Interstate Natural Gas Pipeline Industry

2010 Cost of Capital Study

●Prepared by Tegarden & Associates • 105 Point East Drive • Nashville, TN 37216 • 615-226-2300 • Fax: 615-226-4488 • e-mail: tegarden@comcast.net

Table of Contents

Common Terms

CAPM	Capital Asset Pricing Model
CPI	Consumer Price Index
DCF	Discounted Cash Flow
EIA	Energy Information Administration
FED	Federal Reserve
FERC	Federal Energy Regulatory Commission
GDP	Gross Domestic Product
GP	General Partner
GRI	Gas Research Institute
GSR	Gas Supply Realignment
GTI	Gas Technology Institute
INGAA	Interstate Natural Gas Association of America
IBES	Institutional Brokers Estimate System
INGPC	Interstate Natural Gas Pipeline Company
INGPI	Interstate Natural Gas Pipeline Industry
INGPPTF	Interstate Natural Gas Pipeline Property Tax Forum
LDC	Local Distribution Company
LNG	Liquified Natural Gas
M&A	Mergers and Acquisitions
MLP	Master Limited Partnership
NUOI	Net Utility Operating Income
OCS	Outer Continental Shelf
PFRB	Philadelphia Federal Reserve Bank
PUHCA	Public Utility Holding Company Act
RP	Risk Premium
SFV	Straight Fixed Variable
S&P	Standard & Poor's
VL	Value Line Investment Survey
WACC	Weighted Average Cost of Capital
YTM	Yield to Maturity

2010 Cost of Capital Study of the Interstate Natural Gas Pipeline Industry for the Interstate Natural Gas Pipeline Property Tax Forum January 1, 2010

Purpose of the Cost of Capital Study

The purpose of the cost of capital study is to provide the Interstate Natural Gas Pipeline Property Tax Forum (INGPPTF) with a cost of capital study for the Interstate Natural Gas Pipeline Industry (INGPI) as of January 1, 2010. This cost of capital can be used to capitalize the net cash flow for the typical interstate natural gas pipeline company for the purpose of estimating market value. The cost of capital derived in this study is the cost of capital for the typical interstate natural gas pipeline company at January 1, 2010, and is not representative of any particular interstate pipeline company. Thus, we advise against its random use by anyone without first examining and determining the differences between the specific pipeline company and the typical pipeline represented by the cost of capital herein and adjusting for the differences accordingly. For example, if one were interested in the typical cost of capital for a mid-cap or a low-cap pipeline, size adjustments of 1.08% and 1.85% respectively would need to be made to the capital asset pricing model.[1] Further, for companies which are considered below investment grade, additional adjustments must be made to reflect the enhanced risk associated with an investment in the operating assets of such companies.

Introduction and Scope

This copyrighted study was prepared for the Interstate Natural Gas Pipeline Property Tax Forum, and any use of this material by any entity other than those approved by the INGPPTF is expressly prohibited by the authors, who reserve all rights to any reproduction. We have reviewed financial and economic information, analytical reports, and statistics in order to estimate the cost of capital of the Interstate Natural Gas Pipeline Industry as of January 1, 2010.

Executive Summary - Cost of Capital

Based on our analysis and investigation, we have calculated the weighted average cost of

[1] *2010 Ibbotson Risk Premia Over time Report*, p. 5.

capital (WACC) for the INGPI to be **10.80%** as of January 1, 2010. The cost of capital developed in this study is appropriate to use in discounting the after-tax operating cash flows projected as of January 1, 2010, for determination of the market value of the operating assets, tangible and intangible, of the INGPI. After-tax operating cash flows are known as earnings before the deduction of interest, depreciation and amortization and after the deduction of taxes and capital expenditures. For market valuation purposes, this level of cash flow is estimated typically by assuming that depreciation and amortization equals capital expenditures. Thus, the cash flow to be discounted is assumed to be equal to what is commonly known in the INGPI as net utility operating income (NUOI). The detailed discussion of the derivation of the weighted average cost of capital along with supporting documentation begins on page 12.

Interstate Natural Gas Pipeline Property Tax Forum

The current members of the INGPPTF are listed below:

Boardwalk Pipeline Partners, LP
- Texas Gas Transmission, LLC
- Gulf South Pipeline Company, LP
- Gulf Crossing Pipeline Company, LLC

Centerpoint Energy
- Centerpoint Energy Gas Transmission
- Centerpoint Energy Mississippi River Transmission

Columbia Gas/Gulf Transmission Corporation
Dominion Transmission Corporation
El Paso Corporation
- El Paso Natural Gas
- Mojave Pipeline
- Colorado Interstate Gas
- Cheyenne Plains Pipeline
- Southern Natural Gas
- Tennessee Gas Pipeline
- Wyoming Interstate Company

Kern River Gas Transmission
Kinder Morgan, Inc.
- Natural Gas Pipeline Company of America
- KN Energy
- Rockies Express

MDU Resources Group, Inc.
National Fuel Gas Supply Corporation
Northern Border Pipeline Company
Northern Natural Gas Company
Oneok Partners, LP
- Guardian Pipeline Company
- Midwestern Gas Transmission Company
- Viking Gas Transmission Company

Questar Pipeline Company
Southern Star Central Gas Pipeline, Inc.
Southern Union Company
- Florida Gas Transmission Co., LLC
- Panhandle Eastern Pipeline, LLC
- Trunkline Gas Company, LLC
- Sea Robin Pipeline, LLC

Spectra Energy Corp
- Texas Eastern Transmission
- Algonquin Gas Transmission
- Gulf Stream Natural Gas Transmission
- Maritimes and Northeast Pipeline
- East Tennessee Natural Gas

TransCanada USA Pipelines Limited
- ANR Pipeline

Great Lakes Gas Transmission LP
- TransCanada Northwest Gas Transmission
- TransCanada Portland Gas Transmission

Williams
- Northwest Pipeline GP
- Transcontinental Gas Pipeline Corp.

General Economic Trends - 2010

At the very least the year 2009 created a rare sense of unanimity among economists. With the United States in its worst recession since the 1930s, and unemployment at a 26-year high, economists of all sectors agreed the economy was a disaster.[2] When economists made their forecasts for 2009, most failed to successfully predict the economic events happening to the United States. Entering 2009, global financial markets seemed to be mired in doom and gloom. With the collapse of many financial institutions, it looked as though another great depression was in store. However, from March 2009, stock markets began to rise from their lows despite higher unemployment and tight credit markets. Many stock market analysts predicted this as just a summer bear market rally. They were proved very wrong as the Dow and other stock market indexes soared over 50%. Even though the economy grew faster than expected at the end of last year, the engine of that growth, companies replenishing stockpiles, was likely to weaken as consumers would keep a lid on spending.

The 5.7% annual growth rate in the fourth quarter was the fastest pace since 2003. The Commerce Department report the end of January was the strongest evidence to date that the worst recession since the 1930s ended in 2009, even though an academic panel that dates recessions had yet to declare an end to it.[3] Something to keep in mind is that gross domestic product growth occurs even in the middle of recessions/depressions. There needs to be a sustained uptick in consumer spending before economists can be confident the recession is over.

The Commerce Department report provided an upbeat end to 2009, an otherwise dismal year. The nation's economy declined 2.4% in 2009, the largest drop since 1946 and the first annual decline since 1991. Still, economists expect growth to slow in 2010 as companies finish restocking inventories and as government stimulus efforts fade.

Many economists, including *Value Line's* "Selection & Opinion," estimate the nation's gross domestic product would grow about 2.5% to 3% during the first quarter of 2010 and be about 2.5% or below for the year.[4] According to Sudeep Reedy of *The Wall Street Journal (WSJ)*, the consensus of economic forecasters for the *WSJ* expected 2010 to be a year of modest growth, almost 3%. This would be much better than the previous two years, but not good enough

---

[2] Miller, Rich. "America in 2010. Sunny, With a Chance of Relapse," *Bloomberg BusinessWeek*, December 28, 2009 & January 4, 2010, 50-52.

[3] "Obama: Economic Growth a 'Stark Improvement.'" FOXNEWS.com, January 29, 2010, http://www.foxnews.com/politics/president/ci.Obama%3A+Economc Growth.

[4] "The *Value Line* View," *Value Line* Selection & Opinion, *Value Line Investment Survey*, January 29, 2010, 3073.

to bring unemployment, which is the greatest continuing threat to the economy, close to the pre-recession levels.[5] This projected growth wouldn't be fast enough to reduce the unemployment rate, which had been 10%. Most analysts expected it to keep rising for several months and remain close to 10% through the end of 2010.

High unemployment is likely to keep consumers cautious about spending. Without strong consumer spending, economists worry the recovery could falter. "That's why there's so much hand-wringing right now," said Brian Bethune, chief U.S. financial economist for IHS Global Insight. Bethune was surprised by the Commerce Department's January 2010 report and with the several factors contributing to growth, including a rapid rise in exports and business investment.[6]

According to a Bloomberg News survey, Dean Maki of Barclays Capital, and the most-accurate forecaster over the year, predicted that the domestic economy would expand 3.5% in 2010, slightly higher than projections from analysts at *Value Line* and *The Wall Street Journal.* This would be driven by the rebound in stocks and rising incomes, which would prompt Americans to raise consumption levels. Faced with dwindling inventories and growing demand, companies would then soon become confident the expansion would be sustained. This would mean more jobs and hence more consumption. So the vicious downward spiral that has ground the economy down would reverse course and instead work in boosting the economy again. Maki predicted that the unemployment rate would fall to an average of 9% by the end of 2010. Faster growth would also push Treasury (and TIPs) yields higher, to around 4.5%, and help the dollar strengthen as the Fed raises interest rates.[7]

"We don't believe this time was different from all other business cycles," said Maki. "The consensus view that growth will stay subdued all through next year -- there's no parallel to that in modern U.S. history." Maki's forecast for 2010 was among the highest of the 58 economists in a Bloomberg News survey at year-end 2009. He was more optimistic than Jan Hatzius, chief U.S. economist at Goldman Sachs Group Inc. in New York, who was No. 1 among forecasters of GDP during the 12 months through June 2009. Hatzius estimated the economy would expand 2.4% in 2010, and his 2.5% first-quarter growth of 2010 forecast was half the pace Maki anticipated. Ed McKelvey, who worked with Hatzius, said the Goldman team forecasted "subpar growth" in 2010 because "employers would be reluctant to hire" and households would exhibit "a bias

---

[5] Sudeep, Reddy . " Hiring, Business Investment and Other Big Variables That Will Drive 2010 Economy," *The Wall Street Journal*, December 28, 2009, http:// online.wsj.com/article/ SB126195187651206693.html.

[6] *Op. Cit.*, "Obama: Economic Growth a 'Stark Improvement.'"

[7] "2010 US Economic Outlook - Strong Growth Expected as Recession Fades," December 2009, http://www.savingtoinvest.com/2009/12/2010-us-economic-outlook.

toward higher saving." Budget difficulties at state and local governments and credit constraints would also restrain the economy, he said. Neal Soss, 60, chief economist at Credit Suisse in New York, was the second most-accurate forecaster of GDP over the first three quarters of 2009. He projected the economy would grow 3.3% in 2010. John Lonski, 58, chief economist at Moody's Capital Markets Group in New York, was No. 3. He saw a 2.7% expansion.[8]

Summary

2009 was a wild year for the economy. The stock market soared, but the U.S. economy was hampered by rising unemployment and tight credit markets. For Americans on Main Street, financiers on Wall Street, and politicians on Pennsylvania Avenue, the United States economy figured to dominate the domestic agenda for 2010, and to shape hugely significant Congressional elections in the last quarter of 2010. Overall, the economy appeared to be on the path to progress, but the path looked like a long one.

Forecasting the economy in the United States for 2010 seemed to be an extremely challenging task for most economists, since their opinions revealed a wide spectrum of views. One would need a crystal ball for prediction with any degree of accuracy, due to all the uncertainties the United States economy faced as it struggled to recover from its worst economic jolt in seven decades. Despite the large stock rally of 2009, there is still a long way to go before Americans' investment and retirement accounts recover. The good news was that it seemed most economists were predicting that 2010 would be a good year for the economy and markets building on gains from 2009. Only time would tell what would happen, but the outlook entering 2010 definitely appeared much better than it was entering 2009, according to "Saving to Invest." It looks like the pendulum that is the economy is now swinging back in the positive direction with more optimism than pessimism now becoming evident.[9]

Natural Gas Pipeline Industry - 2010

Interstate pipelines have both utility and merchant energy characteristics. They are similar to monopoly utilities in that they require significant capital expenditures, involve a permitting process, and are subject to price controls. However, an interstate pipeline's service territory can be expanded through new permitting and construction, whereas that is not usually the case for LDCs. Pipelines are also subject to competition from other pipelines that are built close enough to contend for institutional customers.

---

[8] *Ibid.*

[9] Andy, "2010 US Economic Outlook - Strong Growth Expected as Recession Fades," January 26, 2010, http://www.savingtoinvest.com/2009/12/2010-us-economic-outlook.

Pipelines differ from LDCs in that their business generally relies on a limited number of large institutional customers (including wholesale marketers, exploration and production companies, LDCs, and large industrial companies). Such high customer concentration increases the risks associated with bad debt expense. When evaluating a pipeline company, the analyst must investigate demand and supply growth along the pipeline's footprint, opportunities for pipeline expansion, applications for competitive pipeline developments, and the growth prospects and credit quality of shippers along the pipeline's system.[10]

Pipeline capacity utilization is affected by the location of natural gas supply sources and shifts in consumption patterns. A change in source requires new pipelines to transmit gas from growing production centers (such as the Rockies). The increased use of LNG imported via tanker also would affect the need for and utilization of pipeline assets.

The demand side of the equation is subject to potential secular shifts. For example, growth in the number of gas fired electric generating plants has had a major impact on geographical demand patterns. The appraiser/analyst must be aware of longer-term supply and demand trends that could increase or decrease the value of pipeline assets. Many pipeline companies historically have engaged in various unregulated merchant energy activities through subsidiary operations.

A number of pure-play pipeline businesses are owned by master limited partnerships (MLPs). MLPs trade on exchanges just like common stocks, but the businesses avoid income taxation by paying out nearly all free cash flows to shareholders. These income-oriented investments generally trade based on their yield, distribution growth potential, and volatility of cash flows. Because MLPs cannot use operating cash flows for growth-oriented capital expenditures, they depend on the ability to continuously raise fresh debt and equity capital to fund new investment. Unlike other pipeline companies, MLPs generally cannot be held by pension funds due to current tax obligations generated from their partnership structure.

Accordingly, shares of publicly traded MLPs generally are held by smaller retail investors. The general partners (GPs) for MLPs often have performance participation awards that provide the GPs with larger and larger interests in MLP distributions as the dividend is raised.[11]

Imports to start declining?

United States natural gas utilities have been relying increasingly on imported natural gas to meet growth in demand, a trend that is projected to gain importance in the years ahead. Since

---

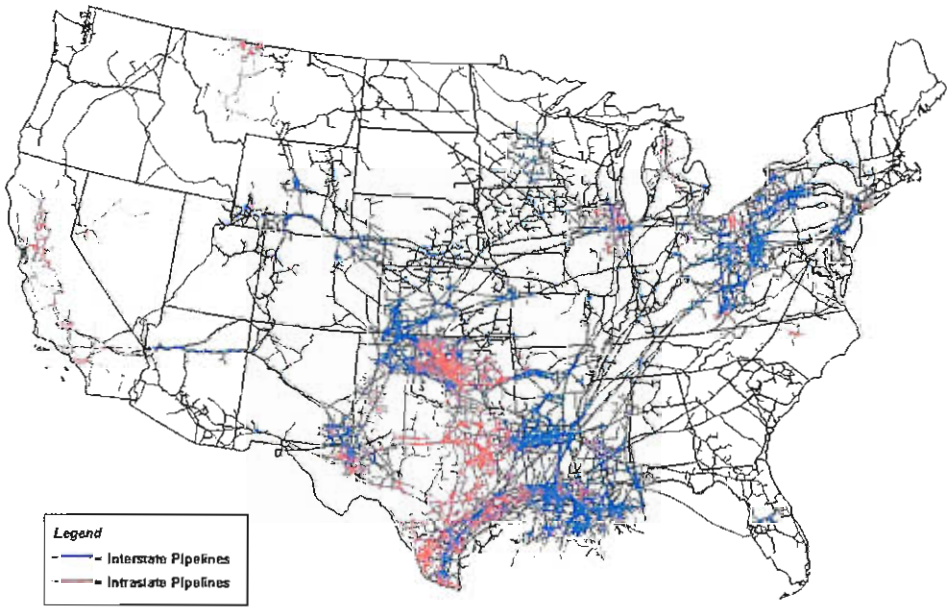
[10] Muir, Christopher B. "Natural Gas Distribution," *Standard & Poor's*, January 14, 2010, 36.

[11] *Ibid.*

the early 1970s, when long-term growth in United States natural gas production ended, imports mostly from Canada—but also in the form of liquefied natural gas (LNG) from Africa and the Caribbean—have increased steadily, both in overall terms and as a percentage of United States supply. Since 1973, net imports of natural gas have nearly tripled in volume, growing by a cumulative average annual rate of about 3.3%. In 1973, net import volumes were 4.2% of total gas supply; in 2008, net imports accounted for about 12.6% of total gas supply and, in 2007, they were 16.5%.

In its *Annual Energy Outlook 2008*, the EIA estimated that net imported natural gas would represent about 20% of US gas supply by 2010, but shrink to 14.0% by 2030. However, in the *Annual Energy Outlook 2009* forecast, EIA now believes that net imports peaked in 2007, considering that it has changed its demand forecasts. At this point, the EIA sees net imports falling to 10.5% of total supply by 2010 and then to 1.6% of total supply by 2030. Between 2012 and 2021, it sees net imports remaining relatively flat at around 8% to 9%, before resuming their decline. While oil imports can easily be increased to accommodate rising demand, the same is not true for natural gas. Transportation is a major cost component of natural gas, whereas it is generally incidental to the cost of oil. As a result, the favored source of gas is domestic production.[12]

U.S. Natural Gas Pipeline Network, 2009



Source: Energy Information Administration, Office of Oil & Gas, Natural Gas Division, Gas Transportation Information System

[12] *Ibid*, 13.

Short-Term Natural Gas Outlook

The January 12, 2010, Energy Information Administration (EIA) Short-Term Energy Outlook (STEO) of the consumption of natural gas fell by 1.5% in 2009, primarily because of the economic downturn. Despite low natural gas prices throughout most of 2009, which contributed to a significant increase in natural gas-fired electric power generation, declines in industrial, residential, and commercial sector consumption drove the year-over-year decline in total consumption.

Total annual natural gas consumption was forecast to remain relatively unchanged in 2010. Higher natural gas prices in 2010 were expected to cause a 2.8% decline in natural gas consumption in the electric power sector in 2010, which would offset growth in the residential, commercial, and industrial sectors. Forecast total natural gas consumption increased by 0.4% in 2011, led by a 2.5% increase in consumption in the industrial sector.[13]

EIA estimated that total marketed natural gas production increased by 3.7% in 2009, despite a 59% decline in the working natural gas rig count from September 2008 to July 2009. Working natural gas rigs have since turned around from the mid-July 2009 low of 665, increasing to 759 as of December 31, 2009. While production growth in 2009 was supported by the enhanced productivity of new wells being drilled, steep declines from initial production at these newly drilled wells and the lagged effect of reduced drilling activity were expected to contribute to a 3% decline in 2010 production. EIA expected marketed production to increase by 1.3% in 2011 with growth in production from lower-48 non-Gulf of Mexico (GOM) fields offsetting a decline in GOM production.

Value Line (VL) reported in December 2009 that the natural gas (diversified) industry[14] has faced a difficult operating environment the latter part of 2009, given the considerably lower natural gas quotations. As a result, many industry participants posted unfavorable comparisons through the first three quarters of 2009. Recently natural gas companies have divested operations in response to difficult industry conditions. Such efforts serve to bolster a company's balance sheet. [15]

---

[13] "Short-Term Energy Outlook," Energy Information Administration, January 12, 2010, http://www.eai.doe.gov/steo.

[14] The Diversified Natural Gas Industry consists of companies that produce, sell, and transport natural gas. It is labeled "diversified" because operations can vary widely among natural gas companies.

[15] Napoli, Michael F. "Natural Gas (Diversified) Industry," *Value Line Investment Survey*, December 11, 2009, 426.

Additionally, *VL* reported that the Natural Gas (Diversified) Industry's rank puts them in the middle of the pack for the 2010 performance. Looking further out, Napoli anticipated higher revenues and share earnings for the industry by 2010-2014.[16]

Gas Pipeline Transportation Risk Rating

IBISWorld Inc. annually produces an IBISWorld Industry Risk Rating Report. On December 21, 2009, the "Gas Pipeline Transportation of Natural Gas in the US: 48621" report was released. This industry group analyzed comprises establishments primarily engaged in the pipeline transportation of natural gas from processing plants to local distribution systems. The forecast period encompasses 2010 up to December 31, 2010. Three types of risk are recognized in their analysis. These are: risk arising from within the industry itself (structural risk), risks arising from the expected future performance of the industry (growth risk) and risk arising from forces external to the industry (external sensitivity risk). The results follow.[17]

Structural Risk Analysis — is forecast to be medium-high over the outlook period. The primary risk factor is that the industry is in the decline phase of its economic life cycle. Over recent years, the Natural Gas Pipeline Industry has remained flat despite overall economic growth. Despite new pipelines set to come on stream in the next few years, the industry is still expected to expand more slowly than the economy as a whole. A medium level of revenue volatility exists in the industry and this reflects modest fluctuations in price. There is a medium level of competition within the industry, as the fixed nature of natural gas pipelines limits competition between firms in the industry. The industry receives no government assistance and there are no specific tariffs.

Offsetting the high level of risk is the high level of barriers to industry entry which helps protect incumbent operators, thanks to the amount of capital required to fund construction of gas pipelines. Large initial contracts must also be secured in order to make the pipeline viable.[18]

Growth Risk Analysis — is forecast to exhibit a medium level of growth risk in 2010. The demand for natural gas in the United States is expected to expand over the outlook period, and new gas pipelines will be installed and pipeline expansions undertaken. New supply sources and varying growth in gas demand in the different regions of the United States would also change the shape of the gas grid. At the same time, the growth in the availability of natural gas from Canada and the expansion in markets in the west and north east of the United States have spurred

---

[16] *Ibid.*

[17] "IBISWorld Industry Risk Rating Report, Gas Pipeline Transportation in the US: 48621," IBISWorld, December 21, 2009, 3.

[18] *Ibid.*, 4.

the construction of new pipelines linking those areas. IBISWorld forecasts that industry revenue will grow by 3.9% in 2010 which is a increase of 3.3% over year end 2009.[19]

Recent Growth Analysis — The Gas Pipeline Transportation industry was expected to face fairly flat demand for its services over the five year period ending in 2009. Natural gas consumption was expected to grow at a modest rate, due to rising gas prices and the adverse effect of economic recession. Weak demand growth put downward pressure on gas haulage rates, as firms sought to maintain or expand the volume of gas transported. Indications are that real industry revenue would decline by about 0.7% over the five years ending in 2009.

The expanding natural gas pipeline network highlights increased competition in the market for natural gas pipeline transportation. Industry participants had to find more efficient ways of transacting business in order to maintain market share and reduce business costs. Certainly, the substantial number of mergers and asset sales within the industry prior to and during the past five years has tended to reduce overhead costs, although in at least some cases the restructuring resulted from financial difficulties. The well-publicized collapse of Enron Corporation saw its pipeline interests sold off by the mid 2000s.

