	Cost	WACC	DCF Cost	WACC	Cost	WACC	Cost	WACC
Long-Term Debt	48.50%	4.87%	2.36%	4.87%	2.36%	4.87%	2.36%	4.87%	2.36%
Common Equity	51.50%	9.26%	4.77%	8.67%	4.46%	9.10%	4.69%	9.55%	4.92%
Overall Rate of Return	100%		7.13%		6.83%		7.05%		7.28%
	AW	W Exclu	ıded						
		DCF				CAPM		ECAPM	
	Ratio	Cost	WACC			Cost	WACC	Cost	WACC
Long-Term Debt	48.50%	4.87%	2.36%			4.87%	2.36%	4.87%	2.36%
Common Equity	51.50%	9.52%	4.90%			9.03%	4.65%	9.50%	4.89%
Overall Rate of Return	100%		7.27%				7.01%		7.25%
Mean DCF constant-gro	wth ROE	9.47%				Mean E	CAPM ROE	9.49%	

The recommended common equity cost of 9.50 percent is the result of considering all the results above. The various outcomes support an ROE range of 9.40 percent to 9.60 percent.

Recommended ROE and ROR

		DCF	
	Ratio	Cost	WACC
Long-Term Debt	48.50%	4.87%	2.36%
Common Equity	51.50%	9.50%	4.89%
Overall Rate of Return	100%		7.25%

The capital structure ratios for New Jersey-American Water are those presented by Company witness Paul Moul in Exhibit PT-16, Schedule 2 [1 of 2] The long-term debt cost is presented by Company witness Frank X. Simpson in Exhibit PT-2, Schedule 60, Pge 1 of 1.

ROE and ROR Analysis for New Jersey-American Water Blue Chip Financial Forecasts Forecasted Interest Rates vs. Actual Interest Rates

Docket No. WR17090985 Exhibit MFG-17

Forecasted Interest Rates vs. Actual Interest Rates Pauline Ahern Testimony except where noted