Forecast Growth Analysis — The revenue generated by the Gas Pipeline Transportation industry is expected to expand moderately over the next five years, increasing at an average annual rate of about 2.3%. Rising depreciation charges associated with the construction of pipeline expansions will see the industry's net profit before interest and tax rise a bit more slowly than revenue. The growth in industry revenue will reflect a revival in natural gas consumption as the United States economy moves out of recession. Demand for natural gas in the United States is expected to expand over the next five years and beyond. New gas pipelines will be installed and pipeline expansions undertaken. New supply sources and varying growth in gas demand in different regions of the United States will also change the shape of the gas grid. As gas demand and the gas grid expand, players in the industry will need to improve ancillary facilities, such as storage, and develop new methods of conducting business to facilitate the flow of natural gas from supply locations to markets and from one market to another.[20]

Sensitivity Risk Analysis — For the year 2010, sensitivity risk is forecasted to be low. Downstream demand from gas distributors is expected rebound to strong growth, having only expanded slowly in 2009, while natural gas availability has slowly improved over the past few years. Interest rates are expected to remain low. This would normally be beneficial for the industry due to the large capital exposure of the industry; however, the credit crunch has made acquiring capital more difficult. Legislative compliance requirements are expected to remain

---

[19] *Ibid.*

[20] *Ibid*, 8.

moderately strict.

Life Cycle Analysis — The performance of the Gas Pipeline Transportation industry has deteriorated during the past five years, suggesting that it is a declining industry. There has been considerable acquisition and merger activity since the early 2000s, with financially troubled firms (the most notable example being Enron) selling their assets. Other firms have used these sales as an opportunity to secure assets that offer synergies with their existing operations.[21]

When the three risk analyses are combined, the overall "Risk Rating Analysis" in the Pipeline Transportation of Natural Gas Industry is expected to be medium - low over the 2010 outlook period. This would be the fourth consecutive year in which this risk rating had applied. The low level of risk can be attributed to continual expansion of new natural gas systems in the industry. Primary risk factors included IBISWorld's forecast growth score for the gas pipeline transportation industry and the level of legislative compliance requirements that the industry is subject to.

Natural Gas Outlook Summary

Trends in energy supply and demand are affected by difficult-to-predict factors: energy prices, United States and worldwide economic growth or decline, advances in technologies, and future public policy decisions in the United States and in other countries. The projection for United States economic growth, a key determinant of United States demand, is expected to expand moderately over the next five years. The growth in industry revenue would reflect a revival in natural gas consumption and the United States moves out of recession.[22] All of the political and economic factors discussed in this section will affect the typical investor's cost of capital as the elements of business risk increases. The additional risk attributable to the natural gas pipeline industry should be reflected in the development of the cost of capital.

---

[21] *Ibid*, 6.

[22] *Ibid*, 8.

Weighted Average Cost of Capital (WACC)

The return investors require on investments of comparable risk is what the cost of capital measures. Rational investors will not invest in a particular investment opportunity if the expected return on that opportunity is less than their cost of capital requirement. The weighted average cost of capital (WACC) is also known in the appraisal and financial community as the opportunity cost of capital. The WACC is used primarily for making long-term capital investment decisions by investors and purchasers. Accordingly, the WACC is used by appraisers to estimate ***market value***.[23] To calculate market value, the appraiser discounts expected future income (cash flow) by the rate of return offered by comparable investment alternatives. [All of the annual "income" figures used in appraising income-producing properties are *cash flows* rather than accrual accounting incomes.[24]] This rate of return is often referred to as the discount rate or the opportunity cost of capital.[25] The Appraisal Institute has defined opportunity cost as quoted below:

> *Opportunity cost is the net cost of opportunities not chosen or options foregone, denied or lost.* An investor who selects one investment forgoes the opportunity to invest in other available investments...Opportunity cost is related to the principle of substitution, and is particularly significant in estimating the rates of return necessary to attract capital. By analyzing and comparing the prospective rates of return offered by alternative investment opportunities, an appraiser can estimate the required rate of return for the property being appraised.[26]

The estimated cost of capital in this report for the Interstate Natural Gas Pipeline Industry as of January 1, 2010, is based on the generally accepted appraisal methodology known as the band of investment technique. The band of investment technique consists of the following steps:

---

[23] Market value is defined by the Appraisal Institute as, "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress." See *The Appraisal of Real Estate*, 13th ed., (Chicago: Appraisal Institute, 2008), 23.

[24] William N. Kinnard, Jr., *Income Property Valuation*, (Lexington: Heath Lexington Books, 1982), 70.

[25] Richard A. Brealey and Stewart C. Meyers, *Principles of Corporate Finance*, 4th ed., (New York: McGraw-Hill, 1991), 13.

[26] *The Appraisal of Real Estate*, 11th ed., (Chicago: Appraisal Institute, 1996), 44.

1. Analyze and determine the appropriate capital structure.
2. Identify the appropriate cost for each financing band of the capital structure.
3. Weight the appropriate cost for each financing band by the relative proportion of the capital structure represented by each financing band.

The sum of the weighted costs for the financing bands represents the weighted average cost of capital. This weighted cost of capital is typically known as the discount rate in appraisal literature and the algebraic formula is shown in Figure 1.

$$K = (D \times K_d) + (E \times K_e)$$

where

K = *Weighted Average Cost of Capital*
D = *Proportion of Debt in Capital Structure*
K_d = *Cost of Debt*
E = *Proportion of Equity in Capital Structure*
K_e = *Cost of Equity*

Figure 1

In explaining the estimation of the cost of capital, Ibbotson Associates states:

> The cost of capital is always an expectational or forward-looking concept. While the past performance of an investment and other historical information can be good guides and are often used to estimate the required rate of return on capital, the expectations of future events are the only factors that actually determine the cost of capital. An investor contributes capital to a firm with the expectation that the business' future performance will provide a fair return on the investment. If past performance were the criterion most important to investors, no one would invest in start-up ventures. It should also be noted that the cost of capital is a function of the investment, not the investor.[27]

Cost of Capital Study Results

The cost of capital for the Interstate Natural Gas Pipeline Industry as of January 1, 2010 is estimated to be 10.81% (rounded to **10.80%**) as the chart on the following page indicates. Following the chart are explanations of the derivation of each of the component parts of the cost of capital study.

[27] *SBBI (Stocks, Bonds, Bills and Inflation)*, 2009 Yearbook: Valuation Edition, (Chicago: Morningstar, Inc., 2009), 21.

Capital	Portion	Cost	Product
Debt	30.00%	6.79%	2.04%
Equity	70.00%	12.53%	8.77%
Totals	100.00%		10.81%

Capital Structure

Economists and appraisers measure a firm's capital structure in terms of the market values of its debt and equity because that is the best measure of the amounts of debt and equity that investors have invested in the company on a going-forward basis. Furthermore, economists and appraisers generally agree that the goal of management is to maximize the value of the firm, where the value of the firm is the sum of the market value of the firm's debt and equity. Only by measuring a firm's capital structure in terms of market values can its managers choose a financing strategy that maximizes the value of the firm.

For estimating the cost of capital for the INGPI, it is appropriate to use the typical market capital structure for similar interstate natural gas pipeline companies. There is very little debate about this concept, however for clarity we note the following statements from Brigham and Gapenski and from Damodaran.

> We are absolutely convinced that the procedures we recommend are correct — namely, firms should focus on market value capital structures and base their cost of capital calculations on market value weights. Because market values do change, it would be impossible to keep the actual capital structure on target at all times, but this fact in no way detracts from the validity of market value targets.[28]

> The weights assigned to equity and debt in calculating the weighted average cost of capital have to be based upon market value, not book value. The rationale rests on the fact that the cost of capital measures the cost of issuing securities, stocks as well as bonds, to finance projects, and that these securities are issued at market value, not at book value.[29]

In the appraisal process or in developing the cost of capital to be used in the appraisal process the appraiser must utilize the market capital structure for all types of appraisal. Even

---

[28] Eugene F. Brigham and Louis C. Gapenski, *Financial Management*, 7th ed. (New York: The Dryden Press, 1994), 599.

[29] Aswath Damodaran, *Investment Valuation*, (New York, NY: John Wiley & Sons, Inc., 1996), p. 64.

when public utilities are strictly regulated, it is necessary for the appraiser to use the market capital structure unless the book capital structure is found to be the same as the market capital structure. In the past often the book capital structure was quite similar to the market capital structure, however that is not the case today. Today the market capital structure varies significantly from the book capital structure for most interstate natural gas pipelines. Thus, investors are concerned with the capital structure they will use to finance the purchase of an interstate natural gas pipeline, and that will always be the typical market capital structure.

It is also important to note what elements of capital comprise the makeup of the ***capital structure*** from an appraisal standpoint. The capital structure consists only of long-term debt, common stock, and where appropriate, preferred stock. The capital structure should not be confused with *financial structure* or any other term used in financial literature. To understand what elements comprise the capital structure it is important to define capital structure and financial structure, which are defined as follows:

> **CAPITAL STRUCTURE** corporation's financial framework, including LONG-TERM DEBT, PREFERRED STOCK, and NET WORTH. It is distinguished from FINANCIAL STRUCTURE, which includes additional sources of capital such as short-term debt, accounts payable, and other liabilities.[30]

> **FINANCIAL STRUCTURE** makeup of the right-hand side of a company's BALANCE SHEET, which includes all the ways its assets are financed, such as trade accounts payable and short-term borrowings as well as long-term debt and ownership equity. Financial structure is distinguished from CAPITAL STRUCTURE, which includes only long-term debt and equity.[31]

It is also important to note that neither accumulated depreciation or accumulated deferred income taxes are included in capital structure. Some appraisers have mistakenly included accumulated deferred income taxes in constructing a firm's capital structure. This is simply wrong for estimating the cost of capital and for appraisal purposes. The following quotation from *Financial Management* addresses this issue quite well:

> Since depreciation-generated funds have the same cost as the firm's WACC when retained earnings are used for the equity component, it is not necessary to consider them when estimating the WACC...Therefore, deferred taxes, like depreciation, have a cost equal to the firm's WACC using retained earnings as the equity

---

[30] John Downes and Jordan Elliot Goodman, *Dictionary of Finance and Investment Terms*, (New York: Barron's, 1985), 54.

[31] *Ibid.*, 132.

component. Indeed, deferred taxes arise solely because a firm records a different depreciation expense on its tax books than on the books used to report income to shareholders... Deferred taxes are treated the same way as depreciation cash flows: they are not included when estimating the firm's WACC...[32]

The appropriate capital structure for use in estimating the INGPI's cost of capital is the expected capital structure that a typical purchaser would likely use to finance the purchase of the operating assets of a company within this industry. This typical purchaser would take into account the regulatory agency's allowed rate of return in analyzing the risk profile and selecting the market capital *structure*. Thus, an analysis of the typical market capital structure used in the interstate natural gas pipeline industry is appropriate.

The market capital structure developed for the INGPI was calculated from information obtained from *Value Line Investment Survey* data base (*Value Line*) and *Standard & Poor's Compustat* data base as of January 2010. The capital structure study involved the following companies we believe to be representative of the interstate natural gas transmission pipeline industry: 17 companies classified by *Value Line* as the Natural Gas (Diversified) Industry (from the *Value Line* full data base), using both *Value Line* and S&P data; 15 companies that make up the *Value Line* Oil/Gas Distribution group; the 30 companies from the *Value Line* natural gas (diversified) group combined with the *Value Line* oil/gas distribution group (large companies – with over $750 million in annual sales); and 11 companies heavily involved with natural gas pipelines from the interstate natural gas pipeline forum group, which have traded common stock listed by *Standard and Poor's*. Additionally, we considered the 75 companies from the *S&P* 500 which have **BBB-** rated long-term debt (the same rating as the typical interstate natural gas pipeline company). Ultimately, to retain a particular rating status by the major rating agencies, companies must maintain a certain level of equity and the ability to pay their long-term debt obligations. Thus, it is important to consider the capital structures of companies with similar ratings in estimating the appropriate capital structure.

The results indicate that the market capital structure for the industry is approximately 30% debt, essentially no preferred stock, and 70% equity. For each of the above mentioned groups of companies, we calculated the simple average and median capital structure for each grouping using data reported both by *Value Line* and *Standard & Poor's*. As many traditional interstate natural gas pipelines have become subsidiaries of other pipelines and other energy companies, there are now less members of the interstate natural gas pipeline forum group, which have traded common stock. Thus, we are inclined to give a little less consideration to the data from the forum group.

---

[32] Eugene F. Brigham and Louis C. Gapenski, *Financial Management*, 7th ed. (New York: The Dryden Press, 1994), 368-369.

For purposes of analysis we used the market capital structure for each company. The market value of the common equity portion of the capital structure was determined by multiplying the number of shares outstanding times the recent price reported by *Value Line* and/or *Standard & Poor's*. As surrogates for the market value of debt and preferred stock we substituted the book value of each. The market values of both debt and equity are always preferred, if available. Since the book value of debt is usually close to market value, book value is usually used for the debt weight. Ibbotson states, "Therefore, in most cases the market value of debt in the capital structure is assumed to be the book value of debt."[33] Only a few companies in this industry have issued preferred stock and, like debt, we used book value as a surrogate for the market value of preferred stock. Our recent analysis indicates that book values for long-term debt and preferred stock are fairly reasonable approximations for market value at the present time, thus book value can be substituted as a reasonable proxy for the market value of debt and preferred stock capital.

The capital structure calculations can be found on the following twelve pages. As can be observed from the capital structure calculations using the natural gas transmission pipeline industry groupings described above, the indicators point to an approximate market capital structure of 30% debt (***D***) and 70% equity (***E***). (*Preferred stock was judged not to be of significant importance in the financing of companies in the overall interstate natural gas pipeline industry.*) We gave the most consideration to the median indicators (median figures being less influenced by extremes than averages) from the data groups made up of the *Value Line* Natural Gas Diversified Industry (All), *Value Line* Oil/Gas Distribution Industry (All), the 30 large[34] companies from the combining of the first two groups, and the 75 companies from the **S&P** 500 with long-term debt ratings of BBB-.

On the following pages are the capital structure data from *Value Line* and *Standard & Poor's Compustat.*

---

[33] *SBBI (Stocks, Bonds, Bills and Inflation), 2008 Yearbook: Valuation Edition*, (Chicago: Morningstar, Inc., 2008) p. 14.

[34] Large pipeline group made up of companies with annual sales of over $750 million.

Value Line Natural Gas Diversified Industry (All)
Capital Structure (VL Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
Cabot Oil & Gas 'A'	COG	14.39%	0.00%	85.61%
Chesapeake Energy	CHK	39.83%	1.54%	58.63%
Crosstex Energy	XTXI	78.43%	0.00%	21.57%
Devon Energy	DVN	14.67%	0.00%	85.33%
Dynegy Inc. 'A'	DYN	78.63%	0.00%	21.37%
EOG Resources	EOG	9.88%	0.00%	90.12%
EQT Corp.	EQT	24.95%	0.00%	75.05%
El Paso Corp.	EP	62.95%	3.46%	33.58%
Energen Corp.	EGN	14.11%	0.00%	85.89%
MDU Resources	MDU	24.76%	0.00%	75.24%
National Fuel Gas	NFG	23.67%	0.00%	76.33%
Newfield Exploration	NFX	24.29%	0.00%	75.71%
ONEOK Inc.	OKE	47.48%	0.00%	52.52%
Questar Corp.	STR	21.84%	0.00%	78.16%
Quicksilver Res.	KWK	48.14%	0.00%	51.86%
Southwestern Energy	SWN	5.15%	0.00%	94.85%
XTO Energy	XTO	27.01%	0.00%	72.99%
	Average	32.95%	0.29%	66.75%
	Median	24.76%	0.00%	75.24%

Source: *Value Line* CD Rom, January 2010.

Value Line Oil/Gas Distribution Industry (All)
Capital Structure (VL Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
Boardwalk Pipeline	BWP	34.08%	0.00%	65.92%
Buckeye Partners L.P.	BPL	32.99%	0.00%	67.01%
Clean Energy Fuels	CLNE	2.63%	0.00%	97.37%
El Paso Pipeline	EPB	28.87%	0.00%	71.13%
Enbridge Inc.	ENB.TO			
Energy Transfer	ETP	44.03%	0.00%	55.97%
Enterprise Products	EPD	36.97%	0.00%	63.03%
Inergy L.P.	NRGY	34.81%	0.00%	65.19%
Kinder Morgan Energy	KMP	37.52%	0.00%	62.48%
Magellan Midstream	MMP	25.62%	0.00%	74.38%
Plains All Amer. Pipe.	PAA	35.94%	0.00%	64.06%
Southern Union	SUG	54.39%	0.00%	45.61%
Spectra Energy	SE	41.63%	0.00%	58.37%
Suburban Propane	SPH	24.98%	0.00%	75.02%
Williams Cos.	WMB	39.36%	0.00%	60.64%
	Average	33.84%	0.00%	66.16%
	Median	35.38%	0.00%	64.62%

Source: *Value Line* CD Rom, *January* 2010.

VL Natural Gas Diversified & Oil/Gas Distribution - Large
Capital Structure (VL Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
Boardwalk Pipeline	BWP	34.08%	0.00%	65.92%
Buckeye Partners L.P.	BPL	32.99%	0.00%	67.01%
Cabot Oil & Gas 'A'	COG	14.39%	0.00%	85.61%
Chesapeake Energy	CHK	39.83%	1.54%	58.63%
Crosstex Energy	XTXI	78.43%	0.00%	21.57%
Devon Energy	DVN	14.67%	0.00%	85.33%
Dynegy Inc. 'A'	DYN	78.63%	0.00%	21.37%
EOG Resources	EOG	9.88%	0.00%	90.12%
EQT Corp.	EQT	24.95%	0.00%	75.05%
El Paso Corp.	EP	62.95%	3.46%	33.58%
Enbridge Inc.	ENB.TO			
Energen Corp.	EGN	14.11%	0.00%	85.89%
Energy Transfer	ETP	44.03%	0.00%	55.97%
Enterprise Products	EPD	36.97%	0.00%	63.03%
Inergy L.P.	NRGY	34.81%	0.00%	65.19%
Kinder Morgan Energy	KMP	37.52%	0.00%	62.48%
MDU Resources	MDU	24.76%	0.00%	75.24%
Magellan Midstream	MMP	25.62%	0.00%	74.38%
National Fuel Gas	NFG	23.67%	0.00%	76.33%
Newfield Exploration	NFX	24.29%	0.00%	75.71%
ONEOK Inc.	OKE	47.48%	0.00%	52.52%
Plains All Amer. Pipe.	PAA	35.94%	0.00%	64.06%
Questar Corp.	STR	21.84%	0.00%	78.16%
Quicksilver Res.	KWK	48.14%	0.00%	51.86%
Southern Union	SUG	54.39%	0.00%	45.61%
Southwestern Energy	SWN	5.15%	0.00%	94.85%
Spectra Energy	SE	41.63%	0.00%	58.37%
Suburban Propane	SPH	24.98%	0.00%	75.02%
Williams Cos.	WMB	39.36%	0.00%	60.64%
XTO Energy	XTO	27.01%	0.00%	72.99%
	Average	34.57%	0.17%	65.26%
	Median	34.08%	0.00%	65.92%

Source: *Value Line* CD Rom, January 2010.

Interstate Natural Gas Pipeline Forum (Pipelines)
Capital Structure (VL Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
Boardwalk Pipeline	BWP	34.08%	0.00%	65.92%
CenterPoint Energy	CNP	60.93%	0.00%	39.07%
El Paso Corp.	EP	62.95%	3.46%	33.58%
Kinder Morgan Energy	KMP	37.52%	0.00%	62.48%
MDU Resources	MDU	24.76%	0.00%	75.24%
National Fuel Gas	NFG	23.67%	0.00%	76.33%
Questar Corp.	STR	21.84%	0.00%	78.16%
Southern Union	SUG	54.39%	0.00%	45.61%
Spectra Energy	SE	41.63%	0.00%	58.37%
TransCanada Corp.	TRP			
Williams Cos.	WMB	39.36%	0.00%	60.64%
	Average	40.11%	0.35%	59.54%
	Median	38.44%	0.00%	61.56%

Source: *Value Line* CD Rom, January 2010.

Value Line Natural Gas Diversified Industry (All)
Capital Structure (S&P Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
CABOT OIL & GAS CORP	COG	14.88%	0.00%	85.12%
CHESAPEAKE ENERGY CORP	CHK	41.32%	1.59%	57.09%
CROSSTEX ENERGY INC	XTXI	79.42%	0.00%	20.58%
DEVON ENERGY CORP	DVN	15.19%	0.00%	84.81%
DYNEGY INC	DYN	80.02%	0.00%	19.98%
EL PASO CORP	EP	64.08%	3.53%	32.40%
ENERGEN CORP	EGN	14.34%	0.00%	85.66%
EOG RESOURCES INC	EOG	10.11%	0.00%	89.89%
EQT CORP	EQT	25.32%	0.00%	74.68%
MDU RESOURCES GROUP INC	MDU	24.93%	0.25%	74.81%
NATIONAL FUEL GAS CO	NFG	23.68%	0.00%	76.32%
NEWFIELD EXPLORATION CO	NFX	24.74%	0.00%	75.26%
ONEOK INC	OKE	48.01%	0.00%	51.99%
QUESTAR CORP	STR	22.50%	0.00%	77.50%
QUICKSILVER RESOURCES INC	KWK	49.91%	0.00%	50.09%
SOUTHWESTERN ENERGY CO	SWN	5.45%	0.00%	94.55%
XTO ENERGY INC	XTO	27.29%	0.00%	72.71%
	Average	33.60%	0.32%	66.08%
	Median	24.93%	0.00%	74.81%

Source: *S&P Compustat*, January 2010.

Value Line Oil/Gas Distribution Industry (All)
Capital Structure (S&P Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
BOARDWALK PIPELINE PRTNRS-LP	BWP	34.34%	0.00%	65.66%
BUCKEYE PARTNERS LP	BPL	33.67%	0.00%	66.33%
CLEAN ENERGY FUELS CORP	CLNE	2.76%	0.00%	97.24%
EL PASO PIPELINE PARTNERS LP	EPB	29.40%	0.00%	70.60%
ENBRIDGE INC	ENB	39.33%	0.40%	60.27%
ENERGY TRANSFER PARTNERS -LP	ETP	44.82%	0.00%	55.18%
ENTERPRISE PRODS PRTNER -LP	EPD	37.99%	0.00%	62.01%
INERGY LP	NRGY	33.42%	0.00%	66.58%
KINDER MORGAN ENERGY -LP	KMP	36.77%	0.00%	63.23%
MAGELLAN MIDSTREAM PRTNRS LP	MMP	26.02%	0.00%	73.98%
PLAINS ALL AMER PIPELNE -LP	PAA	36.54%	0.00%	63.46%
SOUTHERN UNION CO	SUG	53.85%	1.81%	44.34%
SPECTRA ENERGY CORP	SE	40.92%	0.99%	58.09%
SUBURBAN PROPANE PRTNRS -LP	SPH	17.40%	0.00%	82.60%
WILLIAMS COS INC	WMB	40.19%	0.00%	59.81%
	Average	33.83%	0.21%	65.96%
	Median	36.54%	0.00%	63.46%

Source: *S&P Compustat*, January 2010.

VL Natural Gas Diversified & Oil/Gas Distribution - Large
Capital Structure (S&P Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
BOARDWALK PIPELINE PRTNRS-LP	BWP	34.34%	0.00%	65.66%
BUCKEYE PARTNERS LP	BPL	33.67%	0.00%	66.33%
CABOT OIL & GAS CORP	COG	14.88%	0.00%	85.12%
CHESAPEAKE ENERGY CORP	CHK	41.32%	1.59%	57.09%
CROSSTEX ENERGY INC	XTXI	79.42%	0.00%	20.58%
DEVON ENERGY CORP	DVN	15.19%	0.00%	84.81%
DYNEGY INC	DYN	80.02%	0.00%	19.98%
EL PASO CORP	EP	64.08%	3.53%	32.40%
ENBRIDGE INC	ENB	39.33%	0.40%	60.27%
ENERGEN CORP	EGN	14.34%	0.00%	85.66%
ENERGY TRANSFER PARTNERS -LP	ETP	44.82%	0.00%	55.18%
ENTERPRISE PRODS PRTNER -LP	EPD	37.99%	0.00%	62.01%
EOG RESOURCES INC	EOG	10.11%	0.00%	89.89%
EQT CORP	EQT	25.32%	0.00%	74.68%
INERGY LP	NRGY	33.42%	0.00%	66.58%
KINDER MORGAN ENERGY -LP	KMP	36.77%	0.00%	63.23%
MAGELLAN MIDSTREAM PRTNRS LP	MMP	26.02%	0.00%	73.98%
MDU RESOURCES GROUP INC	MDU	24.93%	0.25%	74.81%
NATIONAL FUEL GAS CO	NFG	23.68%	0.00%	76.32%
NEWFIELD EXPLORATION CO	NFX	24.74%	0.00%	75.26%
ONEOK INC	OKE	48.01%	0.00%	51.99%
PLAINS ALL AMER PIPELNE -LP	PAA	36.54%	0.00%	63.46%
QUESTAR CORP	STR	22.50%	0.00%	77.50%
QUICKSILVER RESOURCES INC	KWK	49.91%	0.00%	50.09%
SOUTHERN UNION CO	SUG	53.85%	1.81%	44.34%
SOUTHWESTERN ENERGY CO	SWN	5.45%	0.00%	94.55%
SPECTRA ENERGY CORP	SE	40.92%	0.99%	58.09%
SUBURBAN PROPANE PRTNRS -LP	SPH	17.40%	0.00%	82.60%
WILLIAMS COS INC	WMB	40.19%	0.00%	59.81%
XTO ENERGY INC	XTO	27.29%	0.00%	72.71%
	Average	34.88%	0.29%	64.83%
	Median	34.01%	0.00%	66.00%

Source: *S&P Compustat*, January 2010.

Interstate Natural Gas Pipeline Forum (Pipelines)
Capital Structure (S&P Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
BOARDWALK PIPELINE PRTNRS-LP	BWP	34.34%	0.00%	65.66%
CENTERPOINT ENERGY INC	CNP	60.91%	0.00%	39.09%
EL PASO CORP	EP	64.08%	3.53%	32.40%
KINDER MORGAN ENERGY -LP	KMP	36.77%	0.00%	63.23%
MDU RESOURCES GROUP INC	MDU	24.93%	0.25%	74.81%
NATIONAL FUEL GAS CO	NFG	23.68%	0.00%	76.32%
ONEOK PARTNERS -LP	OKS	32.00%	0.00%	68.00%
QUESTAR CORP	STR	22.50%	0.00%	77.50%
SOUTHERN UNION CO	SUG	53.85%	1.81%	44.34%
SPECTRA ENERGY CORP	SE	40.92%	0.99%	58.09%
TRANSCANADA CORP	TRP	41.65%	2.07%	56.28%
WILLIAMS COS INC	WMB	40.19%	0.00%	59.81%
	Average	39.65%	0.72%	59.63%
	Median	38.48%	0.00%	61.52%

Source: *S&P Compustat*, January 2010.

All S&P Companies with "BBB-" Rated Debt

Capital Structure (VL Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
Acuity Brands	AYI	1.42%	0.00%	98.58%
Alcoa Inc.	AA	36.02%	0.00%	63.98%
Allegheny Energy	AYE	52.19%	0.00%	47.81%
Allegheny Techn.	ATI	18.28%	0.00%	81.72%
Ameren Corp.	AEE	52.86%	0.00%	47.14%
Amphenol Corp.	APH	9.22%	0.00%	90.78%
Anadarko Petroleum	APC	28.25%	0.00%	71.75%
Astoria Financial	AF	71.21%	0.00%	28.79%
Avista Corp.	AVA	48.82%	0.00%	51.18%
Best Buy Co.	BBY	6.05%	0.00%	93.95%
Brinker Int'l	EAT	33.11%	0.00%	66.89%
Bunge Ltd.	BG	25.75%	11.03%	63.23%
CBS Corp. 'B'	CBS	43.89%	0.00%	56.11%
CMS Energy Corp.	CMS	63.13%	0.00%	36.87%
Con-way Inc.	CNW	30.52%	0.00%	69.48%
Constellation Energy	CEG	41.83%	0.00%	58.17%
CSX Corp.	CSX	28.69%	0.00%	71.31%
Discover Fin'l Svcs.	DFS	16.13%	11.01%	72.86%
Dow Chemical	DOW	35.12%	6.81%	58.07%
Dr Pepper Snapple	DPS	29.12%	0.00%	70.88%
Edison Int'l	EIX	50.09%	0.00%	49.91%
Energy Transfer	ETP	44.03%	0.00%	55.97%
Enterprise Products	EPD	36.97%	0.00%	63.03%
First Midwest Bancorp	FMBI	60.12%	0.00%	39.88%
First Niagara Finl Group	FNFG	22.55%	0.00%	77.45%
Flowers Foods	FLO	9.37%	0.00%	90.63%
Fortune Brands	FO	40.36%	0.00%	59.64%
Hanover Insurance	THG	16.34%	0.00%	83.66%
Hill-Rom Hldgs.	HRC	6.15%	0.00%	93.85%
Jones Lang LaSalle	JLL	10.17%	0.00%	89.83%
Joy Global	JOYG	8.35%	0.00%	91.65%
Kaman Corp.	KAMN	10.73%	0.00%	89.27%
L-3 Communic.	LLL	27.45%	0.00%	72.55%
Lorillard Inc.	LO	5.45%	0.00%	94.55%
Manpower Inc.	MAN	14.20%	0.00%	85.80%
Marsh & McLennan	MMC	21.15%	0.00%	78.85%
Marshall & Ilsley	MI	66.22%	15.12%	18.67%
Mattel Inc.	MAT	9.04%	0.00%	90.96%
M.D.C. Holdings	MDC	40.99%	0.00%	59.01%
Molson Coors Brewing	TAP	14.05%	0.00%	85.95%
Mosaic Company	MOS	4.26%	0.00%	95.74%
New York Community	NYB	51.12%	0.00%	48.88%
Newell Rubbermaid	NWL	32.59%	0.00%	67.41%
NiSource Inc.	NI	60.59%	0.00%	39.41%
Otter Tail Corp.	OTTR	31.51%	0.00%	68.49%
Owens & Minor	OMI	10.27%	0.00%	89.73%
Pentair Inc.	PNR	20.15%	0.00%	79.85%
Phillips-Van Heusen	PVH	15.53%	0.00%	84.47%

All S&P Companies with "BBB-" Rated Debt (cont.)
Capital Structure (VL Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
Pinnacle West Capital	PNW	48.57%	0.00%	51.43%
Plains All Amer. Pipe.	PAA	35.94%	0.00%	64.06%
Plum Creek Timber	PCL	30.57%	0.00%	69.43%
Prologis	PLD			
Reynolds American	RAI	21.12%	0.00%	78.88%
Rock-Tenn 'A'	RKT	39.29%	0.00%	60.71%
Roper Inds.	ROP	17.42%	0.00%	82.58%
RPM Int'l	RPM	21.52%	0.00%	78.48%
Southern Copper	PCU	4.15%	0.00%	95.85%
Southern Union	SUG	54.39%	0.00%	45.61%
Susquehanna Bancshs.	SUSQ	64.64%	12.95%	22.41%
Telephone & Data	TDS	30.60%	0.00%	69.40%
Textron Inc.	TXT	64.71%	0.00%	35.29%
Timken Co.	TKR	16.56%	0.00%	83.44%
Tyco Electronics	TEL	18.43%	0.00%	81.57%
Universal Health Sv. `B'	UHS	21.76%	0.00%	78.24%
Unum Group	UNM	27.93%	0.00%	72.07%
Valmont Inds.	VMI	7.60%	0.00%	92.40%
Webster Fin'l	WBS	58.99%	0.00%	41.01%
Westar Energy	WR	52.37%	0.00%	47.63%
Weyerhaeuser Co.	WY	37.20%	0.00%	62.80%
Whirlpool Corp.	WHR	29.34%	0.00%	70.66%
Williams Cos.	WMB	39.36%	0.00%	60.64%
Wilmington Trust	WL	35.27%	0.00%	64.73%
Xilinx Inc.	XLNX	4.81%	0.00%	95.19%
Yum! Brands	YUM	16.57%	0.00%	83.43%
Zions Bancorp.	ZION	58.77%	0.00%	41.23%
	Average	30.67%	0.77%	68.57%
	Median	29.23%	0.00%	70.07%

Source: *Value Line* CD Rom, January 2010.

All S&P Companies with "BBB-" Rated Debt

Capital Structure (S&P Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
ACUITY BRANDS INC	AYI	1.27%	0.00%	98.73%
ALCOA INC	AA	36.38%	0.22%	63.40%
ALLEGHENY ENERGY INC	AYE	52.09%	0.00%	47.91%
ALLEGHENY TECHNOLOGIES INC	ATI	19.30%	0.00%	80.70%
AMEREN CORP	AEE	52.52%	0.00%	47.48%
AMPHENOL CORP	APH	9.09%	0.00%	90.91%
ANADARKO PETROLEUM CORP	APC	29.41%	0.00%	70.59%
ASTORIA FINANCIAL CORP	AF	0.00%	0.00%	100.00%
AVISTA CORP	AVA	48.49%	0.00%	51.51%
BEST BUY CO INC	BBY	6.75%	0.00%	93.25%
BRINKER INTL INC	EAT	32.23%	0.00%	67.77%
BUNGE LTD	BG	26.39%	11.31%	62.30%
CBS CORP	CBS	42.35%	0.00%	57.65%
CMS ENERGY CORP	CMS	61.39%	2.84%	35.77%
CON-WAY INC	CNW	29.52%	0.00%	70.48%
CONSTELLATION ENERGY GRP INC	CEG	40.02%	1.57%	58.40%
CSX CORP	CSX	29.35%	0.00%	70.65%
DISCOVER FINANCIAL SVCS INC	DFS	16.41%	10.59%	73.00%
DOW CHEMICAL	DOW	36.69%	7.11%	56.20%
DR PEPPER SNAPPLE GROUP INC	DPS	29.71%	0.00%	70.29%
EDISON INTERNATIONAL	EIX	46.05%	4.00%	49.95%
ENERGY TRANSFER PARTNERS -LP	ETP	44.82%	0.00%	55.18%
ENTERPRISE PRODS PRTNER -LP	EPD	37.99%	0.00%	62.01%
FIRST MIDWEST BANCORP INC	FMBI	42.87%	13.81%	43.32%
FIRST NIAGARA FINANCIAL GRP	FNFG	22.89%	0.00%	77.11%
FLOWERS FOODS INC	FLO	9.46%	0.00%	90.54%
FORTUNE BRANDS INC	FO	40.53%	0.05%	59.42%
HANOVER INSURANCE GROUP INC	THG	16.31%	0.00%	83.69%
HILL-ROM HOLDINGS INC	HRC	6.22%	0.00%	93.78%
JONES LANG LASALLE INC	JLL	10.37%	0.00%	89.63%
JOY GLOBAL INC	JOYG	8.98%	0.00%	91.02%
KAMAN CORP	KAMN	10.83%	0.00%	89.17%
L-3 COMMUNICATIONS HLDGS INC	LLL	27.71%	0.00%	72.29%
LORILLARD INC	LO	5.49%	0.00%	94.51%
MANPOWER INC/WI	MAN	14.59%	0.00%	85.41%
MARSH & MCLENNAN COS	MMC	20.74%	0.00%	79.26%
MARSHALL & ILSLEY CORP	MI	78.90%	0.02%	21.08%
MATTEL INC	MAT	8.96%	0.00%	91.04%
MDC HOLDINGS INC	MDC	40.63%	0.00%	59.37%
MOLSON COORS BREWING CO	TAP	14.14%	0.00%	85.86%
MOSAIC CO	MOS	4.49%	0.00%	95.51%
NEW YORK CMNTY BANCORP INC	NYB	64.00%	0.00%	36.00%
NEWELL RUBBERMAID INC	NWL	32.78%	0.00%	67.22%
NISOURCE INC	NI	60.74%	0.00%	39.26%
OTTER TAIL CORP	OTTR	31.34%	1.18%	67.48%
OWENS & MINOR INC	OMI	10.37%	0.00%	89.63%
PENTAIR INC	PNR	20.42%	0.00%	79.58%

All S&P Companies with "BBB-" Rated Debt (cont.)
Capital Structure (S&P Data) - January 1, 2010

Company Name	Ticker	LTD %	PS %	CS %
PHILLIPS-VAN HEUSEN CORP	PVH	15.96%	0.00%	84.04%
PINNACLE WEST CAPITAL CORP	PNW	48.72%	0.00%	51.28%
PLAINS ALL AMER PIPELNE -LP	PAA	36.54%	0.00%	63.46%
PLUM CREEK TIMBER CO INC	PCL	30.85%	0.00%	69.15%
PROLOGIS	PLD	53.02%	2.41%	44.57%
REYNOLDS AMERICAN INC	RAI	21.17%	0.00%	78.83%
ROCK-TENN CO	RKT	39.86%	0.00%	60.14%
ROPER INDUSTRIES INC/DE	ROP	17.40%	0.00%	82.60%
RPM INTERNATIONAL INC	RPM	25.55%	0.00%	74.45%
SOUTHERN COPPER CORP	PCU	4.36%	0.00%	95.64%
SOUTHERN UNION CO	SUG	53.85%	1.81%	44.34%
SUSQUEHANNA BANCSHARES INC	SUSQ	65.16%	12.70%	22.14%
TELEPHONE & DATA SYSTEMS INC	TDS	30.97%	0.02%	69.01%
TEXTRON INC	TXT	59.74%	0.02%	40.25%
TIMKEN CO	TKR	16.96%	0.00%	83.04%
TYCO ELECTRONICS LTD	TEL	17.06%	0.00%	82.94%
UNIVERSAL HEALTH SVCS -CL B	UHS	22.12%	0.00%	77.88%
UNUM GROUP	UNM	28.50%	0.00%	71.50%
VALMONT INDUSTRIES INC	VMI	7.69%	0.00%	92.31%
WEBSTER FINANCIAL CORP	WBS	49.90%	17.89%	32.21%
WESTAR ENERGY INC	WR	52.14%	0.43%	47.43%
WEYERHAEUSER CO	WY	37.85%	0.00%	62.15%
WHIRLPOOL CORP	WHR	29.54%	0.00%	70.46%
WILLIAMS COS INC	WMB	40.19%	0.00%	59.81%
WILMINGTON TRUST CORP	WL	28.52%	19.57%	51.91%
XILINX INC	XLNX	4.85%	0.00%	95.15%
YUM BRANDS INC	YUM	16.60%	0.00%	83.40%
ZIONS BANCORPORATION	ZION	44.80%	25.70%	29.50%
	Average	29.76%	1.78%	68.47%
	Median	29.41%	0.00%	70.46%

Source: *S&P Compustat*, January 2010.

Cost of Debt

The expected return on debt, or the cost of debt capital (K_d), is the rate that investors would incur when financing the purchase of the operating assets of an interstate natural gas pipeline company. It is the cost of debt that is appropriate for the cost of capital study and it is relatively simple to estimate. Unlike the cost of equity, the required return on debt is directly observable in the market. It is best approximated by the current yield to maturity (YTM) on the applicable debt. The YTM is the rate of return the existing bondholders expect to receive, and it is also a good estimate of K_d (cost of debt), the rate of return that new bondholders would require.[35] Often an average of recent yields is also used. The yield exemplifies the market's expectation of future returns. If the market's expectations of future debt returns were different from those implicit in the price, the market price of the debt would be bid up or down so that the market's expectations were reflected in the price.[36]

From information in *Mergent Bond Database* (January 2010), we found the *Moody's* bond rating to be predominately **Baa3** (average & median) and the *Standard & Poor's* long-term senior debt rating to be **BBB-** (average & median) for the typical interstate natural gas pipeline with some Baa2 and BBB ratings also. The yield for utility, corporate, and industrial bonds rated **Baa** was **6.26%**, **6.37%**, and **6.47%** respectively as of December 31, 2009. We also considered various Corporate Bond Yields from Bloomberg at January 1, 2010 as shown in the table below.

Bloomberg Data at December 31, 2009

Years to	Bond Rating										
Maturity	AAA	AA+	AA	AA-	A+	A	A-	BBB+	BBB	BBB-	BB+
15	4.90	5.20	5.20	5.20	5.22	5.38	5.62	6.02	6.04	6.99	7.84
20	5.25	5.60	5.60	5.60	5.62	5.71	5.97	6.23	6.27	7.11	8.08
25	5.33	5.56	5.56	5.56	5.62	5.69	5.98	6.22	6.27	7.09	8.16
30	5.59	5.65	5.65	5.65	5.72	5.80	6.09	6.26	6.34	7.22	8.26

Source: Bloomberg, January 2009.

Further, we took note of the yield to maturity for the *Value Line* Natural Gas Diversified Industry (All) group, the *Value Line* Oil/Gas Distribution Industry (All), the large companies form the former two groups and the Interstate Natural Gas Pipeline Forum Group and the Pipeline Screened Comparables Group. The results of those measurements is shown in the following box.

---

[35] Brigham, Eugene F. & Michael C. Ehrhardt, *Financial Management: Theory and Practice*, 10th ed. (Thomson Learning, Inc.: Stamford, CT, 2002), p. 423.

[36] *Stocks, Bonds, Bills and Inflation: 2009 Yearbook, Valuation Edition* (Chicago: Morningstar, Inc., 2009), p. 26.

Pipeline Group	YTM 20+*	
	Bond Avg	Bond Med
VL Natural Gas Diversified Industry	6.66	6.10
VL Oil/Gas Distribution Industry	6.59	6.42
VL Natural Gas Divers. & Oil/Gas Large	6.61	6.29
Interstate Nat. Gas Pipeline Forum	6.32	6.37
Screened Comparables	6.77	6.55

* YTM 20+ = yield to maturity for bonds with at least 20 years to maturity.

Finally, to focus on the lower end of the Baa spectrum (where the interstate natural gas pipelines tend to congregate), we took note of the Moody's and Standard & Poor's yields to maturity for all oil and gas bonds rated Baa3 and BBB- bonds with at least 20 years to maturity. The following tables show the results of that extensive research.

Moody's & *Standard & Poor's* Ratings
& YTM for Oil and Gas Industry Bonds
Oil and Gas Industry Bonds (Rated Baa3 and BBB-)

Moody's Ratings	Average YTM 20+ Baa3 Oil and Gas Bonds	6.91
S&P Ratings	Average YTM 20+ BBB- Oil and Gas Bonds	6.76

Source: *Mergent Bond Database*, Jan. 2010.

From this information we determined the appropriate cost of debt capital to be **6.75%**. The following tables were used to illustrate the long-term debt ratings for the *Value Line* Natural Gas Industry and yield to maturity (YTM) for public utility bonds and corporate bonds as reported in *Mergent Bond Record.*

Value Line Natural Gas Diversified Industry (All)
S&P and Mergent Long-Term Debt Ratings - January 1, 2010

Company Name	Ticker	S&P Rating	Numerical Rating	Mergent Rating	Numerical Rating
Cabot Oil & Gas 'A'	COG				
Chesapeake Energy	CHK	BB	14	Ba3	15
Crosstex Energy	XTXI				
Devon Energy	DVN	BBB+	10	Baa1	10
Dynegy Inc. 'A'	DYN	B	17	B3	18
EOG Resources	EOG	A-	9	A3	9
EQT Corp.	EQT	BBB	11	Baa1	10
El Paso Corp.	EP	BB-	15	Ba3	15
Energen Corp.	EGN	A-	9	Baa3	12
MDU Resources	MDU	A-	9	A3	9
National Fuel Gas	NFG	BBB	11	Baa1	10
Newfield Exploration	NFX	BB+	13	Ba3	15
ONEOK Inc.	OKE	BBB	11	Baa2	11
Questar Corp.	STR	BBB+	10	A3	9
Quicksilver Res.	KWK	B	17	B2	17
Southwestern Energy	SWN	BBB	11	Ba2	14
XTO Energy	XTO	BBB	11	Baa2	11
	Average	BBB-	12	Baa3	12
	Median	BBB	11	Baa2	11

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

Value Line Oil/Gas Distribution

S&P and Mergent Long-Term Debt Ratings - January 1, 2010

Company Name	Ticker	S&P Rating	Numerical Rating	Mergent Rating	Numerical Rating
Boardwalk Pipeline	BWP	BBB-	12	Baa2	11
Buckeye Partners L.P.	BPL	BBB	11	Baa2	11
Clean Energy Fuels	CLNE				
El Paso Pipeline	EPB				
Enbridge Inc.	ENB.TO	A-	9	Baa1	10
Energy Transfer Partners	ETP	BBB-	12	Baa3	12
Enterprise Products LP	EPD	BBB-	12	Baa3	12
Inergy L.P.	NRGY	B+	16	B1	16
Kinder Morgan Energy Partners	KMP	BBB	11	Baa2	11
Magellan Midstream	MMP				
Plains All Amer. Pipe.	PAA	BBB-	12	Baa3	12
Southern Union	SUG	BBB-	12	Baa3	12
Spectra Energy	SE	BBB	11	Baa2	11
Suburban Propane	SPH				
Williams Cos.	WMB	BB+	13	Baa3	12
	Average	BBB-	12	Baa3	12
	Median	BBB-	12	Baa3	12

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

VL Natural Gas Diversified & Oil/Gas Distribution - Large

S&P and Mergent Long-Term Debt Ratings - January 1, 2010

Company Name	Ticker	S&P Rating	Numerical Rating	Mergent Rating	Numerical Rating
Boardwalk Pipeline	BWP	BBB-	12	Baa2	11
Buckeye Partners L.P.	BPL	BBB	11	Baa2	11
Cabot Oil & Gas 'A'	COG				
Chesapeake Energy	CHK	BB	14	Ba3	15
Crosstex Energy	XTXI				
Devon Energy	DVN	BBB+	10	Baa1	10
Dynegy Inc. 'A'	DYN	B	17	B3	18
EOG Resources	EOG	A-	9	A3	9
EQT Corp.	EQT	BBB	11	Baa1	10
El Paso Corp.	EP	BB-	15	Ba3	15
Enbridge Inc.	ENB.TO	A-	9	Baa1	10
Energen Corp.	EGN	A-	9	Baa3	12
Energy Transfer Partners	ETP	BBB-	12	Baa3	12
Enterprise Products LP	EPD	BBB-	12	Baa3	12
Inergy L.P.	NRGY	B+	16	B1	16
Kinder Morgan Energy Partners	KMP	BBB	11	Baa2	11
MDU Resources	MDU	A-	9	A3	9
Magellan Midstream	MMP				
National Fuel Gas	NFG	BBB	11	Baa1	10
Newfield Exploration	NFX	BB+	13	Ba3	15
ONEOK Inc.	OKE	BBB	11	Baa2	11
Plains All Amer. Pipe.	PAA	BBB-	12	Baa3	12
Questar Corp.	STR	BBB+	10	A3	9
Quicksilver Res.	KWK	B	17	B2	17
Southern Union	SUG	BBB-	12	Baa3	12
Southwestern Energy	SWN	BBB	11	Ba2	14
Spectra Energy	SE	BBB	11	Baa2	11
Suburban Propane	SPH				
Williams Cos.	WMB	BB+	13	Baa3	12
XTO Energy	XTO	BBB	11	Baa2	11
	Average	BBB-	12	Baa3	12
	Median	BBB	11	Baa3	12