F	Blue Chip 30- Year Treasury	30-Year Treasury		20.14-	- -			
Forecasts Sources	Forecast 2009Q3-2	Actual	2009Q3	2009Q4	ar Treasury 2010Q1	2010Q2	2010Q3	2010Q4
Blue Chip September 1, 2009	4.67%	4.28%	4.32%	4.34%	4.62%	4.37%	3.86%	4.17%
South Carolina PSC, Docket No.	Difference	-0.39%	4.5270	4.5470	4.0270	4.5770	5.0070	4.1770
2009-479-W/S, United Utility								
Companies, Direct Testimony,								
Pages 41-42, February 2010								
	20112Q-2	2012Q3	2011Q2	2011Q3	2011Q4	2012Q1	2012Q2	2012Q3
Blue Chip June 1, 2011	4.78%	3.32%	4.34%	3.69%	3.04%	3.14%	2.94%	2.74%
Missouri PSC, Case Nos. WR-2011-	Difference	-1.46%						
0337, SR-2011-0338, Direct								
Testimony, Page 52 and Schedule PMA-10, Page 7 of 8, June 30, 2011								
Fina-10, Fage 7 01 8, Julie 30, 2011	2013Q2-2	01403	2013Q2	2013Q3	2013Q4	2014Q1	2014Q2	2014Q3
Blue Chip January 1, 2013	3.60%	3.51%	3.14%	3.71%	3.79%	3.68%	3.44%	3.27%
New Hampshire PUC, DOCKET NO.	Difference	-0.09%						
DW 12-085, Rebuttal Testimony,								
Page 23, March 6, 2013								
	2014Q2-2015Q	3, 2016-2020,						
	and 2021	L-2025	2014Q2	2014Q3	2014Q4	2015Q1	2015Q2	2015Q3
Blue Chip June 1, 2014	4.33%	2.88%	3.44%	3.27%	2.97%	2.55%	2.88%	2.96%
Delaware PSC, PSC Docket No. 13-	Difference	-1.45%	2016	2017				
466, Rebuttal Testimony, Page 9,			2.60%	2.89%				
Pages 19-20, Exhibit No. T-6R,								
Schedule 9, Pages 20, 21, and 24 of								
37, June 25, 2014.								
	2015Q1-2016Q	2, 2016-2020,						
	and 2021		2015Q1	2015Q2	2015Q3	2015Q4	2016Q1	2016Q2
Blue Chip January 1, 2015	3.94%	2.76%	2.55%	2.88%	2.96%	2.96%	2.72%	2.57%
New Jersey Board of Public Utilities,	Difference	-1.18%	2016	2017				
Docket No. WR15020269, Prepared			2.60%	2.89%				
Testimony, Page 27, February 27,								
	2015Q4-2017Q1, 2017-2021,							
Rhue Chine December 1, 2015	and 2022		2015Q4	2016Q1	2016Q2	2016Q3	2016Q4	2017Q1
Blue Chip December 1, 2015	3.70%	2.81%	2.96%	2.72%	2.57%	2.28%	2.83%	3.05%
Delaware PSC, PSC Docket No. 16-	Difference	-0.89%	2017					
0163, Prepared Testimony, Page 28, February 5, 2016.			2.89%					
1 conduity 3, 2010.	2016Q1-2017Q	2. 2017-2021.						
	and 2022		2016Q1	2016Q2	2016Q3	2016Q4	2017Q1	2017Q2
Blue Chip February 1, 2016	3.75%	2.81%	2.72%	2.57%	2.28%	2.83%	3.05%	2.90%
New York PSC, Case No. 16-W-0130,	Difference	-0.94%	2017					
Testimony, Page 7, Page 34,			2.89%					
February 26, 2016.								
	2017Q1-2018Q							
	and 2023		2017Q1	2017Q2	2017Q3	2017Q4	2018Q1	2018Q2
Blue Chip February 1, 2017	3.65%	2.92%	3.05%	2.90%	2.82%	2.82%	3.03%	
New Jersey Board of Public Utilities,	Difference	-0.73%	2018					
Case No. 16W16060510, Rebuttal			3.03%					
Testimony, PRT-2, Page 32, February 26, 2016.								
	2017Q2-2	018Q3	2017Q2	2017Q3	2017Q4	2018Q1	2018Q2	2018Q3
Blue Chip April 1, 2017	3.52%	2.89%	2.90%	2.82%	2.82%	3.03%		-
North Dakota PSC, Docket No. PU-	Difference	-0.63%						
17-295, Gaske Direct Testimony,								
Schedule 8, page 1 of 2, July 21,								
	2017Q3-2		2017Q3	2017Q4	2018Q1	2018Q2	2018Q3	2018Q4
Blue Chip August 1, 2017	3.35%	2.89%	2.82%	2.82%	3.03%	-	-	
New Jersey BPU, Docket No. WR-	Difference	-0.46%						
17090785, Moul Direct Testimony,								
PT016, Schedule 12, [2 of 3]								

Docket No. WR17090985 Exhibit MFG-18

Sources: 30-year Treasurys-http://www.treasury.gov/resource-center/data-chart-center/interest-rates/Pages/TextView.aspx?data-yieldYear&year=2014 Federal funds rate-https://www.federalreserve.gov/monetarypolicy/openmarket.htm https://www.federalreserve.gov/monetarypolicy/openmarket.htm Bold type indicates days the Federal Reserve's Open Market Committee met or the federal funds target rate changed.