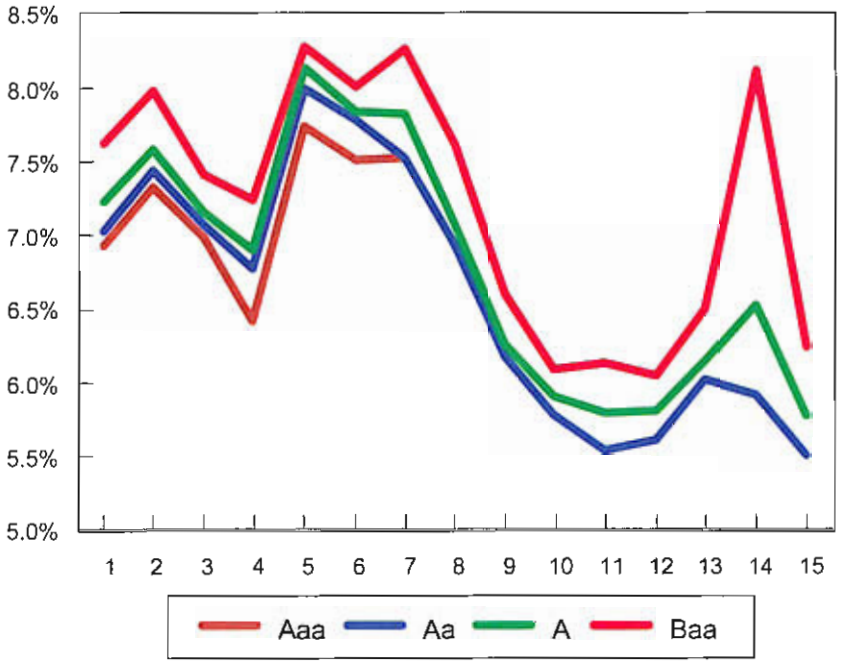
* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

Interstate Natural Gas Pipeline Forum (Pipelines)
Yield to Maturity for Long-Term Debt - January 1, 2010

Company Name	Ticker	S&P Rating	Numerical Rating	Mergent Rating	Numerical Rating
Boardwalk Pipeline	BWP	BBB-	12	Baa2	11
CenterPoint Energy	CNP	BBB	11	Baa3	12
El Paso Corp.	EP	BB-	15	Ba3	15
Kinder Morgan Energy Partners	KMP	BBB	11	Baa2	11
MDU Resources	MDU	A-	9	A3	9
National Fuel Gas	NFG	BBB	11	Baa1	10
Questar Corp.	STR	BBB+	10	A3	9
Southern Union	SUG	BBB-	12	Baa3	12
Spectra Energy	SE	BBB	11	Baa2	11
TransCanada Corp.	TRP	A-	9	A3	9
Williams Cos.	WMB	BB+	13	Baa3	12
	Average	BBB	11	Baa2	11
	Median	BBB	11	Baa2	11

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

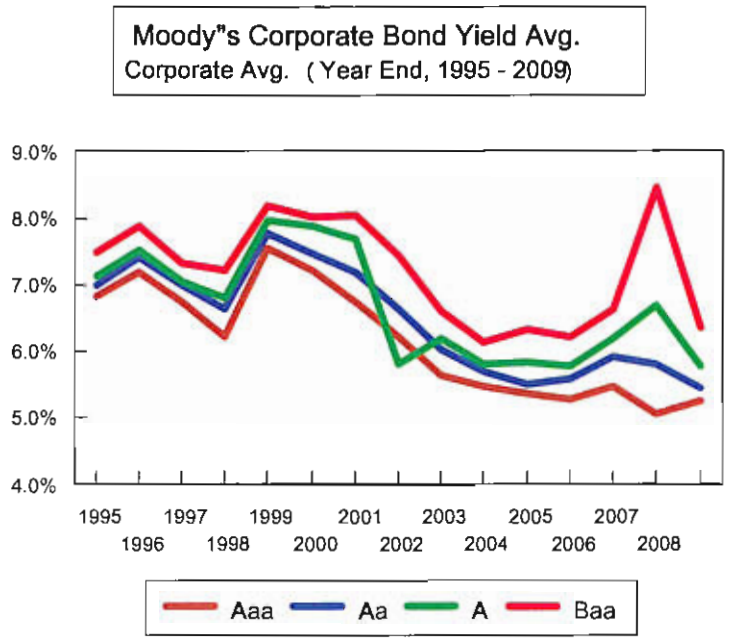
Mergent Utility Bond Yields
Public Utility Yields (1995 - 2009)
Year End Data



Public Utility Bond Yields - Year End Data (1995-2009)				
Year End Date	Aaa	Aa	A	Baa
1995	6.94	7.03	7.23	7.63
1996	7.33	7.44	7.59	7.98
1997	6.99	7.07	7.16	7.41
1998	6.43	6.78	6.91	7.24
1999	7.74	8.00	8.14	8.28
2000	7.51	7.79	7.84	8.01
2001	7.53	7.53	7.83	8.27
2002	---	6.94	7.07	7.61
2003	---	6.18	6.27	6.61
2004	---	5.78	5.92	6.10
2005	---	5.55	5.80	6.14
2006	---	5.62	5.81	6.05
2007	---	6.03	6.16	6.51
2008	---	5.93	6.54	8.13
2009	---	5.52	5.79	6.26

Source: *Mergent's Bond Record*, January 1996 - 2010

Mergent Corporate Bond Yields



1995 - 2009
Moody's Corporate Bond Yield Averages
Corporate Averages - Year End Data

Year End Date	Aaa	Aa	A	Baa
1995	6.82	6.99	7.13	7.49
1996	7.20	7.41	7.51	7.89
1997	6.76	6.99	7.05	7.32
1998	6.22	6.65	6.80	7.23
1999	7.55	7.78	7.96	8.19
2000	7.21	7.48	7.88	8.02
2001	6.76	7.19	7.70	8.05
2002	6.21	6.63	6.80	7.45
2003	5.65	6.02	6.19	6.60
2004	5.47	5.69	5.82	6.15
2005	5.38	5.51	5.84	6.33
2006	5.29	5.58	5.78	6.22
2007	5.49	5.91	6.19	6.65
2008	5.06	5.81	6.70	8.45
2009	5.26	5.44	5.77	6.37

Source: *Mergent's Bond Record*, January 1996 - 2010.

Cost of Equity

We have estimated the cost of equity capital by employing several methods. The market cost of equity is generally considered to be the most difficult part of computing the cost of capital because it relies on interpretation of projections by market analysts as well as the projections of the equity models used by the appraiser. The market cost of equity capital is equal to the rate of return *expected* by investors at their perceived level of risk for a company's equity. There are several methods used to estimate the cost of equity capital. The most common methods are the Gordon growth model sometimes referred to as the discounted cash flow method (or DCF method), the risk premium method (RP), and the capital asset pricing model (CAPM).

All estimates of the cost of equity rates fall into one of two classes. They are either (1) add-ons to an interest rate, or (2) ratios of return to investment. Add-on estimates of the cost of equity capital include RP and the CAPM. The DCF method is a ratio of return to investment.

After computing the cost of equity by the DCF, RP, and CAPM methods, the data was analyzed and reconciled to obtain the cost of equity capital before flotation costs of **12.00%**. On the following page is a summary of the cost of equity calculations by each of the methods employed. The summary page is followed by an explanation of each method and the indicators found therein.

Summary of Cost of Equity Calculations

DCF Indicators - January 1, 2010

Company Groups	*Value Line* Data		S&P (IBES) Data	
	Average	Median	Average	Median
Value Line Natural Gas (Diversified) - All	6.33	6.10	10.17	9.58
Value Line Oil/Gas Distribution - All	14.09	11.23	12.73	12.39
VL Natural Gas Divers. & Oil/Gas Dist. - Large	10.36	9.45	11.50	11.93
Interstate Natural Gas Pipeline Forum (Pipes)	9.21	9.76	12.07	11.60
S&P Screened Comparables Group	8.86	8.61	12.45	12.07
Averages	9.77	9.03	11.78	11.51

The discounted cash flow method for above industry groups were calculated as follows:

Using *Value Line* data and *Value Line* earnings growth estimates and S&P's *Compustat* data with *Institutional Brokers Estimate System* (IBES) earnings growth.

Risk Premium Indicators - January 1, 2010

General Risk Premium Indicators

Indicators	Rates		Indicator
	Rf	Rp	
20-Year Treasury Bonds (ex post)	4.58	6.60	11.18
20-Year Treasury Bonds (ex ante)	4.58	6.97	11.55

Risk Premium Indicators by Groups

Indicators	Risk Premium	
	Average	Median
Natural Gas Diversified Industry (All)	12.26	11.70
Oil/Gas Distribution (All)	12.19	12.02
Natural Gas Diversified & Oil/Gas Distribution (Large)	12.21	11.89
Interstate Nat. Gas Pipeline Forum Group (Pipes)	11.92	11.97
Screened Comparables Group	12.37	12.15
Average	12.19	11.95

Risk Premium Formula: Ke = Rf + Rp

Base Rate: Yield to maturity on each company's long-term bonds, *Mergent Bond Record*, January, 2010.

Risk Premium: *SBBI*, Morningstar, 2010 Corporate Bond RP of 5.6%.

Capital Asset Pricing Model (CAPM) - January 1, 2010

Item	Rates			CAPM Indicator
	Rf	Rp	Beta	
CAPM Indicator *				
Long-Term Gov't Bonds (ex post)	4.58	6.60	1.10	11.84
Long-Term Gov't Bonds (ex ante)	4.58	6.97	1.10	12.25

CAPM Formula: Ke = Rf + B(Rp)

* CAPM Indicator is based upon a *Value Line* beta of 1.10. Morningstar, *2010 SBBI & Risk Premia over Time Report*;, & Federal Reserve data Dec. 31, 2009.

DCF Method

The discounted cash flow method of estimating the cost of equity is based on the formula shown in Figure 2. Our computations using the DCF method are based upon information from the *Standard and Poor's Compustat* database, *Institutional Brokers Estimate System* (IBES), and the *Value Line Investment Survey* database. We began our analysis by screening the *Standard and Poor's* database of approximately 9,818 companies for companies with risk equal to the risk of the typical interstate natural gas pipeline. As a measure of financial risk the average *Standard and Poor's* rating on the long-term debt of companies comprising the large natural gas pipeline industry was **BBB-** Our first screening process was to find all companies having a *S&P* senior debt rating of BBB to BBB- (the mid-rated triple B debt to the lowest level triple B debt). This screening will give us a list of companies that have long-term debt which is believed to be either equal in risk or slightly less risky than the typical interstate natural gas pipeline. (Several of these companies have double B rated debt.) This measure is indicative of financial risk for the companies.

$$K_e = \frac{D_1}{P_0} + g$$

where

K_e = *Cost of equity*
D_1 = *Expected Dividend in year* 1
P_0 = *Current price of stock*
g = *Growth in dividends*

Figure 2

Next we screened the surviving group of companies by the return on net plant investment (before taxes). This is a measure of business risk and measures the ability of a company to compete in the market and maintain its rate of return before income taxes. From this calculation we screened out all companies varying more than fifty percent from the average return of the interstate natural gas pipelines industry.

Next we screened the surviving group of companies by their asset turnover ratios. The asset turnover ratio is found by dividing a company's total sales by its total assets. This ratio is indicative of the business risk faced by a company. It can be used to determine how competitive the company is within its industry and also how much capital must be invested to gain a dollar of sales. Thus, this ratio helps indicate the level of investment a competitor must invest to generate a competitive sales volume. We excluded all companies which varied more than fifty percent from the average asset turnover ratio of the interstate natural gas pipelines industry.

Next we screened the surviving group of companies by their S&P adjusted betas. Beta is a measurement of the sensitivity of a company's stock price to the overall fluctuation in the *Standard & Poor's 500* (*S&P 500*) Index Price. For example, a beta of 1.5 indicates that a company's stock price tends to rise (or fall) 1.5%, with a 1% rise (or fall) in the index price. The S&P adjusted beta of the interstate natural gas pipeline industry averages approximately 1.00

presently. Thus we excluded all companies with *S&P* adjusted betas less than 0.9 and greater than 1.10. In our judgment, this range is a reasonable range of betas to use for comparison purposes in determining comparables of approximate risk to the natural gas pipelines. A table of risk screening data is shown below.

Nat. Gas Storage Risk Screening Data - January 1, 2010
VL Natural Gas Diversified & Oil/Gas Distribution - Large (S&P Data)

Company Name	Ticker	S&P Debt Rating Letter	S&P Debt Rating Number	S&P Adj. Beta	Return on Net Invest.	Asset Turnover Ratio
BOARDWALK PIPELINE PRTNRS-LP	BWP	BBB	11	0.42	5.74	0.14
BUCKEYE PARTNERS LP	BPL	BBB	11	0.47	11.40	0.73
CABOT OIL & GAS CORP	COG			1.24	10.31	0.32
CHESAPEAKE ENERGY CORP	CHK	BB	14	1.26	4.48	0.34
CROSSTEX ENERGY INC	XTXI			1.76	3.03	1.91
DEVON ENERGY CORP	DVN	BBB+	10	1.14	(16.31)	0.41
DYNEGY INC	DYN	B	17	1.40	7.37	0.26
EL PASO CORP	EP	BB	14	1.12	13.29	0.22
ENBRIDGE INC	ENB	A-	9	0.83	8.35	0.65
ENERGEN CORP	EGN	BBB	11	1.10	81.89	0.46
ENERGY TRANSFER PARTNERS -LP	ETP	BBB-	12	0.69	13.61	1.01
ENTERPRISE PRODS PRTNER -LP	EPD	BBB-	12	0.69	10.29	1.27
EOG RESOURCES INC	EOG	A-	9	1.01	26.54	0.50
EQT CORP	EQT	BBB	11	0.89	11.34	0.34
INERGY LP	NRGY	BB-	15	0.62	14.53	0.74
KINDER MORGAN ENERGY -LP	KMP	BBB	11	0.53	11.82	0.71
MAGELLAN MIDSTREAM PRTNRS LP	MMP	BBB	11	0.51	18.00	0.55
MDU RESOURCES GROUP INC	MDU	BBB+	10	1.19	15.06	0.82
NATIONAL FUEL GAS CO	NFG	BBB	11	0.86	13.16	0.46
NEWFIELD EXPLORATION CO	NFX	BB+	13	1.35	(14.59)	0.31
ONEOK INC	OKE	BBB	11	1.08	12.59	1.34
PLAINS ALL AMER PIPELNE -LP	PAA	BBB-	12	0.63	11.62	3.02
QUESTAR CORP	STR			0.90	16.63	0.48
QUICKSILVER RESOURCES INC	KWK	B+	16	1.65	(6.32)	0.22
SOUTHERN UNION CO	SUG	BBB-	12	1.01	9.71	0.40
SOUTHWESTERN ENERGY CO	SWN	BB+	13	0.81	23.88	0.55
SPECTRA ENERGY CORP	SE	BBB+	10	0.96	10.94	0.23
SUBURBAN PROPANE PRTNRS -LP	SPH	BB	14	0.65	58.96	1.14
WILLIAMS COS INC	WMB	BBB-	12	1.15	14.08	0.48
XTO ENERGY INC	XTO	BBB	11	0.87	10.94	0.27
	Average	BBB-	12	0.96	13.74	0.68

Source: *S&P Compustat*, January 2010.

Surviving the screening process are seven (7) companies, which in general should be approximately of equal or slightly less risk when compared to the interstate natural gas pipeline industry. These companies are:

Avista Corp.
EQT Corp.
National Fuel Gas
NiSource
Southern Union
TECO Energy
U.S. Cellular

In addition to performing a DCF analysis for the companies listed above of approximately equal or slightly less risk to the interstate natural gas pipelines, we performed additional DCF analyses on four (4) other groups of companies; the *Value Line* natural gas (diversified) group (all companies), the *Value Line* oil/gas distribution group (all companies), the *Value Line* natural gas (diversified) group combined with the *Value Line* oil/gas distribution group (large companies – with over $750 million in annual sales), and the interstate natural gas pipeline forum group (traded) that are heavily involved with pipelines. We used financial data from two independent sources, *Standard and Poor's Compustat* database, and the *Value Line Investment Survey*. The two independent sources of data gave us two sets of growth estimates for the five groups of companies. The growth estimates considered were provided by *Value Line* and the *Institutional Brokers Estimate System* (IBES) through the *Standard and Poor's Compustat* database. From these analysts' projections we calculated DCF indicators on all groupings and calculated a simple average and median indicator. We gave the most weight to the median indicator in each grouping. The median indicator is not affected by extreme values and outliers and thus is a very good indicator of central tendency of a representative sample of companies. We placed the most confidence in the estimates provided by the IBES projections, because these estimates were provided by a large group of financial analysts who monitor these companies.[37] It is our opinion, based on this documented data, that the appropriate cost of equity for the interstate natural gas pipeline industry by the DCF method is **12.00%** as of January 1, 2010. The result of all of the DCF analysis and research can be found on the following pages.

[37] The Institutional Brokers Estimate System (IBES) is a database provided through *Standard & Poor's Compustat* of earnings expectations obtained from more than 3,500 security analysts from over 300 contributing firms.

Summary of DCF Method Indicators

Company Groups	*Value Line* Data		S&P (IBES) Data	
	Average	Median	Average	Median
Value Line Natural Gas (Diversified) - All	6.33	6.10	10.17	9.58
Value Line Oil/Gas Distribution - All	14.09	11.23	12.73	12.39
VL Natural Gas Divers. & Oil/Gas Dist. - Large	10.38	9.45	11.50	11.93
Interstate Natural Gas Pipeline Forum (Pipes)	9.21	9.76	12.07	11.60
S&P Screened Comparables Group	8.86	8.61	12.45	12.07
Averages	9.77	9.03	11.78	11.51

The discounted cash flow method for above industry groups were calculated as follows:
Using *Value Line* data and *Value Line* earnings growth estimates and *S&P's Compustat* data with *Institutional Brokers Estimate System* (IBES) earnings growth.

Value Line Natural Gas Diversified Industry (All)
DCF Indicator (VL Data) - January 1, 2010

Company Name	Ticker	% Cur Yld	EPS Gth	DCF
Cabot Oil & Gas 'A'	COG	0.27	0.50	0.77
Chesapeake Energy	CHK	1.13	1.00	2.13
Crosstex Energy	XTXI		(10.50)	
Devon Energy	DVN	0.91	4.00	4.91
Dynegy Inc. 'A'	DYN			
EOG Resources	EOG	0.60	2.50	3.10
EQT Corp.	EQT	1.97	9.50	11.47
El Paso Corp.	EP	0.40	11.50	11.90
Energen Corp.	EGN	1.09	(1.00)	
MDU Resources	MDU	2.66	5.50	8.16
National Fuel Gas	NFG	2.63	4.50	7.13
Newfield Exploration	NFX		9.50	
ONEOK Inc.	OKE	3.78	5.50	9.28
Questar Corp.	STR	1.23	3.50	4.73
Quicksilver Res.	KWK		17.50	
Southwestern Energy	SWN		26.00	
XTO Energy	XTO	1.10	5.00	6.10
	Average	1.48	5.91	6.33
	Median	1.12	4.75	6.10

Source: *Value Line* CD Rom, January 2010.

Value Line Oil/Gas Distribution Industry (All)
DCF Indicator (VL Data) - January 1, 2010

Company Name	Ticker	% Cur Yld	EPS Gth	DCF
Boardwalk Pipeline	BWP	6.58	5.00	11.58
Buckeye Partners L.P.	BPL	6.89	7.00	13.89
Clean Energy Fuels	CLNE			
El Paso Pipeline	EPB	5.45		
Enbridge Inc.	ENB.TO	3.51	7.00	10.51
Energy Transfer	ETP	8.10	4.00	12.10
Enterprise Products	EPD	6.99	12.00	18.99
Inergy L.P.	NRGY	7.58	36.50	44.08
Kinder Morgan Energy	KMP	7.21	4.00	11.21
Magellan Midstream	MMP	6.76	2.00	8.76
Plains All Amer. Pipe.	PAA	6.95	2.50	9.45
Southern Union	SUG	2.60	4.00	6.60
Spectra Energy	SE	5.03		
Suburban Propane	SPH	7.12	3.50	10.62
Williams Cos.	WMB	2.25	9.00	11.25
	Average	5.93	8.04	14.09
	Median	6.83	4.50	11.23

Source: *Value Line* CD Rom, January 2010.

VL Natural Gas Diversified & Oil/Gas Distribution - Large
DCF Indicator (VL Data) - January 1, 2010

Company Name	Ticker	% Cur Yld	EPS Gth	DCF
Boardwalk Pipeline	BWP	6.58	5.00	11.58
Buckeye Partners L.P.	BPL	6.89	7.00	13.89
Cabot Oil & Gas 'A'	COG	0.27	0.50	0.77
Chesapeake Energy	CHK	1.13	1.00	2.13
Crosstex Energy	XTXI		(10.50)	
Devon Energy	DVN	0.91	4.00	4.91
Dynegy Inc. 'A'	DYN			
EOG Resources	EOG	0.60	2.50	3.10
EQT Corp.	EQT	1.97	9.50	11.47
El Paso Corp.	EP	0.40	11.50	11.90
Enbridge Inc.	ENB.TO	3.51	7.00	10.51
Energen Corp.	EGN	1.09	(1.00)	
Energy Transfer	ETP	8.10	4.00	12.10
Enterprise Products	EPD	6.99	12.00	18.99
Inergy L.P.	NRGY	7.58	36.50	44.08
Kinder Morgan Energy	KMP	7.21	4.00	11.21
MDU Resources	MDU	2.66	5.50	8.16
Magellan Midstream	MMP	6.76	2.00	8.76
National Fuel Gas	NFG	2.63	4.50	7.13
Newfield Exploration	NFX		9.50	
ONEOK Inc.	OKE	3.78	5.50	9.28
Plains All Amer. Pipe.	PAA	6.95	2.50	9.45
Questar Corp.	STR	1.23	3.50	4.73
Quicksilver Res.	KWK		17.50	
Southern Union	SUG	2.60	4.00	6.60
Southwestern Energy	SWN		26.00	
Spectra Energy	SE	5.03		
Suburban Propane	SPH	7.12	3.50	10.62
Williams Cos.	WMB	2.25	9.00	11.25
XTO Energy	XTO	1.10	5.00	6.10
	Average	3.81	6.82	10.38
	Median	2.66	4.75	9.45

Source: *Value Line* CD Rom, January 2010.

Interstate Natural Gas Pipeline Forum (Pipelines)
DCF Indicator (VL Data) - January 1, 2010

Company Name	Ticker	% Cur Yld	EPS Gth	DCF
Boardwalk Pipeline	BWP	6.58	5.00	11.58
CenterPoint Energy	CNP	5.31	3.00	8.31
El Paso Corp.	EP	0.40	11.50	11.90
Kinder Morgan Energy	KMP	7.21	4.00	11.21
MDU Resources	MDU	2.66	5.50	8.16
National Fuel Gas	NFG	2.63	4.50	7.13
Questar Corp.	STR	1.23	3.50	4.73
Southern Union	SUG	2.60	4.00	6.60
Spectra Energy	SE	5.03		
TransCanada Corp.	TRP	4.22	7.00	11.22
Williams Cos.	WMB	2.25	9.00	11.25
	Average	3.65	5.70	9.21
	Median	2.66	4.75	9.76

Source: *Value Line* CD Rom, January 2010.

Interstate Natural Gas Pipeline Forum (Pipelines)
DCF Indicator (S&P Data) - January 1, 2010

Company Name	Ticker	Current Yield	EPS Growth	DCF
BOARDWALK PIPELINE PRTNRS-LP	BWP	6.92	5.00	11.92
CENTERPOINT ENERGY INC	CNP			
EL PASO CORP	EP	0.44	8.00	8.44
KINDER MORGAN ENERGY -LP	KMP	7.09	3.00	10.09
MDU RESOURCES GROUP INC	MDU	2.86	7.00	9.86
NATIONAL FUEL GAS CO	NFG	3.00	12.00	15.00
ONEOK PARTNERS -LP	OKS	7.28	4.00	11.28
QUESTAR CORP	STR	1.09	(13.00)	
SOUTHERN UNION CO	SUG	2.91	10.00	12.91
SPECTRA ENERGY CORP	SE	5.31	9.00	14.31
TRANSCANADA CORP	TRP	4.45	5.00	9.45
WILLIAMS COS INC	WMB	2.40	15.00	17.40
	Average	3.98	5.91	12.07
	Median	3.00	7.00	11.60

Source: *S&P Compustat*, January 2010.

Value Line Natural Gas Diversified Industry (All)

DCF Indicator (S&P Data) - January 1, 2010

Company Name	Ticker	Current Yield	EPS Growth	DCF
CABOT OIL & GAS CORP	COG	0.30	9.00	9.30
CHESAPEAKE ENERGY CORP	CHK	1.22	5.00	6.22
CROSSTEX ENERGY INC	XTXI			
DEVON ENERGY CORP	DVN	0.89	1.70	2.59
DYNEGY INC	DYN		3.80	
EL PASO CORP	EP	0.44	8.00	8.44
ENERGEN CORP	EGN			
EOG RESOURCES INC	EOG	0.66	10.00	10.66
EQT CORP	EQT	2.30	15.00	17.30
MDU RESOURCES GROUP INC	MDU	2.86	7.00	9.86
NATIONAL FUEL GAS CO	NFG	3.00	12.00	15.00
NEWFIELD EXPLORATION CO	NFX		15.50	
ONEOK INC	OKE	4.15	10.00	14.15
QUESTAR CORP	STR	1.09	(13.00)	
QUICKSILVER RESOURCES INC	KWK		17.50	
SOUTHWESTERN ENERGY CO	SWN		40.50	
XTO ENERGY INC	XTO	1.15	7.00	8.15
	Average	1.64	9.93	10.17
	Median	1.15	9.00	9.58

Source: *S&P Compustat*, January 2010.

Value Line Oil/Gas Distribution Industry (All)

DCF Indicator (S&P Data) - January 1, 2010

Company Name	Ticker	Current Yield	EPS Growth	DCF
BOARDWALK PIPELINE PRTNRS-LP	BWP	6.92	5.00	11.92
BUCKEYE PARTNERS LP	BPL	7.05	3.80	10.85
CLEAN ENERGY FUELS CORP	CLNE		30.00	
EL PASO PIPELINE PARTNERS LP	EPB	5.84	8.30	14.14
ENBRIDGE INC	ENB			
ENERGY TRANSFER PARTNERS -LP	ETP	8.24	3.70	11.94
ENTERPRISE PRODS PRTNER -LP	EPD	7.39	5.00	12.39
INERGY LP	NRGY	7.98	5.50	13.48
KINDER MORGAN ENERGY -LP	KMP	7.09	3.00	10.09
MAGELLAN MIDSTREAM PRTNRS LP	MMP	6.85	4.50	11.35
PLAINS ALL AMER PIPELNE -LP	PAA	7.31	5.00	12.31
SOUTHERN UNION CO	SUG	2.91	10.00	12.91
SPECTRA ENERGY CORP	SE	5.31	9.00	14.31
SUBURBAN PROPANE PRTNRS -LP	SPH	7.40	5.00	12.40
WILLIAMS COS INC	WMB	2.40	15.00	17.40
	Average	6.36	8.06	12.73
	Median	7.05	5.00	12.39

Source: *S&P Compustat*, January 2010.

VL Natural Gas Diversified & Oil/Gas Distribution - Large
DCF Indicator (S&P Data) - January 1, 2010

Company Name	Ticker	Current Yield	EPS Growth	DCF
BOARDWALK PIPELINE PRTNRS-LP	BWP	6.92	5.00	11.92
BUCKEYE PARTNERS LP	BPL	7.05	3.80	10.85
CABOT OIL & GAS CORP	COG	0.30	9.00	9.30
CHESAPEAKE ENERGY CORP	CHK	1.22	5.00	6.22
CROSSTEX ENERGY INC	XTXI			
DEVON ENERGY CORP	DVN	0.89	1.70	2.59
DYNEGY INC	DYN		3.80	
EL PASO CORP	EP	0.44	8.00	8.44
ENBRIDGE INC	ENB			
ENERGEN CORP	EGN			
ENERGY TRANSFER PARTNERS -LP	ETP	8.24	3.70	11.94
ENTERPRISE PRODS PRTNER -LP	EPD	7.39	5.00	12.39
EOG RESOURCES INC	EOG	0.66	10.00	10.66
EQT CORP	EQT	2.30	15.00	17.30
INERGY LP	NRGY	7.98	5.50	13.48
KINDER MORGAN ENERGY -LP	KMP	7.09	3.00	10.09
MAGELLAN MIDSTREAM PRTNRS LP	MMP	6.85	4.50	11.35
MDU RESOURCES GROUP INC	MDU	2.86	7.00	9.86
NATIONAL FUEL GAS CO	NFG	3.00	12.00	15.00
NEWFIELD EXPLORATION CO	NFX		15.50	
ONEOK INC	OKE	4.15	10.00	14.15
PLAINS ALL AMER PIPELNE -LP	PAA	7.31	5.00	12.31
QUESTAR CORP	STR	1.09	(13.00)	
QUICKSILVER RESOURCES INC	KWK		17.50	
SOUTHERN UNION CO	SUG	2.91	10.00	12.91
SOUTHWESTERN ENERGY CO	SWN		40.50	
SPECTRA ENERGY CORP	SE	5.31	9.00	14.31
SUBURBAN PROPANE PRTNRS -LP	SPH	7.40	5.00	12.40
WILLIAMS COS INC	WMB	2.40	15.00	17.40
XTO ENERGY INC	XTO	1.15	7.00	8.15
	Average	4.13	8.28	11.50
	Median	3.00	7.00	11.93

Source: *S&P Compustat*, January 2010.

Pipeline Screened Comparables Group
DCF Indicator (VL Data) - January 1, 2010

Company Name	Ticker	% Cur Yld	EPS Gth	DCF
Avista Corp.	AVA	4.21	6.50	10.71
EQT Corp.	EQT	1.97	9.50	11.47
National Fuel Gas	NFG	2.63	4.50	7.13
NiSource Inc.	NI	5.88	2.00	7.88
Southern Union	SUG	2.60	4.00	6.60
TECO Energy	TE	4.84	4.50	9.34
U.S. Cellular	USM		4.00	
	Average	3.69	5.00	8.86
	Median	3.42	4.50	8.61

Source: *Value Line* CD Rom, January 2010.

Pipeline Screened Comparables Group
DCF Indicator (S&P Data) - January 1, 2010

Company Name	Ticker	Current Yield	EPS Growth	DCF
AVISTA CORP	AVA	4.09	5.00	9.09
EQT CORP	EQT	2.30	15.00	17.30
NATIONAL FUEL GAS CO	NFG	3.00	12.00	15.00
NISOURCE INC	NI	6.16	3.00	9.16
SOUTHERN UNION CO	SUG	2.91	10.00	12.91
TECO ENERGY INC	TE	5.23	6.00	11.23
US CELLULAR CORP	USM		6.50	
	Average	3.95	8.21	12.45
	Median	3.55	6.50	12.07

Source: *S&P Compustat*, January 2010.

Risk Premium Method

The risk premium method is a standard method of estimating the cost of equity (K_e) based on the formula in Figure 3. This method sums two elements of risk — a risk free rate, which is the price of time (the reward for deferring consumption and for not exposing funds to risk), and a risk premium, which is the additional reward for assuming risk. The nominal risk free rate includes the real risk free rate and an inflation premium. The risk premium includes an interest rate risk, business risk, financial risk, and liquidity risk. All of these elements are included when calculating equity cost by the risk premium method.

$$K_e = R_f + R_p$$

where

K_e = *Cost of equity*
R_f = *Risk free rate*
R_p = *Risk premium*

Figure 3

Our risk premium calculations included computations for two categories of risk premium indicators — general indicators and indicators for the *Value Line* Natural Gas Diversified (all) group, the *Value Line* Natural Oil/Gas Distribution (all) group, the combined *Value Line* Natural Gas Diversified and *Value Line* Oil/Gas Distribution (large) group, the Interstate Natural Gas Pipeline Forum (Pipes) group, and the screened comparables group. Our ex post risk premiums were derived from the *2010 Valuation Edition* of *Stocks, Bonds, Bills and Inflation* (SBBI), published by Morningstar. Our ex ante risk premium was derived from the market-weighted expected cost of capital for the *S&P 500* less the current 20-year Treasury bond rate. Our relevant current 'safe rates' for the general indicators were derived from the sources footnoted below.[38] The 'safe rates' (or base rates) used for each company within the company groupings were the average yields to maturity for the long-term debt (20+ years to maturity) of each company in *Mergent Bond Record* database (January, 2010). The average yield to maturity for each company's bonds was added to the *SBBI* corporate bond risk premium of 5.6% to obtain an individual estimate for each company in the group. Thus, the risk premium indicators for the individual groups are specific for each company within the group and, thus, as individualized as possible for each company.

The general Risk Premium (or equity build-up method) indicators, using the risk premium from *SBBI* published by Morningstar, indicates a cost of equity capital of 11.18% (ex post) and 11.55% (ex ante).

The range for all calculations of averages of risk premiums using the indicators by specific company groups are between 11.70% and 12.37%. This measurement involved the use of the average long-term yields to maturity for company bonds with at least 20 years to maturity

[38] Morningstar, *2010 SBBI & 2010 Ibbotson Risk Premia Over Time Report* and The Federal Reserve, Dec. 31, 2009.

plus the corporate bond risk premium of 5.6%. A reasonable view of these results would indicate a risk premium correlated indicator for the specific companies to be approximately 12.00%.

For the general indicators discussed on the previous page the ex post and ex ante indicators using the long-term government bonds are deemed appropriate because a purchase of an interstate natural gas pipeline company is considered a long-term commitment of capital, and thus the long-term bond risk premium should be indicative of the cost of long-term equity capital for the typical company. These indicators together would support a cost of equity of 11.40%.

The long-term bond risk premium indicators are well supported by the estimates derived from the specific indicators from the yields to maturity of all of the groups of interstate natural gas pipeline industry bonds with 20 years or more to maturity. We believe the appropriate cost of equity for the typical interstate natural gas pipeline by the risk premium method as of January 1, 2010, is **11.85%**. This conclusion gives weight and consideration to all indicators. A summary of the cost of equity indicators by the risk premium method (or equity build-up method) is below and the supporting data begins on the following page.

Risk Premium Indicators - January 1, 2010

General Risk Premium Indicators

Indicators	Rates		Indicator
	Rf	Rp	
20-Year Treasury Bonds (ex post indicator)	4.58	6.60	11.18
20-Year Treasury Bonds (ex ante indicator)	4.58	6.97	11.55

Risk Premium Indicators by Groups

Indicators	Risk Premium	
	Average	Median
Natural Gas Diversified Industry (All)	12.26	11.70
Oil/Gas Distribution (All)	12.19	12.02
Natural Gas Diversified & Oil/Gas Distribution (Large)	12.21	11.89
Interstate Nat. Gas Pipeline Forum Group (Pipes)	11.92	11.97
Screened Comparables Group	12.37	12.15
Average	12.19	11.95

Risk Premium Formula: Ke = Rf + Rp

Base Rate: Yield to maturity on each company's long-term bonds, *Mergent Bond Record*, Jan. 2010. Risk Premium: *SBBI*, Morningstar, 2010 Corporate Bond RP of 5.6%.

Summary Statistics of Annual Returns: Basic Series (in percent)

2010 Ibbotson SBBI Valuation Yearbook: Table 2-1

From 1926 to 2009

Series	Geometric Mean	Arithmetic Mean	Standard Deviation
Large Company Stocks			
Total Returns[1]	9.8	11.8	20.5
Income	4.1	4.1	1.6
Capital Appreciation	5.5	7.4	19.8
Ibbotson Small Company Stocks			
Total Returns	11.9	16.6	32.8
Mid-Cap Stocks [2,5]			
Total Returns	10.9	13.7	25.0
Income	3.9	4.0	1.7
Capital Appreciation	6.7	9.5	24.3
Low-Cap Stocks [3,5]			
Total Returns	11.3	15.2	29.4
Income	3.6	3.6	2.0
Capital Appreciation	7.5	11.4	28.7
Micro-Cap Stocks [4,5]			
Total Returns	12.1	18.2	39.2
Income	2.5	2.5	1.7
Capital Appreciation	9.5	15.6	38.6
Long-Term Corporate Bonds			
Total Returns	5.9	6.2	8.3
Long-Term Government Bonds			
Total Returns	5.4	5.8	9.6
Income	5.1	5.2	2.7
Capital Appreciation	0.1	0.4	8.4
Intermediate-Term Government Bonds			
Total Returns	5.3	5.5	5.7
Income	4.7	4.7	2.9
Capital Appreciation	0.5	0.6	4.5
Treasury Bills			
Total Returns	3.7	3.7	3.1
Inflation	3.0	3.1	4.2

[1] Total return is equal to the sum of three component returns: income return, capital appreciation return, and reinvestment return.

[2] Mid-Cap stocks are represented here by CRSP NYSE/AMEX/NASDAQ deciles 3-5.

[3] Low-Cap stocks are represented here by CRSP NYSE/AMEX/NASDAQ deciles 6-8.

[4] Micro-Cap stocks are represented here by CRSP NYSE/AMEX/NASDAQ deciles 9-10.

[5] Source Calculated (or Derived) based on data from CRSP US Stock Database and CRSP US Indices Database ©2010 Center for Research in Security Price (CRSP®). The University of Chicago Booth School of Business. Used with permission.

Value Line Natural Gas Diversified Industry (All)
Yield to Maturity for Long-Term Debt - January 1, 2010

Company Name	Ticker	Mergent Rating	Numerical Rating	YTM* 20+ Bonds	Risk Prem. Indicator
Cabot Oil & Gas 'A'	COG				
Chesapeake Energy	CHK	Ba3	15	6.10	11.70
Crosstex Energy	XTXI				
Devon Energy	DVN	Baa1	10		
Dynegy Inc. 'A'	DYN	B3	18		
EOG Resources	EOG	A3	9		
EQT Corp.	EQT	Baa1	10		
El Paso Corp.	EP	Ba3	15	10.25	15.85
Energen Corp.	EGN	Baa3	12		
MDU Resources	MDU	A3	9	4.85	10.45
National Fuel Gas	NFG	Baa1	10		
Newfield Exploration	NFX	Ba3	15		
ONEOK Inc.	OKE	Baa2	11	6.18	11.78
Questar Corp.	STR	A3	9		
Quicksilver Res.	KWK	B2	17		
Southwestern Energy	SWN	Ba2	14		
XTO Energy	XTO	Baa2	11	5.90	11.50
	Average	Baa3	12	6.66	12.26
	Median	Baa2	11	6.10	11.70

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

Value Line Oil/Gas Distribution Industry (All)

Yield to Maturity for Long-Term Debt - January 1, 2010

Company Name	Ticker	Mergent Rating	Numerical Rating	YTM* 20+ Bonds	Risk Prem. Indicator
Adino Energy Corp	ADNY	Baa2	11		
Boardwalk Pipeline	BWP	Baa2	11	6.07	11.67
Buckeye Partners L.P.	BPL				
Clean Energy Fuels	CLNE				
El Paso Pipeline Partners L.P.	EPB	Baa1	10		
Enbridge Energy Partners LLP	EEP	Baa3	12	6.50	12.10
Enbridge Inc.	ENB.TO	Baa3	12	6.98	12.58
Energy Transfer	ETP	B1	16		
Kinder Morgan Energy	KMP	Baa2	11	6.37	11.97
Magellan Midstream	MMP				
Plains All Amer. Pipe.	PAA	Baa3	12	6.22	11.82
Rio Vista Energy Partners L.P.	RVEP	Baa3	12	7.81	13.41
Southern Union	SUG	Baa2	11	6.29	11.89
Spectra Energy	SE				
Suburban Propane	SPH	Baa3	12	6.47	12.07
	Average	Baa3	12	6.59	12.19
	Median	Baa3	12	6.42	12.02

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

VL Natural Gas Diversified & Oil/Gas Distribution - Large
Yield to Maturity for Long-Term Debt - January 1, 2010

Company Name	Ticker	Mergent Rating	Numerical Rating	YTM* 20+ Bonds	Risk Prem. Indicator
Boardwalk Pipeline	BWP	Baa2	11		
Buckeye Partners L.P.	BPL	Baa2	11	6.07	11.67
Cabot Oil & Gas 'A'	COG				
Chesapeake Energy	CHK	Ba3	15	6.10	11.70
Crosstex Energy	XTXI				
Devon Energy	DVN	Baa1	10		
Dynegy Inc. 'A'	DYN	B3	18		
EOG Resources	EOG	A3	9		
EQT Corp.	EQT	Baa1	10		
El Paso Corp.	EP	Ba3	15	10.25	15.85
Enbridge Inc.	ENB.TO	Baa1	10		
Energen Corp.	EGN	Baa3	12		
Energy Transfer Partners	ETP	Baa3	12	6.50	12.10
Enterprise Products LP	EPD	Baa3	12	6.98	12.58
Inergy L.P.	NRGY	B1	16		
Kinder Morgan Energy Partners	KMP	Baa2	11	6.37	11.97
MDU Resources	MDU	A3	9	4.85	10.45
Magellan Midstream	MMP				
National Fuel Gas	NFG	Baa1	10		
Newfield Exploration	NFX	Ba3	15		
ONEOK Inc.	OKE	Baa2	11	6.18	11.78
Plains All Amer. Pipe.	PAA	Baa3	12	6.22	11.82
Questar Corp.	STR	A3	9		
Quicksilver Res.	KWK	B2	17		
Southern Union	SUG	Baa3	12	7.81	13.41
Southwestern Energy	SWN	Ba2	14		
Spectra Energy	SE	Baa2	11	6.29	11.89
Suburban Propane	SPH				
Williams Cos.	WMB	Baa3	12	6.47	12.07
XTO Energy	XTO	Baa2	11	5.90	11.50
	Average	Baa3	12	6.61	12.21
	Median	Baa3	12	6.29	11.89

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

Interstate Natural Gas Pipeline Forum (Pipelines)
Yield to Maturity for Long-Term Debt - January 1, 2010

Company Name	Ticker	Mergent Rating	Numerical Rating	YTM* 20+ Bonds	Risk Prem. Indicator
Boardwalk Pipeline	BWP	Baa2	11		
CenterPoint Energy	CNP	Baa3	12	6.38	11.98
El Paso Corp.	EP	Ba3	15		
Kinder Morgan Energy Partners	KMP	Baa2	11	6.37	11.97
MDU Resources	MDU	A3	9	4.85	10.45
National Fuel Gas	NFG	Baa1	10		
Questar Corp.	STR	A3	9		
Southern Union	SUG	Baa3	12	7.81	13.41
Spectra Energy	SE	Baa2	11	6.29	11.89
TransCanada Corp.	TRP	A3	9	6.08	11.68
Williams Cos.	WMB	Baa3	12	6.47	12.07
	Average	Baa2	11	6.32	11.92
	Median	Baa2	11	6.37	11.97

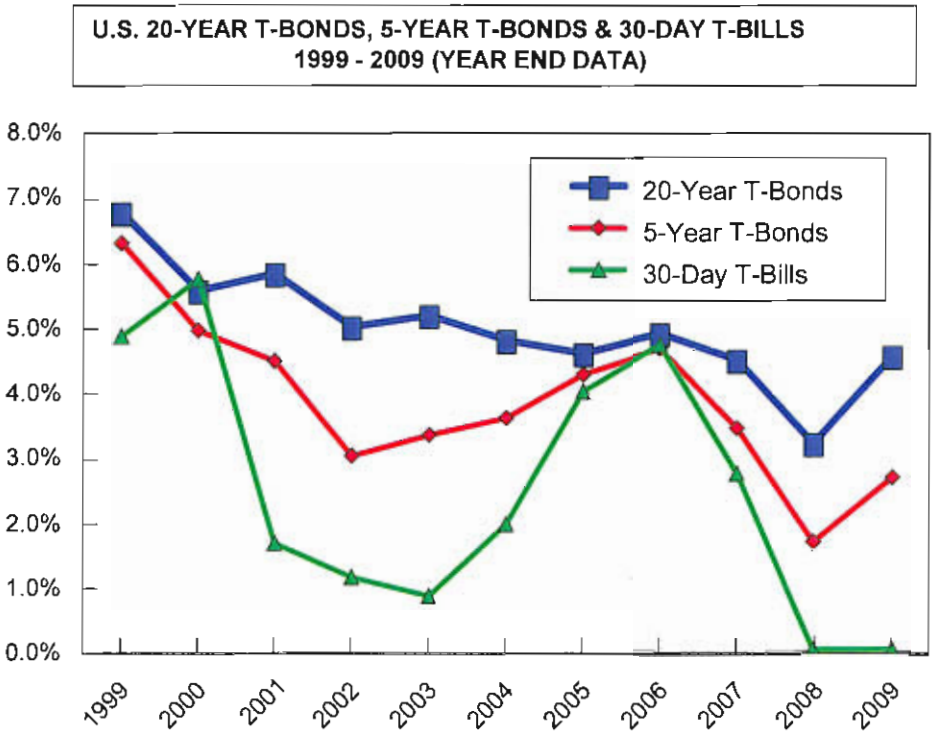
* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

Pipeline Screened Comparables Group
Yield to Maturity for Long-Term Debt - January 1, 2010

Company Name	Ticker	Mergent Rating	Numerical Rating	YTM* 20+ Bonds	Risk Prem. Indicator
Avista Corp.	AVA	Baa1	10	5.94	11.54
EQT Corp.	EQT	Baa1	10		
National Fuel Gas	NFG	Baa1	10		
NiSource Inc.	NI	Baa2	11		
Southern Union	SUG	Baa3	12	7.81	13.41
TECO Energy	TE	Baa3	12		
U.S. Cellular	USM	Baa2	11	6.55	12.15
	Average	Baa3	11	6.77	12.37
	Median	Baa3	11	6.55	12.15

* Yield to Maturity for bonds with 20+ years to maturity. Source: Mergent Database, Jan. 2010.

US 20-Year T-Bonds, 5-Year T-Bonds, and 30-Day T-Bills



Year End Date	20-Year T-Bonds	5 -Year T-Bonds	30-DAY T-Bills
1999	6.80	6.33	4.89
2000	5.58	4.98	5.76
2001	5.86	4.52	1.70
2002	5.05	3.05	1.18
2003	5.21	3.36	0.88
2004	4.84	3.64	1.99
2005	4.62	4.30	4.05
2006	4.91	4.70	4.75
2007	4.50	3.45	2.76
2008	3.22	1.72	0.04
2009	4.58	2.69	0.04

Source: Fed. Reserve, Dec. 31, 2009.