bold type indicates a	20	in neser	e s open sin	act committee met of the feat	20	,et rute en	inigen
	30-year Treasury		Federal		30-year Treasury		Federal
Date 1/3/2017	rate 3.04		Funds rate 0.50-0.75	Date 4/3/2017	rate 2.98		Funds rate 0.75-1.00
1/3/2017	3.04		0.50-0.75	4/3/2017 4/4/2017	2.98		0.75-1.00
1/5/2017	2.96		0.50-0.75	4/5/2017	2.98		0.75-1.00
1/6/2017	3.00		0.50-0.75	4/6/2017	2.99		0.75-1.00
1/9/2017 1/10/2017	2.97 2.97		0.50-0.75 0.50-0.75	4/7/2017 4/10/2017	3.00 2.99		0.75-1.00 0.75-1.00
1/11/2017	2.97		0.50-0.75	4/10/2017 4/11/2017	2.99		0.75-1.00
1/12/2017	3.01		0.50-0.75	4/12/2017	2.92		0.75-1.00
1/13/2017	2.99		0.50-0.75	4/13/2017	2.89		0.75-1.00
1/17/2017 1/18/2017	2.93 3.00		0.50-0.75 0.50-0.75	4/17/2017 4/18/2017	2.92 2.84		0.75-1.00 0.75-1.00
1/19/2017	3.04		0.50-0.75	4/19/2017	2.87		0.75-1.00
1/20/2017	3.05		0.50-0.75	4/20/2017	2.89		0.75-1.00
1/23/2017 1/24/2017	2.99 3.05		0.50-0.75 0.50-0.75	4/21/2017 4/24/2017	2.89 2.93		0.75-1.00 0.75-1.00
1/25/2017	3.10		0.50-0.75	4/25/2017	2.93		0.75-1.00
1/26/2017	3.08		0.50-0.75	4/26/2017	2.97		0.75-1.00
1/27/2017	3.06		0.50-0.75	4/27/2017	2.96		0.75-1.00
1/30/2017 1/31/2017	3.08 3.05	FOMC	0.50-0.75 0.50-0.75	4/28/2017 5/1/2017	2.96 3.00		0.75-1.00 0.75-1.00
2/1/2017	3.08	Hold	0.50-0.75	5/2/2017	2.97	FOMC	0.75-1.00
2/2/2017	3.09		0.50-0.75	5/3/2017	2.97	Hold	0.75-1.00
2/3/2017 2/6/2017	3.11 3.05		0.50-0.75 0.50-0.75	5/4/2017 5/5/2017	3.00 2.99		0.75-1.00 0.75-1.00
2/7/2017	3.03		0.50-0.75	5/8/2017	3.02		0.75-1.00
2/8/2017	2.96		0.50-0.75	5/9/2017	3.04		0.75-1.00
2/9/2017	3.02		0.50-0.75	5/10/2017	3.03		0.75-1.00
2/10/2017 2/13/2017	3.01 3.03		0.50-0.75 0.50-0.75	5/11/2017 5/12/2017	3.03 2.98		0.75-1.00 0.75-1.00
2/13/2017	3.07		0.50-0.75	5/15/2017	3.00		0.75-1.00
2/15/2017	3.09		0.50-0.75	5/16/2017	2.99		0.75-1.00
2/16/2017	3.05		0.50-0.75	5/17/2017	2.91		0.75-1.00
2/17/2017 2/21/2017	3.03 3.04		0.50-0.75 0.50-0.75	5/18/2017 5/19/2017	2.90 2.90		0.75-1.00 0.75-1.00
2/22/2017	3.04		0.50-0.75	5/22/2017	2.90		0.75-1.00
2/23/2017	3.02		0.50-0.75	5/23/2017	2.95		0.75-1.00
2/24/2017 2/27/2017	2.95 2.98		0.50-0.75	5/24/2017 5/25/2017	2.92 2.92		0.75-1.00 0.75-1.00
2/28/2017	2.97		0.50-0.75	5/26/2017	2.92		0.75-1.00
3/1/2017	3.06		0.50-0.75	5/30/2017	2.88		0.75-1.00
3/2/2017	3.09		0.50-0.75 0.50-0.75	5/31/2017	2.87		0.75-1.00 0.75-1.00
3/3/2017 3/6/2017	3.08 3.10		0.50-0.75	6/1/2017 6/2/2017	2.87 2.80		0.75-1.00
3/7/2017	3.11		0.50-0.75	6/5/2017	2.84		0.75-1.00
3/8/2017	3.15		0.50-0.75	6/6/2017	2.81		0.75-1.00
3/9/2017 3/10/2017	3.19 3.16		0.50-0.75 0.50-0.75	6/7/2017 6/8/2017	2.84 2.85		0.75-1.00 0.75-1.00