Capital Asset Pricing Model

The capital asset pricing model (CAPM) is a generally accepted method of estimating the cost of equity (K_e) based on the formula shown in Figure 4. It is the preferred method of estimating the cost of equity by many analysts *(it is recommended by Morningstar in their SBBI publication)*. The CAPM method is much like the risk premium method, however the risk premium is adjusted by beta before it is added to the appropriate risk level. The two elements of risk are a risk free rate, which is the price of time (the reward for postponing consumption and for not exposing funds to risk), and a risk premium, which is the additional compensation for assuming risk. The nominal risk free rate includes the real risk free rate and an inflation premium. The risk premium includes an interest rate risk, business risk, financial risk, and liquidity risk. All of these elements are accounted for when we calculate the cost of equity using the CAPM method.

$$K_e = R_f + \beta R_p$$

where

K_e = *Cost of equity*
R_f = *Risk free rate*
β = *Beta*
R_p = *Risk premium*

Figure 4

Our *ex post* CAPM calculations were based upon the long-term risk premium using the entire period data provided by Morningstar, which includes data from 1926 through 2009. The indicated cost of equity by this method was 11.84% at January 1, 2010. Our *ex ante* CAPM calculations were based upon the expected risk premium of 6.97% derived from the market-weighted average of the cost of equity capital less the current long-term Treasury bond rate. The indicated cost of equity by this method was 12.25% at January 1, 2010.

Our 'safe rates' for the CAPM calculations were derived as described in the risk premium method discussed earlier. Our beta estimate of 1.10 was based on observing the average and median betas from each of the groups. The average and median betas are shown in Figure 5. The calculated forward-looking (*ex ante*) CAPM indicator was found by deriving an expected risk premium from the S&P 500 companies. The *ex ante* CAPM indicator is a good check on the reliability of the

Group of Companies	Avg.	Med.
Value Line Betas VL Nat Gas Diver. (all)	1.31	1.20
VL Oil/Gas Dist. (all)	0.92	0.85
VL Nat Gas Diver & Oil/Gas Dist. (large)	1.13	1.08
Nat Gas PL Forum (pipes)	1.02	1.00
S&P 500 BBB- rated debt	1.11	1.10

Figure 5 - Value Line Betas

standard CAPM because it is forward looking. All prospective investment in interstate natural gas pipeline companies is based on an expectation of future benefits. This is consistent with the fundamental principle underlying the income approach, which is the principle of anticipation. Further, this *ex ante* method is discussed in the *Cost of Capital* as follows:

> The ex ante risk premium is a forward looking premium. The Gordon Growth Model is applied to determine the resulting risk premium. The premium is determined by first estimating the cost of equity for the proxy market. The proxy market is a market large enough to remove the effects of non-diversification. Typically, the S&P 500 or the NYSE is used as this proxy...
>
> The first step in deriving the ex ante risk premium is to use a single-stage discounted cash flow analysis (otherwise known as the Gordon Growth Model) to calculate the cost of equity for the market proxy, (i.e., the S&P 500). The cost of equity is calculated by using the most recent I/B/E/S consensus long-term growth rates for each firm in the S&P 500 and adding it to the dividend growth yield. I/B/E/S is a service that polls analysts about their growth estimates for individual stocks. The dividend yield for the S&P 500 should be an estimate for Year 1's dividend (D_1). D_1 can be estimated by multiplying the S&P 500's current weighted average dividend yield (DY) by 1 plus its weighted average long-term earnings growth rate. By adding the weighted average long-term growth rate to the dividend yield at the end of Year 1, the cost of equity is estimated. If for example, the long-term growth rate is equal to 10% and the current dividend yield is 4%, then the cost of equity is (4% x 1.1) + 10%, or 14.40 %. This can also be described in the following formula:
>
> $$K_{e500} = DY \; x \; (1 + g) + g$$
>
> Where:
> DY = dividend yield
> G = long-term growth
> K_{e500} = cost of equity for the S&P 500
>
> The second step is to calculate the risk premium of the S&P 500 (RP_{500}). For the CAPM, the ex ante risk premium is calculated by subtracting the risk-free rate (R_f), from the cost of equity for the S&P 500. For the build up method, the ex ante risk premium is calculated by subtracting the weighted average bond yield for the S&P 500 from the cost of equity for the S&P 500.[39]

---

[39] Pratt, Shannon P. *Cost of Capital, Estimation and Applications*, (NY: John Wiley & Sons, Inc. 1998) p. 178.

$$RP_{500} = K_{e500} - R_f$$

In order to perform the *ex ante* CAPM indicator we derived the expected cost of equity for the companies making up the *S&P 500* (which are expected to pay dividends). We developed the weighted average cost of capital (weighted by market value) for the *S&P 500*, which was 11.55%. We then subtracted the current long-term Treasury bond rate of 4.58% to obtain the expected equity risk premium of 6.97%. The market-weighted average is appropriate because the monthly fundamental beta is estimated based upon the sensitivity of a company's stock price to the overall fluctuation in the *S&P 500* index price (with the *S&P 500* being the surrogate for the market in general). The market-weighted average gives most weight to the highest market value stocks and is a very good indicator of the central tendency of the overall market cost of capital.

The general CAPM indicator, using the risk premium from *SBBI* published by Morningstar and the pipeline industry beta of 1.10, indicates a cost of equity capital of 11.84%. To help determine the reasonableness of the general historical or *ex post* indicator we also computed an *ex ante* or forward-looking CAPM indicator. The *ex ante* CAPM indication of the cost of equity was 12.25%.

Based upon the analysis presented and considering all the relevant facts, we believe the appropriate cost of equity capital indicated by the CAPM method is **12.00%** of January 1, 2010. This conclusion gives weight and consideration to both indicators. A summary of the CAPM indicators and the supporting data begins below and on the following page.

Summary of CAPM Indicators - January 1, 2010

Item	Rates			CAPM Indicator
	Rf	Rp	Beta	
CAPM Indicator *				
Long-Term Gov't Bonds (ex post)	4.58	6.60	1.10	11.84
Long-Term Gov't Bonds (ex ante)	4.58	6.97	1.10	12.25

CAPM Formula: Ke = Rf + B(Rp)

* CAPM Indicator is based upon a *Value Line* beta of 1.10. Morningstar, *2010 SBBI & Risk Premia over Time Report*;, & Federal Reserve data December 31, 2009.

Correlation of the ex post and ex ante CAPM indicators using long-term government bonds as the 'safe rate' indicates a cost of equity of 12.00% for the Interstate Natural Gas Pipelines as of January 1, 2009.

Beginning on the following page are the *Value Line* betas for the various companies in the Natural Gas Diversified Industry (all), Natural Gas Diversified Industry (large), and the Interstate Natural Gas Pipeline Forum (Pipeline) groups. Shown after the betas for the various groups are the calculations for the *ex ante* CAPM with supporting data from *Standard & Poor's Compustat*.

Value Line Natural Gas Diversified Ind. (All)
Beta (Value Line) - January 1, 2010

Company Name	Ticker	Beta
Cabot Oil & Gas 'A'	COG	1.35
Chesapeake Energy	CHK	1.40
Crosstex Energy	XTXI	2.30
Devon Energy	DVN	1.25
Dynegy Inc. 'A'	DYN	1.55
EOG Resources	EOG	1.20
EQT Corp.	EQT	1.15
El Paso Corp.	EP	1.40
Energen Corp.	EGN	1.15
MDU Resources	MDU	1.05
National Fuel Gas	NFG	0.95
Newfield Exploration	NFX	1.35
ONEOK Inc.	OKE	0.95
Questar Corp.	STR	1.20
Quicksilver Res.	KWK	1.70
Southwestern Energy	SWN	1.20
XTO Energy	XTO	1.10
	Average	1.31
	Median	1.20

Source: *Value Line* CD Rom, January 2010.

Value Line Oil/Gas Distribution Industry (All)
Beta (Value Line) - January 1, 2010

Company Name	Ticker	Beta
Boardwalk Pipeline	BWP	0.85
Buckeye Partners L.P.	BPL	0.85
Clean Energy Fuels	CLNE	1.35
El Paso Pipeline	EPB	0.75
Enbridge Inc.	ENB.TO	0.65
Energy Transfer	ETP	0.85
Enterprise Products	EPD	0.85
Inergy L.P.	NRGY	1.00
Kinder Morgan Energy	KMP	0.75
Magellan Midstream	MMP	0.90
Plains All Amer. Pipe.	PAA	0.90
Southern Union	SUG	1.05
Spectra Energy	SE	1.00
Suburban Propane	SPH	0.75
Williams Cos.	WMB	1.30
	Average	0.92
	Median	0.85

Source: *Value Line* CD Rom, January 2010.

VL Natural Gas Divers. & Oil/Gas Distribution - Large Beta (Value Line) - January 1, 2010

Company Name	Ticker	Beta
Boardwalk Pipeline	BWP	0.85
Buckeye Partners L.P.	BPL	0.85
Cabot Oil & Gas 'A'	COG	1.35
Chesapeake Energy	CHK	1.40
Crosstex Energy	XTXI	2.30
Devon Energy	DVN	1.25
Dynegy Inc. 'A'	DYN	1.55
EOG Resources	EOG	1.20
EQT Corp.	EQT	1.15
El Paso Corp.	EP	1.40
Enbridge Inc.	ENB.TO	0.65
Energen Corp.	EGN	1.15
Energy Transfer	ETP	0.85
Enterprise Products	EPD	0.85
Inergy L.P.	NRGY	1.00
Kinder Morgan Energy	KMP	0.75
MDU Resources	MDU	1.05
Magellan Midstream	MMP	0.90
National Fuel Gas	NFG	0.95
Newfield Exploration	NFX	1.35
ONEOK Inc.	OKE	0.95
Plains All Amer. Pipe.	PAA	0.90
Questar Corp.	STR	1.20
Quicksilver Res.	KWK	1.70
Southern Union	SUG	1.05
Southwestern Energy	SWN	1.20
Spectra Energy	SE	1.00
Suburban Propane	SPH	0.75
Williams Cos.	WMB	1.30
XTO Energy	XTO	1.10
	Average	1.13
	Median	1.08

Source: *Value Line* CD Rom, January 2010.

Interstate Nat. Gas PL Forum (Pipelines)
Beta (Value Line) - January 1, 2010

Company Name	Ticker	Beta
Boardwalk Pipeline	BWP	0.85
CenterPoint Energy	CNP	0.80
El Paso Corp.	EP	1.40
Kinder Morgan Energy	KMP	0.75
MDU Resources	MDU	1.05
National Fuel Gas	NFG	0.95
Questar Corp.	STR	1.20
Southern Union	SUG	1.05
Spectra Energy	SE	1.00
TransCanada Corp.	TRP	0.90
Williams Cos.	WMB	1.30
	Average	1.02
	Median	1.00

Source: *Value Line* CD Rom, January 2010.

All S&P Companies with "BBB-" Rated Debt

Beta (Value Line) - January 1, 2010

Company Name	Ticker	Beta
Acuity Brands	AYI	1.05
Alcoa Inc.	AA	1.45
Allegheny Energy	AYE	0.95
Allegheny Techn.	ATI	1.60
Ameren Corp.	AEE	0.80
Amphenol Corp.	APH	1.15
Anadarko Petroleum	APC	1.20
Astoria Financial	AF	0.95
Avista Corp.	AVA	0.70
Best Buy Co.	BBY	1.10
Brinker Int'l	EAT	1.30
Bunge Ltd.	BG	1.35
CBS Corp. 'B'	CBS	1.50
CMS Energy Corp.	CMS	0.80
Con-way Inc.	CNW	1.20
Constellation Energy	CEG	0.80
CSX Corp.	CSX	1.25
Discover Fin'l Svcs.	DFS	1.40
Dow Chemical	DOW	1.20
Dr Pepper Snapple	DPS	
Edison Int'l	EIX	0.80
Energy Transfer	ETP	0.85
Enterprise Products	EPD	0.85
First Midwest Bancorp	FMBI	1.20
First Niagara Finl Group	FNFG	0.85
Flowers Foods	FLO	0.60
Fortune Brands	FO	1.10
Hanover Insurance	THG	0.85
Hill-Rom Hldgs.	HRC	
Jones Lang LaSalle	JLL	1.45
Joy Global	JOYG	1.65
Kaman Corp.	KAMN	1.15
L-3 Communic.	LLL	0.90
Lorillard Inc.	LO	
Manpower Inc.	MAN	1.20
Marsh & McLennan	MMC	0.75
Marshall & Ilsley	MI	1.30
Mattel Inc.	MAT	0.85
M.D.C. Holdings	MDC	1.25
Molson Coors Brewing	TAP	0.55
Mosaic Company	MOS	1.70
New York Community	NYB	0.85

All S&P Companies with "BBB-" Rated Debt (cont.)

Beta (Value Line) - January 1, 2010

Company Name	Ticker	Beta
Newell Rubbermaid	NWL	1.25
NiSource Inc.	NI	0.85
Otter Tail Corp.	OTTR	0.95
Owens & Minor	OMI	0.70
Pentair Inc.	PNR	1.15
Phillips-Van Heusen	PVH	1.20
Pinnacle West Capital	PNW	0.75
Plains All Amer. Pipe.	PAA	0.90
Plum Creek Timber	PCL	1.00
Prologis	PLD	1.95
Reynolds American	RAI	0.60
Rock-Tenn 'A'	RKT	1.10
Roper Inds.	ROP	1.05
RPM Int'l	RPM	1.00
Southern Copper	PCU	1.65
Southern Union	SUG	1.05
Susquehanna Bancshs.	SUSQ	1.20
Telephone & Data	TDS	0.80
Textron Inc.	TXT	1.65
Timken Co.	TKR	1.40
Tyco Electronics	TEL	1.25
Universal Health Sv. `B'	UHS	0.80
Unum Group	UNM	1.40
Valmont Inds.	VMI	1.35
Webster Fin'l	WBS	1.35
Westar Energy	WR	0.75
Weyerhaeuser Co.	WY	1.30
Whirlpool Corp.	WHR	1.30
Williams Cos.	WMB	1.30
Wilmington Trust	WL	1.05
Xilinx Inc.	XLNX	0.90
Yum! Brands	YUM	0.95
Zions Bancorp.	ZION	1.45
	Average	1.11
	Median	1.10

Source: *Value Line* CD Rom, January 2010.

Cost of Equity Indication Using Expected Risk Premium

Weighted Average Cost of Equity for S&P 500 = Market Required Cost of Equity

CAPM Calculations:

S&P 500 Expected Equity Cost (Wt. Avg)	11.55		**LT Gov't.**		**Cost of Equity by**	
Current Yield on L-T Gov't. Bonds	4.58		**Bond Yield**		**CAPM**	
Expected Equity Risk Premium	6.97					
Beta	1.10					
Adjusted Risk Premium	7.67	+	4.58	=	12.25	*Ex Ante*

Note: Forward-looking CAPM (Ex Ante) uses the weighted average expected return on the S&P 500 as the expected market return. The current US Government bond yield is deducted from the weighted average expected return to obtain the expected risk premium. The current beta is applied to the expected risk premium and the result is added to the current US Government bond yield to obtain the indicated cost of equity by the CAPM method.

(Calculations for expected market return for S&P 500 can be found on the following pages.)

Source: *Standard & Poor's Compustat* (January 2010)

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
3M CO	2.29	82.67	2.78	12.50	15.28	58,526.89
ABBOTT LABORATORIES	1.79	53.99	3.32	12.00	15.32	83,508.38
ABERCROMBIE & FITCH -CL A	0.80	34.85	2.31	15.00	17.31	3,066.21
AETNA INC	0.04	31.70	0.14	9.00	9.14	13,741.95
AFLAC INC	1.28	46.25	2.76	14.00	16.76	21,640.33
AIR PRODUCTS & CHEMICALS INC	2.00	81.06	2.46	11.00	13.46	17,160.89
AIRGAS INC	0.80	47.60	1.67	10.50	12.17	3,908.29
AK STEEL HOLDING CORP	0.22	21.35	1.03	10.00	11.03	2,334.96
ALCOA INC	0.14	16.12	0.86	15.00	15.86	15,706.97
ALLEGHENY ENERGY INC	0.64	23.48	2.73	7.00	9.73	3,981.34
ALLEGHENY TECHNOLOGIES INC	0.83	44.77	1.85	15.00	16.85	4,390.86
ALLERGAN INC	0.23	63.01	0.36	13.25	13.61	19,151.38
ALLSTATE CORP	0.84	30.04	2.80	5.00	7.80	16,115.83
ALTERA CORP	0.23	22.63	1.02	15.00	16.02	6,684.27
ALTRIA GROUP INC	1.47	19.63	7.48	8.00	15.48	40,677.50
AMEREN CORP	1.59	27.95	5.68	3.00	8.68	6,621.94
AMERICAN ELECTRIC POWER CO	1.69	34.79	4.86	3.00	7.86	16,617.72
AMERICAN EXPRESS CO	0.81	40.52	1.99	12.00	13.99	48,185.13
AMERIPRISE FINANCIAL INC	0.80	38.82	2.05	17.25	19.30	9,899.25
AMERISOURCEBERGEN CORP	0.36	26.07	1.39	13.00	14.39	7,427.13
AMPHENOL CORP	0.07	46.18	0.15	17.50	17.65	7,919.73
ANADARKO PETROLEUM CORP	0.37	62.42	0.60	3.60	4.20	30,680.12
ANALOG DEVICES	0.88	31.58	2.79	10.00	12.79	9,217.00
AON CORP	0.64	38.34	1.67	6.50	8.17	10,502.21
APACHE CORP	0.64	103.17	0.62	6.10	6.72	34,683.07
APARTMENT INVT &MGMT -CL A	0.41	15.92	2.56	2.00	4.56	1,862.67
APPLIED MATERIALS INC	0.26	13.94	1.86	8.00	9.86	18,697.15
ARCHER-DANIELS-MIDLAND CO	0.62	31.31	1.97	10.00	11.97	20,112.04
ASSURANT INC	0.66	29.48	2.24	10.00	12.24	3,443.26
AT&T INC	1.72	28.03	6.14	5.00	11.14	165,405.03
AUTOMATIC DATA PROCESSING	1.52	42.82	3.56	12.00	15.56	21,608.30
AVALONBAY COMMUNITIES INC	3.66	82.11	4.46	2.50	6.96	6,686.46
AVON PRODUCTS	0.94	31.50	2.97	11.50	14.47	13,452.26
BAKER HUGHES INC	0.65	40.48	1.62	9.00	10.62	12,544.23
BALL CORP	0.43	51.70	0.84	8.05	8.89	4,865.13
BANK OF AMERICA CORP	0.04	15.06	0.28	5.00	5.28	130,273.09
BANK OF N Y MELLON CORP	0.40	27.97	1.42	10.00	11.42	33,682.70
BARD (C.R.) INC	0.77	77.90	0.99	13.90	14.89	7,520.15
BAXTER INTERNATIONAL INC	1.29	58.68	2.20	11.50	13.70	35,375.94
BB&T CORP	0.64	25.37	2.52	6.50	9.02	17,444.84
BECTON DICKINSON & CO	1.64	78.86	2.08	11.00	13.08	18,684.06
BEMIS CO INC	0.96	29.65	3.25	7.00	10.25	3,208.04
BEST BUY CO INC	0.63	39.46	1.60	13.00	14.60	16,436.63
BLACK & DECKER CORP	0.49	64.83	0.76	3.00	3.76	3,904.78
BLOCK H & R INC	0.67	22.62	2.97	12.00	14.97	7,589.94
BOEING CO	1.80	54.13	3.32	7.00	10.32	39,330.80
BRISTOL-MYERS SQUIBB CO	1.32	25.25	5.22	3.00	8.22	50,019.75
BROWN-FORMAN -CL B	1.36	53.57	2.53	13.00	15.53	8,111.07
BURLINGTON NORTHERN SANTA FE	1.75	98.62	1.78	9.55	11.33	33,594.90

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
C H ROBINSON WORLDWIDE INC	1.15	58.73	1.96	15.00	16.96	9,851.43
CA INC	0.18	22.46	0.80	12.00	12.80	11,594.75
CABOT OIL & GAS CORP	0.13	43.59	0.30	9.00	9.30	4,518.28
CAMPBELL SOUP CO	1.18	33.80	3.50	7.50	11.00	11,590.90
CAPITAL ONE FINANCIAL CORP	0.22	38.34	0.58	11.00	11.58	17,238.01
CARDINAL HEALTH INC	0.77	32.24	2.39	10.00	12.39	11,693.35
CATERPILLAR INC	1.88	56.99	3.30	12.00	15.30	35,489.27
CBS CORP	0.20	14.05	1.45	1.95	3.40	9,515.28
CF INDUSTRIES HOLDINGS INC	0.41	90.78	0.46	3.50	3.96	4,408.19
CHESAPEAKE ENERGY CORP	0.32	25.88	1.22	5.00	6.22	16,770.24
CHUBB CORP	1.52	49.18	3.09	8.50	11.59	16,798.51
CINTAS CORP	0.52	26.07	1.98	10.00	11.98	3,985.29
CLIFFS NATURAL RESOURCES INC	0.41	46.09	0.90	18.00	18.90	6,036.64
CLOROX CO/DE	2.19	61.00	3.59	9.50	13.09	8,528.29
CME GROUP INC	5.17	335.96	1.54	12.50	14.04	22,347.72
CMS ENERGY CORP	0.53	15.66	3.35	5.00	8.35	3,595.65
COACH INC	0.35	36.53	0.94	15.00	15.94	11,650.44
COCA-COLA CO	1.79	57.00	3.14	9.00	12.14	132,079.31
COCA-COLA ENTERPRISES INC	0.35	21.20	1.63	8.00	9.63	10,365.32
COLGATE-PALMOLIVE CO	1.94	82.15	2.36	10.00	12.36	40,844.24
COMCAST CORP	0.30	16.86	1.79	11.60	13.39	47,305.03
COMERICA INC	0.21	29.57	0.71	4.60	5.31	4,468.77
CONAGRA FOODS INC	0.87	23.05	3.78	9.00	12.78	10,209.51
CONSOL ENERGY INC	0.44	49.80	0.88	10.00	10.88	9,005.43
CONSOLIDATED EDISON INC	2.45	45.43	5.40	4.00	9.40	12,747.79
CONSTELLATION ENERGY GRP INC	1.10	35.17	3.13	14.80	17.93	7,065.62
CORNING INC	0.23	19.31	1.18	14.00	15.18	30,048.18
COSTCO WHOLESALE CORP	0.81	59.17	1.38	13.00	14.38	25,995.33
CSX CORP	0.98	48.49	2.02	11.55	13.57	19,035.19
CUMMINS INC	0.76	45.86	1.66	9.00	10.66	9,254.23
CVS CAREMARK CORP	0.35	32.21	1.08	14.00	15.08	45,433.59
D R HORTON INC	0.16	10.87	1.45	5.00	6.45	3,453.30
DANAHER CORP	0.18	75.20	0.24	13.00	13.24	24,156.87
DARDEN RESTAURANTS INC	1.11	35.07	3.18	11.50	14.68	4,896.33
DEERE & CO	1.23	54.09	2.28	10.00	12.28	22,860.49
DENTSPLY INTERNATL INC	0.22	35.17	0.63	11.25	11.88	5,347.11
DEVON ENERGY CORP	0.65	73.50	0.89	1.70	2.59	32,641.35
DEVRY INC	0.24	56.73	0.42	20.00	20.42	4,029.53
DIAMOND OFFSHRE DRILLING INC	9.60	98.42	9.75	20.00	29.75	13,681.46
DISCOVER FINANCIAL SVCS INC	0.09	14.71	0.60	10.00	10.60	7,986.38
DISNEY (WALT) CO	0.37	32.25	1.16	6.50	7.66	60,146.61
DOMINION RESOURCES INC	1.82	38.92	4.68	4.00	8.68	23,244.62
DONNELLEY (R R) & SONS CO	1.12	22.27	5.02	7.50	12.52	4,572.03
DOVER CORP	1.19	41.61	2.85	14.00	16.85	7,746.83
DOW CHEMICAL	0.68	27.63	2.45	12.75	15.20	31,601.15
DR PEPPER SNAPPLE GROUP INC	0.65	28.30	2.31	9.00	11.31	7,191.28
DTE ENERGY CO	2.18	43.59	5.01	3.00	8.01	7,189.21
DU PONT (E I) DE NEMOURS	1.73	33.67	5.14	5.50	10.64	30,428.59
DUKE ENERGY CORP	1.00	17.21	5.80	4.00	9.80	22,452.27
DUN & BRADSTREET CORP	1.54	84.37	1.82	13.00	14.82	4,385.13

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
EASTMAN CHEMICAL CO	1.88	60.24	3.13	7.00	10.13	4,379.87
EATON CORP	2.23	63.62	3.50	11.25	14.75	10,548.20
ECOLAB INC	0.70	44.58	1.57	13.00	14.57	10,590.20
EDISON INTERNATIONAL	1.27	34.78	3.66	1.00	4.66	11,331.71
EL PASO CORP	0.04	9.83	0.44	8.00	8.44	6,893.49
EMERSON ELECTRIC CO	1.47	42.60	3.46	10.00	13.46	32,047.04
ENTERGY CORP	3.15	81.84	3.85	5.00	8.85	15,462.20
EOG RESOURCES INC	0.64	97.30	0.66	10.00	10.66	24,554.14
EQT CORP	1.01	43.92	2.30	15.00	17.30	5,749.96
EQUIFAX INC	0.17	30.89	0.56	9.00	9.56	3,906.69
EXPEDITORS INTL WASH INC	0.45	34.77	1.28	17.50	18.78	7,372.98
EXXON MOBIL CORP	1.69	68.19	2.48	0.70	3.18	322,668.13
FAMILY DOLLAR STORES	0.61	27.83	2.19	13.00	15.19	3,850.95
FASTENAL CO	0.85	41.64	2.04	15.00	17.04	6,176.50
FEDERATED INVESTORS INC	1.04	27.50	3.77	8.00	11.77	2,816.94
FEDEX CORP	0.49	83.45	0.59	11.00	11.59	26,112.76
FIDELITY NATIONAL INFO SVCS	0.23	23.44	0.98	15.00	15.98	8,730.88
FIFTH THIRD BANCORP	0.04	9.75	0.43	4.50	4.93	7,754.33
FIRSTENERGY CORP	2.27	46.45	4.88	3.00	7.88	14,159.59
FLUOR CORP	0.56	45.04	1.24	11.50	12.74	8,061.66
FMC CORP	0.54	55.76	0.96	7.45	8.41	4,031.45
FORTUNE BRANDS INC	0.85	43.20	1.98	12.50	14.48	6,494.77
FPL GROUP INC	2.03	52.82	3.84	7.25	11.09	21,832.99
FRANKLIN RESOURCES INC	0.97	105.35	0.92	10.00	10.92	24,151.49
FRONTIER COMMUNICATIONS CP	1.01	7.81	12.93	1.00	13.93	2,439.28
GANNETT CO	0.16	14.85	1.11	3.00	4.11	3,508.12
GAP INC	0.38	20.95	1.82	12.00	13.82	14,455.35
GENERAL DYNAMICS CORP	1.64	68.17	2.41	8.00	10.41	26,300.05
GENERAL ELECTRIC CO	0.43	15.13	2.87	8.50	11.37	161,096.59
GENERAL MILLS INC	2.04	70.81	2.88	8.50	11.38	23,334.52
GENUINE PARTS CO	1.73	37.96	4.55	8.00	12.55	6,056.59
GOODRICH CORP	1.18	64.25	1.83	9.00	10.83	7,989.94
GRAINGER (W W) INC	2.06	96.83	2.13	12.00	14.13	7,195.92
HALLIBURTON CO	0.40	30.09	1.32	10.00	11.32	27,139.01
HARLEY-DAVIDSON INC	0.44	25.20	1.75	10.00	11.75	5,907.96
HARRIS CORP	1.00	47.55	2.11	14.00	16.11	6,263.14
HARTFORD FINANCIAL SERVICES	0.22	23.26	0.96	12.00	12.96	8,908.77
HASBRO INC	0.88	32.06	2.74	10.00	12.74	4,437.49
HEALTH CARE REIT INC	2.85	44.32	6.43	4.80	11.23	5,451.89
HEINZ (H J) CO	1.81	42.76	4.24	8.00	12.24	13,496.94
HERSHEY CO	1.27	35.79	3.54	6.40	9.94	5,977.32
HEWLETT-PACKARD CO	0.35	51.51	0.68	10.00	10.68	121,778.34
HOME DEPOT INC	0.99	28.93	3.41	9.50	12.91	49,192.92
HONEYWELL INTERNATIONAL INC	1.33	39.20	3.40	10.00	13.40	29,911.32
HORMEL FOODS CORP	0.84	38.45	2.17	10.00	12.17	5,138.04
HUDSON CITY BANCORP INC	0.71	13.73	5.13	17.50	22.63	7,212.55
ILLINOIS TOOL WORKS	1.36	47.99	2.84	10.00	12.84	24,038.67
IMS HEALTH INC	0.13	21.06	0.62	8.00	8.62	3,846.78
INTEGRYS ENERGY GROUP INC	2.83	41.99	6.74	4.00	10.74	3,208.88
INTEL CORP	0.62	20.40	3.02	10.00	13.02	112,648.80

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
INTL BUSINESS MACHINES CORP	2.42	130.90	1.85	10.00	11.85	171,950.63
INTL FLAVORS & FRAGRANCES	1.04	41.14	2.53	4.00	6.53	3,251.83
INTL GAME TECHNOLOGY	0.27	18.77	1.45	13.50	14.95	5,574.69
INTL PAPER CO	0.10	26.78	0.38	2.50	2.88	11,598.28
INVESCO LTD	0.46	23.49	1.95	11.50	13.45	10,072.00
ITT CORP	0.96	49.74	1.92	12.50	14.42	9,087.50
JABIL CIRCUIT INC	0.33	17.37	1.92	19.00	20.92	3,718.60
JANUS CAPITAL GROUP INC	0.04	13.45	0.32	6.50	6.82	2,448.16
JOHNSON & JOHNSON	2.10	64.41	3.26	7.00	10.26	177,713.63
JOHNSON CONTROLS INC	0.58	27.24	2.14	12.00	14.14	19,540.14
JPMORGAN CHASE & CO	0.22	41.67	0.52	8.00	8.52	171,052.59
KELLOGG CO	1.64	53.20	3.07	9.00	12.07	20,185.36
KEYCORP	0.04	5.55	0.75	3.50	4.25	4,876.20
KIMBERLY-CLARK CORP	2.66	63.71	4.18	11.00	15.18	26,463.80
KIMCO REALTY CORP	0.65	13.53	4.80	1.50	6.30	5,097.44
KLA-TENCOR CORP	0.66	36.16	1.83	10.00	11.83	6,179.45
KRAFT FOODS INC	1.27	27.18	4.66	9.10	13.76	40,151.38
KROGER CO	0.41	20.53	2.00	8.20	10.20	13,342.26
L-3 COMMUNICATIONS HLDGS INC	1.53	86.95	1.76	9.00	10.76	10,105.76
LAUDER (ESTEE) COS INC -CL A	0.62	48.36	1.27	12.00	13.27	5,738.88
LEGG MASON INC	0.13	30.16	0.43	7.00	7.43	4,865.95
LEGGETT & PLATT INC	1.20	20.40	5.86	15.00	20.86	3,103.00
LENNAR CORP	0.17	12.77	1.33	6.00	7.33	2,249.41
LILLY (ELI) & CO	1.99	35.71	5.57	1.50	7.07	41,031.57
LIMITED BRANDS INC	0.68	19.24	3.51	12.50	16.01	6,200.88
LINCOLN NATIONAL CORP	0.04	24.88	0.18	12.00	12.18	7,518.39
LINEAR TECHNOLOGY CORP	1.01	30.56	3.31	15.00	18.31	6,818.39
LOCKHEED MARTIN CORP	2.76	75.35	3.66	9.50	13.16	28,495.41
LORILLARD INC	4.24	80.23	5.28	6.00	11.28	12,888.15
LOWE'S COMPANIES INC	0.40	23.39	1.72	11.50	13.22	34,430.83
M & T BANK CORP	2.93	66.89	4.37	4.50	8.87	7,899.11
MACY'S INC	0.22	16.76	1.31	9.50	10.81	7,056.16
MARATHON OIL CORP	1.03	31.22	3.30	7.40	10.70	22,098.92
MARSH & MCLENNAN COS	0.88	22.08	3.97	9.50	13.47	11,647.49
MARSHALL & ILSLEY CORP	0.04	5.45	0.81	10.00	10.81	2,859.59
MASCO CORP	0.33	13.81	2.40	10.40	12.80	4,959.17
MASSEY ENERGY CO	0.26	42.01	0.63	10.00	10.63	3,593.75
MASTERCARD INC	0.72	255.98	0.28	20.00	20.28	28,099.95
MATTEL INC	0.81	19.98	4.07	8.50	12.57	7,222.37
MCCORMICK & COMPANY INC	1.15	36.13	3.19	10.65	13.84	4,730.63
MCDONALD'S CORP	2.40	62.44	3.84	9.00	12.84	67,384.44
MCGRAW-HILL COMPANIES	0.96	33.51	2.86	6.60	9.46	10,552.30
MCKESSON CORP	0.54	62.50	0.87	13.00	13.87	16,748.94
MEAD JOHNSON NUTRITION CO	0.88	43.70	2.01	10.00	12.01	8,936.65
MEADWESTVACO CORP	1.01	28.63	3.53	10.00	13.53	4,899.71
MEDTRONIC INC	0.91	43.98	2.07	11.00	13.07	48,582.55
MERCK & CO	1.59	36.54	4.35	4.50	8.85	111,610.55
MEREDITH CORP	1.03	30.85	3.35	15.00	18.35	1,343.29
METLIFE INC	0.81	35.35	2.30	10.00	12.30	28,944.26
MICROCHIP TECHNOLOGY INC	1.48	29.05	5.08	8.50	13.58	5,333.35

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
MICROSOFT CORP	0.58	30.48	1.89	11.00	12.89	270,635.59
MOLEX INC	0.67	21.55	3.11	10.00	13.11	3,553.03
MOLSON COORS BREWING CO	1.08	45.16	2.38	12.00	14.38	7,293.73
MONSANTO CO	1.22	81.75	1.49	15.00	16.49	44,579.18
MOODY'S CORP	0.45	26.80	1.69	13.00	14.69	6,338.20
MURPHY OIL CORP	1.06	54.20	1.96	6.00	7.96	10,348.51
NATIONAL SEMICONDUCTOR CORP	0.35	15.36	2.29	10.00	12.29	3,650.64
NEWELL RUBBERMAID INC	0.22	15.01	1.45	9.00	10.45	4,168.28
NEWMONT MINING CORP	0.42	47.31	0.88	4.65	5.53	22,728.01
NEWS CORP	0.13	13.69	0.96	10.00	10.96	37,648.72
NICOR INC	1.94	42.10	4.61	4.35	8.96	1,904.23
NIKE INC -CL B	1.22	66.07	1.84	12.50	14.34	25,880.28
NISOURCE INC	0.95	15.38	6.16	3.00	9.16	4,241.11
NOBLE ENERGY INC	0.76	71.22	1.06	5.00	6.06	12,355.03
NORDSTROM INC	0.72	37.58	1.91	12.00	13.91	8,173.39
NORFOLK SOUTHERN CORP	1.52	52.42	2.91	12.00	14.91	19,285.00
NORTHEAST UTILITIES	1.03	25.79	3.99	8.43	12.42	4,525.22
NORTHERN TRUST CORP	1.24	52.40	2.37	11.00	13.37	12,654.86
NORTHROP GRUMMAN CORP	1.89	55.85	3.39	10.00	13.39	17,523.05
NUCOR CORP	1.66	46.65	3.55	15.00	18.55	14,686.03
NYSE EURONEXT	1.36	25.30	5.36	13.00	18.36	6,578.00
OCCIDENTAL PETROLEUM CORP	1.41	81.35	1.73	6.55	8.28	66,029.11
OMNICOM GROUP	0.67	39.15	1.70	11.00	12.70	12,185.12
ORACLE CORP	0.22	24.53	0.90	10.00	10.90	122,925.23
PACCAR INC	0.51	36.27	1.40	10.50	11.90	13,184.47
PALL CORP	0.64	36.20	1.76	10.00	11.76	4,248.50
PARKER-HANNIFIN CORP	1.06	53.88	1.97	6.00	7.97	8,658.03
PAYCHEX INC	1.39	30.64	4.53	12.00	16.53	11,073.51
PEABODY ENERGY CORP	0.31	45.21	0.69	11.00	11.69	12,108.87
PENNEY (J C) CO	0.89	26.61	3.35	11.50	14.85	6,279.59
PEOPLE'S UNITED FINL INC	0.67	16.70	4.02	10.00	14.02	5,816.84
PEPCO HOLDINGS INC	1.14	16.85	6.76	5.50	12.26	3,733.84
PEPSICO INC	1.99	60.80	3.28	10.75	14.03	94,875.05
PERKINELMER INC	0.31	20.59	1.48	9.00	10.48	2,404.17
PFIZER INC	0.66	18.19	3.61	2.55	6.16	146,784.86
PG&E CORP	1.81	44.65	4.05	7.63	11.68	16,563.36
PHILIP MORRIS INTERNATIONAL	2.58	48.19	5.35	11.05	16.40	91,786.77
PINNACLE WEST CAPITAL CORP	2.27	36.58	6.20	8.00	14.20	3,704.86
PIONEER NAT. RESOURCES CO	0.09	48.17	0.18	9.00	9.18	5,555.01
PLUM CREEK TIMBER CO INC	1.76	37.76	4.67	5.00	9.67	6,147.86
PNC FINANCIAL SVCS GROUP INC	0.43	52.79	0.81	6.50	7.31	24,351.50
POLO RALPH LAUREN CP -CL A	0.45	80.98	0.56	12.50	13.06	4,573.10
PPL CORP	1.54	32.31	4.76	11.45	16.21	12,183.07
PRAXAIR INC	1.76	80.31	2.19	10.00	12.19	24,639.83
PRECISION CASTPARTS CORP	0.14	110.35	0.13	16.00	16.13	15,529.00
PRICE (T. ROWE) GROUP	1.11	53.25	2.08	11.00	13.08	13,711.98
PRINCIPAL FINANCIAL GRP INC	0.56	24.04	2.31	11.00	13.31	7,667.41
PROCTER & GAMBLE CO	1.94	60.63	3.19	10.00	13.19	177,144.73
PROGRESS ENERGY INC	2.58	41.01	6.29	4.00	10.29	11,467.46
PROLOGIS	0.65	13.69	4.73	8.00	12.73	6,478.16

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
PRUDENTIAL FINANCIAL INC	0.78	49.76	1.56	11.00	12.56	22,989.12
PUBLIC SERVICE ENTRP GRP INC	1.38	33.25	4.16	4.00	8.16	16,823.84
PUBLIC STORAGE	2.26	81.45	2.78	2.90	5.68	14,030.70
QUALCOMM INC	0.79	46.26	1.71	16.00	17.71	77,268.68
QUEST DIAGNOSTICS INC	0.45	60.38	0.75	13.00	13.75	11,164.32
QWEST COMMUNICATION INTL INC	0.32	4.21	7.68	1.00	8.68	7,269.09
RADIOSHACK CORP	0.27	19.50	1.38	8.00	9.38	2,441.28
RANGE RESOURCES CORP	0.18	49.85	0.35	10.00	10.35	7,870.22
RAYTHEON CO	1.35	51.52	2.62	9.00	11.62	19,743.34
REGIONS FINANCIAL CORP	0.04	5.29	0.79	5.00	5.79	6,284.69
REPUBLIC SERVICES INC	0.88	28.31	3.12	16.15	19.27	10,761.88
REYNOLDS AMERICAN INC	3.82	52.97	7.20	6.00	13.20	15,434.19
ROBERT HALF INTL INC	0.55	26.73	2.07	15.00	17.07	4,035.40
ROCKWELL AUTOMATION	1.33	46.98	2.84	15.00	17.84	6,688.12
ROCKWELL COLLINS INC	1.05	55.36	1.89	9.15	11.04	8,718.15
ROPER INDUSTRIES INC/DE	0.38	52.37	0.72	14.00	14.72	4,898.74
ROSS STORES INC	0.51	42.71	1.18	15.00	16.18	5,290.62
RYDER SYSTEM INC	1.13	41.17	2.74	12.65	15.39	2,307.62
SAFEWAY INC	0.44	21.29	2.06	9.70	11.76	8,652.26
SARA LEE CORP	0.47	12.18	3.87	7.00	10.87	8,493.19
SCANA CORP	1.98	37.68	5.26	5.50	10.76	4,639.65
SCHLUMBERGER LTD	0.92	65.09	1.42	10.00	11.42	78,157.73
SCHWAB (CHARLES) CORP	0.28	18.82	1.50	17.50	19.00	21,871.30
SCRIPPS NETWORKS INTERACTIVE	0.34	41.50	0.83	14.40	15.23	5,365.54
SEALED AIR CORP	0.51	21.86	2.35	7.00	9.35	3,474.87
SEMPRA ENERGY	1.67	55.98	2.98	7.00	9.98	13,795.88
SHERWIN-WILLIAMS CO	1.59	61.65	2.58	12.00	14.58	6,987.47
SIGMA-ALDRICH CORP	0.63	50.55	1.25	9.00	10.25	6,151.68
SIMON PROPERTY GROUP INC	2.45	79.80	3.07	2.00	5.07	22,639.90
SMITH INTERNATIONAL INC	0.56	27.17	2.07	17.00	19.07	6,722.16
SMUCKER (JM) CO	1.51	61.75	2.45	8.00	10.45	7,349.92
SNAP-ON INC	1.38	42.26	3.27	15.00	18.27	2,439.67
SOUTHERN CO	1.82	33.32	5.47	4.15	9.62	26,663.03
SOUTHWEST AIRLINES	0.02	11.43	0.17	10.00	10.17	8,480.37
SPECTRA ENERGY CORP	1.09	20.51	5.31	9.00	14.31	13,264.95
STANLEY WORKS	1.36	51.51	2.64	3.00	5.64	4,142.49
STAPLES INC	0.38	24.59	1.53	14.00	15.53	17,800.63
STARWOOD HOTELS&RES WRLD	0.22	36.57	0.59	8.00	8.59	6,838.96
STATE STREET CORP	0.04	43.54	0.10	11.00	11.10	21,537.71
STRYKER CORP	0.67	50.37	1.32	11.20	12.52	20,032.15
SUNTRUST BANKS INC	0.04	20.29	0.21	6.50	6.71	10,127.75
SUPERVALU INC	0.74	12.71	5.85	6.15	12.00	2,694.58
SYSCO CORP	1.15	27.94	4.12	15.00	19.12	16,535.98
TARGET CORP	0.78	48.37	1.62	15.00	16.62	36,389.38
TECO ENERGY INC	0.85	16.22	5.23	6.00	11.23	3,467.30
TESORO CORP	0.23	13.55	1.68	14.00	15.68	1,899.78
TEXAS INSTRUMENTS INC	0.53	26.06	2.03	10.00	12.03	32,649.87
TEXTRON INC	0.09	18.81	0.48	11.80	12.28	5,099.71
TIFFANY & CO	0.78	43.00	1.82	15.00	16.82	5,351.39
TIME WARNER INC	0.84	29.14	2.88	11.85	14.73	34,023.22

Standard & Poor's Compustat & I/B/E/S (S&P 500) - Jan. 1, 2010						
Company Name	Expected Dividend	Recent Price	Yield %	Growth Rate %	Equity Cost %	Market Value
TJX COMPANIES INC	0.54	36.55	1.47	12.00	13.47	15,340.36
TORCHMARK CORP	0.61	43.95	1.39	9.00	10.39	3,638.40
TOTAL SYSTEM SERVICES INC	0.31	17.27	1.78	10.00	11.78	3,405.37
TRAVELERS COS INC	1.41	49.86	2.83	7.00	9.83	27,242.16
TYSON FOODS INC -CL A	0.17	12.27	1.40	7.00	8.40	3,760.83
U S BANCORP	0.21	22.51	0.95	7.00	7.95	43,048.66
UNION PACIFIC CORP	1.22	63.90	1.91	13.10	15.01	32,240.68
UNITED PARCEL SERVICE INC	2.02	57.37	3.51	12.00	15.51	40,516.19
UNITED STATES STEEL CORP	0.22	55.12	0.40	10.00	10.40	7,901.45
UNITED TECHNOLOGIES CORP	1.69	69.41	2.44	10.00	12.44	65,074.58
UNITEDHEALTH GROUP INC	0.03	30.48	0.11	9.00	9.11	35,418.28
UNUM GROUP	0.36	19.52	1.84	9.00	10.84	6,476.03
VALERO ENERGY CORP	0.62	16.75	3.73	4.00	7.73	9,452.86
VERIZON COMMUNICATIONS INC	1.98	33.13	5.96	4.00	9.96	94,110.67
VF CORP	2.64	73.24	3.60	10.00	13.60	8,128.91
VISA INC	0.60	87.46	0.69	20.00	20.69	41,018.13
VULCAN MATERIALS CO	1.09	52.67	2.07	9.00	11.07	6,604.87
WAL-MART STORES INC	1.21	53.45	2.26	11.00	13.26	203,653.69
WALGREEN CO	0.63	36.72	1.72	15.00	16.72	36,271.50
WASTE MANAGEMENT INC	1.28	33.81	3.78	10.10	13.88	16,555.13
WELLS FARGO & CO	0.22	26.99	0.82	10.00	10.82	137,995.28
WESTERN UNION CO	0.07	18.85	0.36	12.00	12.36	13,046.25
WEYERHAEUSER CO	0.21	43.14	0.48	2.50	2.98	9,117.98
WHIRLPOOL CORP	2.00	80.66	2.47	16.00	18.47	5,991.26
WILLIAMS COS INC	0.51	21.08	2.40	15.00	17.40	12,292.38
WINDSTREAM CORP	1.02	10.99	9.28	2.00	11.28	4,902.27
WISCONSIN ENERGY CORP	1.49	49.83	2.98	10.00	12.98	5,825.68
XCEL ENERGY INC	1.05	21.22	4.94	7.05	11.99	9,690.03
XILINX INC	0.74	25.06	2.94	15.00	17.94	6,938.11
XL CAPITAL LTD	0.42	18.33	2.31	6.00	8.31	6,271.22
XTO ENERGY INC	0.54	46.53	1.15	7.00	8.15	27,006.43
YUM BRANDS INC	0.94	34.97	2.69	11.80	14.49	16,355.54
ZIONS BANCORPORATION	0.04	12.83	0.34	8.10	8.44	1,790.41
			Market Weighted Average =		**11.55**	

Flotation Cost Adjustment

Flotation costs are the costs associated with financing the investment – issuing debt and equity. They are made up of several types of costs including underwriter's fees, legal expenses, cost of preparing the prospectus, etc. In the appraisal process it is appropriate to include the interest rate and any other charges necessary to obtain the financing for the investment. In other words, the cost of financing an investment includes not only the interest rate but also flotation costs (the cost of issuing securities – both debt and equity). *The Appraisal of Real Estate* states the following regarding the cost of financing:

> The cost of financing includes the interest rate and any points, discounts, equity participations, or other charges that the lender requires to increase the effective yield on the loan.[40]

Flotation costs can be accounted for either by amortizing the cost (reducing the cash flow to discount), or by including them in the cost of capital. Many studies have been made regarding the amount of flotation costs for debt and equity capital.