3/13/2017	3.20		0.50-0.75	6/9/2017	2.85		0.75-1.00
3/14/2017	3.17	FOMC	0.50-0.75	6/12/2017	2.86		0.75-1.00
3/15/2017 3/16/2017	3.11 3.14	Raise	0.50-0.75 0.75-1.00	6/13/2017 6/14/2017	2.87 2.79	FOMC Raise	0.75-1.00 0.75-1.00
3/17/2017	3.14		0.75-1.00	6/15/2017	2.79	Raise	1.00-1.25
3/20/2017	3.08		0.75-1.00	6/16/2017	2.78		1.00-1.25
3/21/2017	3.04		0.75-1.00	6/19/2017	2.79		1.00-1.25
3/22/2017 3/23/2017	3.02 3.02		0.75-1.00 0.75-1.00	6/20/2017 6/21/2017	2.74 2.73		1.00-1.25 1.00-1.25
3/24/2017	3.00		0.75-1.00	6/22/2017	2.72		1.00-1.25
3/27/2017	2.98		0.75-1.00	6/23/2017	2.71		1.00-1.25
3/28/2017 3/29/2017	3.02 2.99		0.75-1.00 0.75-1.00	6/26/2017 6/27/2017	2.70 2.75		1.00-1.25 1.00-1.25
3/30/2017	3.03		0.75-1.00	6/28/2017	2.77		1.00-1.25
3/31/2017	3.02		0.75-1.00	6/29/2017	2.82		1.00-1.25
2017Q1 Mean	3.05			6/30/2017	2.84 2.90		1.00-1.25
2017Q1 Mean	3.05			2017Q2 Mean	2.90		
	30-year Treasury		Federal		30-year Treasury		Federal
Date	rate		Funds rate	Date	rate		Funds rate
7/3/2017 7/5/2017	2.86 2.85		1.00-1.25 1.00-1.25	10/2/2017 10/3/2017	2.87 2.87		1.00-1.25 1.00-1.25
7/6/2017	2.85		1.00-1.25	10/3/2017 10/4/2017	2.87		1.00-1.25
7/7/2017	2.93		1.00-1.25	10/5/2017	2.89		1.00-1.25
7/10/2017	2.93 2.92		1.00-1.25	10/6/2017	2.91		1.00-1.25 1.00-1.25
7/11/2017 7/12/2017	2.92		1.00-1.25 1.00-1.25	10/10/2017 10/11/2017	2.88 2.88		1.00-1.25
7/13/2017	2.92		1.00-1.25	10/12/2017	2.86		1.00-1.25
7/14/2017	2.91		1.00-1.25	10/13/2017 10/16/2017	2.81		1.00-1.25
7/17/2017 7/18/2017	2.89 2.85		1.00-1.25 1.00-1.25	10/16/2017 10/17/2017	2.82 2.80		1.00-1.25 1.00-1.25
7/19/2017	2.85		1.00-1.25	10/18/2017	2.85		1.00-1.25
7/20/2017	2.83		1.00-1.25	10/19/2017	2.83		1.00-1.25
7/21/2017 7/24/2017	2.81 2.83		1.00-1.25 1.00-1.25	10/20/2017 10/23/2017	2.89 2.89		1.00-1.25 1.00-1.25
7/25/2017	2.91	FOMC	1.00-1.25	10/24/2017	2.92		1.00-1.25
7/26/2017	2.89	Hold	1.00-1.25	10/25/2017	2.95		1.00-1.25
7/27/2017 7/28/2017	2.93 2.89		1.00-1.25 1.00-1.25	10/26/2017 10/27/2017	2.96 2.93		1.00-1.25 1.00-1.25
7/31/2017	2.89		1.00-1.25	10/20/2017	2.95		1.00-1.25
8/1/2017	2.86		1.00-1.25	10/31/2017	2.88	FOMC	1.00-1.25
8/2/2017 8/3/2017	2.85 2.81		1.00-1.25 1.00-1.25	11/1/2017 11/2/2017	2.85 2.83	Hold	1.00-1.25 1.00-1.25
8/3/2017 8/4/2017	2.81		1.00-1.25	11/2/2017 11/3/2017	2.83		1.00-1.25
8/7/2017	2.84		1.00-1.25	11/6/2017	2.80		1.00-1.25
8/8/2017	2.86		1.00-1.25	11/7/2017	2.77		1.00-1.25
8/9/2017 8/10/2017	2.82 2.79		1.00-1.25 1.00-1.25	11/8/2017 11/9/2017	2.79 2.81		1.00-1.25 1.00-1.25
8/11/2017	2.79		1.00-1.25	11/10/2017	2.88		1.00-1.25

8/14/2017	2.81	1.00-1.25	11/13/2017	2.87	
8/15/2017	2.84	1.00-1.25	11/14/2017	2.84	
8/16/2017	2.81	1.00-1.25	11/15/2017	2.77	
8/17/2017	2.78	1.00-1.25	11/16/2017	2.81	
8/18/2017	2.78	1.00-1.25	11/17/2017	2.78	
8/21/2017	2.77	1.00-1.25	11/20/2017	2.78	
8/22/2017	2.79	1.00-1.25	11/21/2017	2.76	
8/23/2017	2.75	1.00-1.25	11/22/2017	2.75	
8/24/2017	2.77	1.00-1.25	11/24/2017	2.76	
8/25/2017	2.75	1.00-1.25	11/27/2017	2.76	
8/28/2017	2.76	1.00-1.25	11/28/2017	2.77	
8/29/2017	2.74	1.00-1.25	11/29/2017	2.81	
8/30/2017 8/31/2017	2.75 2.73	1.00-1.25 1.00-1.25	11/30/2017 12/1/2017	2.83 2.76	
9/1/2017	2.77	1.00-1.25	12/4/2017	2.70	
9/5/2017	2.69	1.00-1.25	12/5/2017	2.73	
9/6/2017	2.72	1.00-1.25	12/6/2017	2.71	
9/7/2017	2.66	1.00-1.25	12/7/2017	2.76	
9/8/2017	2.67	1.00-1.25	12/8/2017	2.77	
9/11/2017	2.75	1.00-1.25	12/11/2017	2.77	
9/12/2017	2.78	1.00-1.25	12/12/2017	2.79	FOMC
9/13/2017	2.79	1.00-1.25	12/13/2017	2.74	Raise
9/14/2017	2.77	1.00-1.25	12/14/2017	2.71	
9/15/2017	2.77	1.00-1.25	12/15/2017	2.68	
9/18/2017	2.80	1.00-1.25	12/18/2017	2.74	
9/19/2017	2.81 FOMC		12/19/2017	2.82	
9/20/2017 9/21/2017	2.82 Hold 2.80	1.00-1.25 1.00-1.25	12/20/2017	2.88 2.84	
9/22/2017	2.80	1.00-1.25	12/21/2017 12/22/2017	2.84	
9/25/2017	2.76	1.00-1.25	12/22/2017	2.83	
9/26/2017	2.78	1.00-1.25	12/25/2017	2.83	
9/27/2017	2.86	1.00-1.25	12/26/2017	2.82	
9/28/2017	2.87	1.00-1.25	12/27/2017	2.75	
9/29/2017	2.86	1.00-1.25	12/28/2017	2.76	
			12/29/2017	2.74	
			12/31/2017	2.74	
2017Q3 Mean	2.82		2017Q4 Mean	2.82	
2017 Mean	2.89				
1/2/2018	2.81	1.25-1.50			
1/3/2018	2.78	1.25-1.50			
1/4/2018	2.79	1.25-1.50			
1/5/2018	2.81	1.25-1.50			
1/8/2018	2.81	1.25-1.50			
1/9/2018	2.88	1.25-1.50			
1/10/2018	2.88	1.25-1.50			
1/11/2018	2.91	1.25-1.50			
1/12/2018	2.85	1.25-1.50			
1/16/2018	2.83	1.25-1.50			
1/17/2018 1/18/2018	2.84 2.90	1.25-1.50			
1/19/2018	2.90	1.25-1.50			
1/22/2018	2.93	1.25-1.50			
1/23/2018	2.90	1.25-1.50			
1/24/2018	2.93	1.25-1.50			
1/25/2018	2.89	1.25-1.50			
1/26/2018	2.91	1.25-1.50			
1/29/2018	2.94	1.25-1.50			
1/30/2018		1.25-1.50			
1/31/2018	2.95 Hold	1.25-1.50			
2/1/2018	3.01 3.08	1.25-1.50			
2/2/2018 2/5/2018		1.25-1.50 1.25-1.50			
2/6/2018	3.04 3.06	1.25-1.50			
2/7/2018	3.12	1.25-1.50			
2/8/2018	3.14	1.25-1.50			
2/9/2018	3.14	1.25-1.50			
2/12/2018	3.14	1.25-1.50			
2/13/2018	3.11	1.25-1.50			
2/14/2018	3.18	1.25-1.50			
2/15/2018	3.15	1.25-1.50			
2/16/2018	3.13	1.25-1.50			
2/20/2018	3.15	1.25-1.50			
2/21/2018 2/22/2018	3.22 3.21	1.25-1.50			
2/22/2018	3.16	1.25-1.50			
2/26/2018	3.15	1.25-1.50			
2/27/2018	3.17	1.25-1.50			
2/28/2018	3.13	1.25-1.50			
3/1/2018	3.09	1.25-1.50			
3/2/2018	3.14	1.25-1.50			
3/5/2018	3.16	1.25-1.50			
3/6/2018	3.14	1.25-1.50			
3/7/2018	3.15	1.25-1.50			
3/8/2018 3/9/2018	3.13 3.16	1.25-1.50			
3/9/2018 3/12/2018	3.16 3.13	1.25-1.50 1.25-1.50			
3/12/2018 3/13/2018	3.13	1.25-1.50			
	3.05	1.25-1.50			
3/14/2018	3.05	1.25-1.50			
3/14/2018 3/15/2018		1.25-1.50			
	3.08				
3/15/2018		1.25-1.50			
3/15/2018 3/16/2018 3/19/2018 3/20/2018	3.08 3.09 3.12 FOMC	1.25-1.50 1.25-1.50			
3/15/2018 3/16/2018 3/19/2018 3/20/2018 3/21/2018	3.08 3.09 3.12 FOMC 3.12 Raise	1.25-1.50 1.25-1.50 1.25-1.50			
3/15/2018 3/16/2018 3/19/2018 3/20/2018 3/21/2018 3/22/2018	3.08 3.09 3.12 FOMC 3.12 Raise 3.06	1.25-1.50 1.25-1.50 1.25-1.50 1.50-1.75			
3/15/2018 3/16/2018 3/19/2018 3/20/2018 3/21/2018 3/22/2018 3/22/2018	3.08 3.09 3.12 FOMC 3.12 Raise 3.06 3.06	1.25-1.50 1.25-1.50 1.25-1.50 1.50-1.75 1.50-1.75			
3/15/2018 3/16/2018 3/19/2018 3/20/2018 3/21/2018 3/22/2018 3/23/2018 3/23/2018	3.08 3.09 3.12 FOMC 3.12 Raise 3.06 3.06 3.08	1.25-1.50 1.25-1.50 1.25-1.50 1.50-1.75 1.50-1.75 1.50-1.75			
3/15/2018 3/16/2018 3/19/2018 3/20/2018 3/21/2018 3/21/2018 3/22/2018 3/26/2018 3/26/2018 3/26/2018	3.08 3.09 3.12 FOMC 3.06 3.06 3.08 3.03	1.25-1.50 1.25-1.50 1.25-1.50 1.50-1.75 1.50-1.75 1.50-1.75 1.50-1.75			
3/15/2018 3/16/2018 3/19/2018 3/20/2018 3/21/2018 3/22/2018 3/23/2018 3/23/2018	3.08 3.09 3.12 FOMC 3.12 Raise 3.06 3.06 3.08	1.25-1.50 1.25-1.50 1.25-1.50 1.50-1.75 1.50-1.75 1.50-1.75			
3/15/2018 3/19/2018 3/20/2018 3/20/2018 3/22/2018 3/22/2018 3/22/2018 3/23/2018 3/27/2018 3/27/2018 3/28/2018	3.08 3.09 3.12 FOMC 3.12 Raise 3.06 3.06 3.08 3.03 3.03 3.01	1.25-1.50 1.25-1.50 1.25-1.50 1.50-1.75 1.50-1.75 1.50-1.75 1.50-1.75 1.50-1.75			

 $\begin{array}{c} 1.00-1.25\\ 1.00$

2018Q1 Mean 3.03