> In general, the adjustment for flotation costs is a refinement of the basic unadjusted cost. In other words, usually the adjusted and unadjusted costs will not be very different. However, this doesn't imply that you shouldn't make the adjustment. The information needed to make the adjustment is readily available, and the adjustment itself doesn't require much effort or computer processing time. To paraphrase the film maker, Spike Lee, you should do the right thing *(especially if the right thing is relatively easy to do)*.[41]

> Flotation costs occur when new issues of stock or debt are sold to the public. The firm usually incurs several kinds of flotation or transaction costs, which reduces the actual proceeds received by the firm. Some of these are direct out-of-pocket outlays, such as fees paid to underwriters, legal expenses, and prospectus preparation costs. Because of this reduction in proceeds, the firm's required returns on these proceeds equate to a higher return to compensate for the additional costs. Flotation costs can be accounted for either by amortizing the cost, thus reducing the cash flow to discount, or by incorporating the cost

---

[40] *The Appraisal of Real Estate*, 13th ed., (Chicago: Appraisal Institute, 2008) p. 154.

[41] Ehrhardt, Michael C., *The Search for Value: Measuring the Company's Cost of Capital*, (Harvard Business School Press: Boston, MA, 1994), p. 134.

into the cost of capital. Because flotation costs are not typically applied to operating cash flow, one must incorporate them into the cost of capital.[42]

An adjustment for flotation cost must be made even if the issuing company has no plans to ever issue any additional securities. The following illustration is quoted by Roger A. Morin, PhD, *Regulatory Finance: Utilities' Cost of Capital*, (Arlington, VA: Public Utilities Reports, Inc., 1994), p. 170.] and fully addresses this issue.

> Brigham, Aberwald, and Gapenski (1985) performed an excellent analysis regarding the need for a flotation cost adjustment. The following illustration adapted from Brigham, Aberwald, and Gapenski (1985) shows that: (1) even if no further stock issues are contemplated, the flotation adjustment is still permanently required to keep shareholders whole, and (2) flotation costs are only recovered if the rate of return is applied to total equity, including retained earnings, in all future years, even if no future financing is contemplated....It is noteworthy that the adjustment is always required each and every year, whether or not new stock issues are sold in the future, and that the allowed return on equity must be earned on total equity, including retained earnings, for investors to earn the cost of equity.[43]

> Companies generally hire an investment banker to assist them when they issue common stock, preferred stock, or bonds. In return for a fee, the investment banker helps the company with the terms, price, and sale of the issue. The banker's fees are often referred to as **flotation costs**. The total cost of capital should include not only the required return paid to investors but also the flotation fees paid to the investment banker for marketing the issue.[44] [This identical quote is also found in *Fundamentals of Financial Management*, 9th ed. (Dryden Press) by Eugene F. Brigham and Joel F. Houston, Chapter 10.]

Additionally, Dr. Roger Ibbotson refers to flotation cost in his book, Stocks, Bonds, Bills and Inflation, when he discusses the cost of capital. He states the following:

> Although the cost of capital estimation techniques set forth later in this book are applicable to rate setting, certain adjustments may be necessary. One such

---

[42] Pratt, Shannon P., *Cost of Capital, Estimation and Applications*, (NY: John Wiley & Sons, Inc. 1998) p. 176.

[43] Roger A. Morin, PhD, *Regulatory Finance: Utilities' Cost of Capital*, (Arlington, VA: Public Utilities Reports, Inc., 1994), p. 170-171. (emphasis added)

[44] Brigham, Eugene F. and Michael C. Ehrhardt, *Financial Management: Theory and Practice*, 10th ed. (Thomson Learning, Inc.: Stamford, CT, 2002), p. 452.

adjustment is for flotation costs (amounts that must be paid to underwriters by the issuer to attract and retain capital).[45]

All of these studies reach the conclusion that a flotation cost adjustment must be made when estimating the cost of capital. Alternatively, some finance textbooks suggest that it is better to adjust the net present value of the assets downward.

> ***Issue costs***. If accepting the project forces the firm to issue securities, then the present value of issue costs should be subtracted from base-case NPV.[46]

In either case (whether the cost of capital is adjusted upward or the net present value of the assets is adjusted downward) the end result is exactly the same – the market value of the assets subject to appraisal is lower as a result of flotation costs.

Even if one accounted for flotation costs as a negative cash flow [as Brealey, Myers and Marcus suggest – see *Fundamentals of Corporate Finance* (2004) 4th ed. Pg. 335-336] rather than an adjustment to the WACC, we should get exactly the same correct valuation. The following will illustrate that it makes no difference mathematically whether we (1) account for flotation costs in the WACC or (2) account for flotation costs as a negative cash flow. Please note the example that follows where we compare the appraisal by either adjusting the WACC for flotation costs or simply deducting the flotation costs from the expected cash flow to get the net cash flow. In both cases $950 is available to purchase assets because $50 was the flotation cost from issuing $1,000 worth of securities. Note that market value in both cases is exactly the same — $950. Clearly it makes no difference whether one adjusts the WACC or does all the necessary math to find the net present value after treating flotation costs as a negative cash flow at the beginning of the first year. The following flotation cost measurement example is taken from the *Journal of Property Tax Assessment & Administration* published by the International Association of Assessing Officers.[47]

---

[45] *Stocks, Bonds, Bills and Inflation: 2008 Yearbook, Valuation Edition* (Chicago: Morningstar, Inc., 2008), p. 35

[46] Brealey, Richard & Stewart C. Myers, *Principles of Corporate Finance*, 7th ed. (New York: McGraw-Hill, 2002), p. 552.

[47] Tegarden, Thomas K., "The Appraisal of Public Utilities: Adjustment to the WACC for Flotation Costs," *Journal of Property Tax Management & Administration*, (Chicago: IAAO), Vol. 5, Issue 1, 2008, pp. 71-74.

Flotation Cost Measurement

WACC Adjustment Method	
Securities Issued	$1,000
Cost of Capital	10%
Required Return	$100
Flotation Cost =	5.00%
Flotation Cost =	50
Assets Purchased	**950**
Cost of Capital	10.00%
1 - FC =	0.95
Adj'd. Cost of Cap.	10.5263%
Market Value:	
Required Return	100
	--------- = $950
Adj'd Cost of Cap.	10.5263%

Cash Flow Adjustment Method			
Securities Issued		$1,000	
Flotation Cost =		$50	
Assets Purchased		$950	
Disc. Rate = Unadjusted WACC =			10.00%
First Year's Cash Flow:			
		Pres. Value Factor	**NCF**
Beg. of Year	($50)	1.10	($55)
		First Year's Income =	100
		First Year's Net Cash Flow =	45

End of Year	NCF	Pres. Value Factor (divisor)	Pres. Value
1	45	1.10	40.91
2	100	1.21	82.64
3	100	1.33	75.13
4	100	1.46	68.30
5	100	1.61	62.09
6	100	1.77	56.45
7	100	1.95	51.32
8	100	2.14	46.65
9	100	2.36	42.41
10	100	2.59	38.55
skip to			
339	100	107,676,335,910,201.00	0.00
340	100	118,443,969,501,221.00	0.00
341	100	130,288,366,451,343.00	0.00
342	100	143,317,203,096,477.00	0.00
343	100	157,648,923,406,125.00	0.00
344	100	173,413,815,746,737.00	0.00
345	100	190,755,197,321,411.00	0.00
346	100	209,830,717,053,552.00	0.00
347	100	230,813,788,758,908.00	0.00
348	100	253,895,167,634,798.00	0.00
349	100	279,284,684,398,278.00	0.00
350	100	307,213,152,838,106.00	0.00
			$950.00

As one can see from the above mathematical example the same $950 value results in either case. Actually, it is wrong to presuppose that one knows how much flotation cost to deduct in a valuation problem because in order to know exactly how much flotation cost will be, one has

to already know what the value in order to know how much debt and equity will have to be issued. Thus, the appraiser must be biased or clairvoyant or both. **In solving a valuation problem, the WACC adjustment method is best**. If one already knew how much debt and equity securities would have to be issued, one would have to already know the purchase price and thus the valuation. It's a 'Catch 22.' If one already knew the value, why do an appraisal at all?

The flotation costs associated with debt for large issues conservatively are approximately 1%. For relatively large issues of equity, the flotation costs range from a low of 2% to as much as 6%.

From information derived from *Public Utility Finance Tracker* we determined the average flotation cost associated with the issuance of long-term debt and common stock of natural gas and natural gas transmission companies. We found the average issuance cost of long-term debt to be 1.02% and the average issuance cost of common equity to be 4.31%. We selected 1.00% and 4.25% to be representative of the typical flotation cost associated with the issuance of long-term debt and common stock securities respectively.

On the following pages are the schedules detailing the long-term debt and common stock flotation costs.

Debt Issuance Cost

Natural Gas/Transmission Utilities (1997 - 2009)

Company	Type of Utility	Issue Date	Amount Offered ($000)	Price to Public ($/100)	Net Proceeds	Issue Cost
Michigan Con Gas Company	Gas	14-May-97	15,000	100.000	96.8683	3.23%
Michigan Con Gas Company	Gas	15-May-97	30,000	100.000	99.2467	0.76%
Michigan Con Gas Company	Gas	15-May-97	40,000	100.000	99.3605	0.64%
Seagull Energy Corp.	Gas	25-Sep-97	150,000	99.544	98.5437	1.02%
SONAT Inc.	Gas	25-Sep-97	100,000	99.748	99.0970	0.66%
Southern Natural Gas Co.	Gas	25-Sep-97	100,000	99.891	99.2393	0.66%
Laclede Gas	Gas	16-Oct-97	25,000	98.682	98.3519	0.34%
Kn Energy Inc.	Gas	22-Oct-97	150,000	100.000	99.3740	0.63%
Northern Illinois Gas Co.	Gas	23-Oct-97	50,000	99.500	98.9960	0.51%
Enron Oil & Gas Co.	Gas	25-Nov-97	100,000	99.709	99.0580	0.66%
Consolidated Natural Gas Co.	Gas	09-Dec-97	300,000	99.190	98.3143	0.89%
SONAT	Gas	27-Jan-98	100,000	99.531	98.8790	0.66%
SONAT	Gas	29-Jan-98	100,000	99.787	98.9115	0.89%
KN Energy, Inc.	Gas	04-Mar-98	500,000	99.784	98.9081	0.89%
KN Energy, Inc.	Gas	04-Mar-98	150,000	99.496	98.3701	1.14%
Coastal Corp.	Gas	02-Jun-98	200,000	99.882	99.2314	0.66%
Coastal Corp.	Gas	02-Jun-98	200,000	99.661	98.7854	0.89%
Wisconsin Gas Co.	Gas	19-Jan-99	50,000	99.252	98.6020	0.66%
No. Illinois Gas Co.	Gas	02-Feb-99	50,000	100.000	99.3500	0.65%
Providence Gas Co.	Gas	04-Feb-99	15,000	100.000	96.8500	3.25%
Cascade Natural Gas Corp.	Gas	15-Mar-99	15,000	100.000	99.2500	0.76%
Laclede Gas Co.	Gas	28-May-99	25,000	100.000	99.5020	0.50%
Mich. Consolidated Gas Co.	Gas	04-Jun-99	55,000	100.000	96.8500	3.25%
Williams Co.	Gas	21-Jul-99	700,000	99.075	98.2000	0.89%
Williams Communication Grp.	Gas	30-Sep-99	1,500,000	99.249	96.7490	2.58%
Indiana Gas Co.	Gas	04-Oct-99	30,000	100.000	99.3750	0.63%
Northwest Natural Gas	Gas	09-Dec-99	20,000	100.000	99.2500	0.76%
SEMCO Energy	Gas	12-Apr-00	30,000	100.000	97.2500	2.83%
New Jersey Gas Co.	Gas	29-Jun-00	10,000	100.000	99.2500	0.76%
New Jersey Gas Co.	Gas	05-Jul-00	10,000	100.000	96.8500	3.25%
New Jersey Gas Co.	Gas	01-Jul-00	15,000	100.000	97.6000	2.46%
Northwest Natural Gas	Gas	29-Aug-00	20,000	100.000	99.2500	0.76%
Northwest Natural Gas	Gas	06-Sep-00	20,000	100.000	99.2500	0.76%
Northwest Natural Gas	Gas	06-Sep-00	10,000	100.000	99.2500	0.76%
Northwest Natural Gas	Gas	27-Nov-00	25,000	100.000	99.3750	0.63%
Agl Capital Corp	Gas	23-Feb-01	300,000	99.578	98.9280	0.66%
Oneok, Inc	Gas	03-Apr-01	400,000	99.912	99.2620	0.65%
Atmos Energy Corp	Gas	15-May-01	350,000	99.940	99.2900	0.65%
Semco Energy	Gas	18-Jun-01	60,000	100.000	97.5000	2.56%
Questar Gas Co.	Gas	03-Oct-01	60,000	100.000	99.3750	0.63%
Northwest Natural Gas	Gas	26-Mar-02	40,000	100.000	99.375	0.63%
Northwest Natural Gas	Gas	24-Sep-02	30,000	100.000	99.250	0.76%
UGI Utilities Inc.	Gas	25-Sep-02	20,000	100.000	99.375	0.63%
California Gas Co.	Gas	02-Oct-02	250,000	99.897	99.247	0.65%
AGL Capital Corp.	Gas	07-Jan-03	225,000	99.927	99.277	0.65%
Atmos Energy Corp	Gas	13-Jan-03	250,000	99.915	99.250	0.67%
Sepra Energy	Gas	01-Feb-03	400,000	99.658	99.008	0.66%
Michigan Consolidated Gas Co	Gas	12-Feb-03	200,000	99.637	98.762	0.89%

Debt Issuance Cost

Natural Gas/Transmission Utilities (1997 - 2009)

Company	Type of Utility	Issue Date	Amount Offered ($000)	Price to Public ($/100)	Net Proceeds	Issue Cost
Northwest Natural Gas	Gas	25-Feb-03	10,000	100.000	99.250	0.76%
Nisource Finance Corp	Gas	01-Mar-03	345,000	100.000	99.354	0.65%
Keyspan Corporation	Gas	01-Apr-03	150,000	99.763	98.888	0.88%
AGL Capital Corp.	Gas	15-Apr-03	225,000	99.927	99.277	0.65%
The Cincinnati Gas & Electric Co.	Gas	12-Jun-03	200,000	99.764	98.889	0.88%
The Cincinnati Gas & Electric Co.	Gas	12-Jun-03	200,000	99.396	98.521	0.89%
Baltimore Gas And Electric Co.	Gas	17-Jun-03	200,000	99.295	98.420	0.89%
Nisource Finance Corp	Gas	16-Jul-03	500,000	99.862	99.212	0.66%
Vectren Coproation	Gas	24-Jul-03	100,000	99.746	99.096	0.66%
Vectren Coproation	Gas	24-Jul-03	100,000	99.177	98.477	0.71%
UGI Utilities	Gas	14-Aug-03	20,000	100.000	99.250	0.76%
UGI Utilities	Gas	14-Aug-03	25,000	100.000	99.370	0.63%
Energy East Corporation	Gas	08-Sep-03	200,000	99.830	98.950	0.89%
Madison Gas & Electric Co	Gas	09-Sep-03	20,000	100.000	99.250	0.76%
Energen Corporation	Gas	30-Oct-03	50,000	99.557	98.907	0.66%
Northwest Natural Gas	Gas	21-Nov-03	40,000	100.000	99.250	0.76%
Piedmont Natural Gas Co Inc	Gas	16-Dec-03	100,000	99.859	98.984	0.88%
Piedmont Natural Gas Co Inc	Gas	16-Dec-03	100,000	100.000	99.350	0.65%
AGL Resources	Gas	14-Dec-04	200,000	99.870	99.220	0.66%
Aquila	Gas	18-Aug-04	300,000	25.000	25.000	0.00%
Atmos Energy	Gas	18-Oct-04	500,000	99.993	99.343	0.65%
Atmos Energy	Gas	18-Oct-04	200,000	99.392	98.517	0.89%
Laclede Gas Co.	Gas	21-Apr-04	50,000	99.585	98.835	0.76%
Laclede Gas Co.	Gas	21-Apr-04	100,000	99.434	98.559	0.89%
Michigan Consolidated Gas	Gas	27-Sep-04	120,000	99.594	98.844	0.76%
Consolidated Natural Gas Co	Gas	15-Nov-04	400,000	99.686	99.036	0.66%
Alabama Gas Corp	Gas	11-Jan-05	40,000	100.000	96.860	3.24%
Alabama Gas Corp	Gas	11-Jan-05	40,000	100.000	99.350	0.65%
Alabama Gas Corp	Gas	14-Nov-05	80,000	100.000	99.400	0.60%
Cascade Natural Gas	Gas	20-Jan-05	30,000	100.000	96.850	3.25%
Cascade Natural Gas	Gas	29-Aug-05	15,000	100.000	99.300	0.70%
Northwest Natural Gas Co.	Gas	02-Jun-05	40,000	100.000	99.375	0.63%
Northwest Natural Gas Co.	Gas	21-Jun-05	10,000	100.000	99.250	0.76%
Vectren Utility Holdings, Inc	Gas	16-Nov-05	75,000	99.799	99.149	0.66%
Vectren Utility Holdings, Inc	Gas	16-Nov-05	75,000	99.779	98.904	0.88%
Laclede Gas Co.	Gas	06-Jun-06	55,000	99.852	98.977	0.88%
Piedmont Natural Gas Co., Inc	Gas	15-Jun-06	200,000	100.000	96.850	3.15%
AGI Capital Resources	Gas	27-Jun-06	175,000	99.856	99.206	0.65%
Southern Union Co.	Gas	18-Oct-06	600,000	99.644	98.344	1.30%
Northwest Natural Gas Co.	Gas	15-Dec-06	25,000	100.000	99.375	0.63%
Alabama Gas Corp	Gas	10-Jan-07	45,000	100.000	99.125	0.88%
Atmos Energy Corp	Gas	11-Jun-07	250,000	99.729	99.079	0.66%
UGI Utility Inc	Gas	19-Jun-07	200,000	99.375		
Vectren Utility Holdings, Inc	Gas	05-Mar-08	125,000	100.000	96.850	3.25%
Vectren Utility Holdings, Inc	Gas	24-Mar-08	100,000	99.930	99.062	0.88%
Vectren Utility Holdings, Inc	Gas	24-Mar-08	50,000	99.400	99.290	0.11%
Questar Gas Co.	Gas	24-Mar-08				
Laclede Gas Co	Gas	18-Sep-08	80,000	100.000	96.850	3.25%

Debt Issuance Cost

Natural Gas/Transmission Utilities (1997 - 2009)

Company	Type of Utility	Issue Date	Amount Offered ($000)	Price to Public ($/100)	Net Proceeds	Issue Cost
Washington Gas Light	Gas	05-Dec-08	50,000	100.000	99.375	0.63%
AGI Capital Corp	Gas	05-Aug-09	300,000	98.78	99.130	0.66%
Atmos Energy	Gas	23-Mar-09	450,000	99.81	99.160	0.66%
National Fuel Gas Co	Gas	01-Apr-09	250,000	99.76	99.110	0.66%
Northwest Natural Gas Co	Gas	20-Mar-09	75,000	100.00	99.380	0.63%
Sempra Energy	Gas	05-Oct-09	750,000	99.16	98.280	0.89%
					Average	1.02%
					Selected	1.00%

Source: *Public Utility Finance Tracker*, February 1999 - 2010.

Common Stock Issuance Cost

Natural Gas/Transmission Utilities (1990 - 2009)

Company	Type of Company	Issue Date	Number of Shares (000)	Price to Public	Net Proceeds	Issue Cost
Consolidated Natural Gas	Gas	08-Jan-90	3,500	45.50	44.24	2.85%
Washington Energy	Gas	17-Jan-90	1,750	20.13	19.26	4.52%
Colonial Gas	Gas	15-May-90	600	21.50	20.27	6.07%
Atlanta Gas Light	Gas	05-Dec-90	1,000	31.38	30.00	4.60%
Washington Energy	Gas	04-Feb-91	2,650	19.00	18.21	4.34%
Piedmont Natural Gas	Gas	03-Apr-91	1,250	28.50	27.36	4.17%
Panhandle Eastern	Gas	18-Jul-91	13,800	10.75	10.27	4.67%
Bay State Gas Co.	Gas	13-Mar-92	1,550	23.25	22.28	4.35%
El Paso Natural Gas Co.	Gas	12-May-92	5,000	19.00	17.77	6.92%
New Jersey Resources Co.	Gas	15-Sep-92	1,500	22.25	21.27	4.61%
Washington Energy Co.	Gas	29-Sep-92	2,750	21.00	20.19	4.01%
Equitable Resources	Gas	22-Sep-93	2,400	38.50	37.25	3.36%
Brooklyn Union Gas	Gas	29-Sep-93	1,700	25.75	24.77	3.96%
S.E. Michigan Gas Enterprises	Gas	19-Jan-94	650	20.50	19.62	4.49%
Connecticut Energy Corp.	Gas	03-Mar-94	900	20.13	19.22	4.71%
Mobile Gas Service Corp.	Gas	14-Sep-94	400	22.00	20.30	8.37%
Northwest Natural Gas	Gas	15-Feb-95	1,000	29.75	28.59	4.06%
MCN Corp.	Gas	14-Mar-95	5,000	17.88	17.21	3.86%
Piedmont Natural Gas	Gas	20-Mar-95	1,500	20.00	19.14	4.49%
Laclede Gas	Gas	15-May-95	1,550	19.00	18.12	4.86%
United Cities	Gas	08-Jun-95	1,200	14.50	13.88	4.47%
Atlanta Gas Light	Gas	12-Jun-95	1,300	33.63	32.51	3.43%
WICOR, INC.	Gas	05-Dec-95	1,100	31.88	30.63	4.06%
Connecticut Natural Gas	Gas	05-Jun-96	640	23.25	22.19	4.78%
Delta Natural Gas	Gas	15-Jul-96	350	16.00	15.07	6.17%
Tejas Gas	Gas	22-Jul-96	3,075	35.00	33.42	4.73%
KN Energy	Gas	31-Jul-96	3,100	32.25	31.01	4.00%
Cascade Natural Gas	Gas	13-Aug-96	1,350	15.25	14.45	5.54%
Energen	Gas	17-Jan-97	1,500	29.50	28.39	3.91%
KCS Energy	Gas	29-Jan-97	3,000	39.00	36.91	5.66%
Energen	Gas	18-Sep-97	1,200	35.50	34.16	3.92%
COHO Energy, Inc.	Gas	29-Sep-97	8,585	10.50	9.87	6.38%
Fall River Gas Co.	Gas	30-Oct-97	340	13.25	12.06	9.87%
Connecticut Energy Corp.	Gas	12-Nov-97	900	24.25	23.17	4.66%
Roanoke Gas Co.	Gas	22-Feb-98	166	20.00	18.67	7.12%
KN Energy	Gas	04-Mar-98	11,000	52.00	49.90	4.21%
Enron Corp.	Gas	05-May-98	15,000	50.00	48.47	3.16%
Laclede Gas Co.	Gas	05-May-99	1,100	50.00	49.34	1.35%
SEMCO	Gas	12-Jun-00	9,000	10.00	9.60	4.17%
WGL Holdings Co.	Gas	26-Jun-01	1,790	26.73	25.80	3.47%
Utilicorp	Gas	25-Jan-02	11,000	23.00	22.28	3.25%
Calpine Corporation	Gas	24-Apr-02	66,000	11.50	11.13	3.30%
MDU Resources Group	Gas	19-Nov-02	2,100	24.00	23.30	3.00%
MDU Resources Group	Gas	29-Nov-02	2,100	24.00	23.16	3.63%
Agl Resources, Inc	Gas	11-Feb-03	5,600	22.00	21.21	3.70%
Atmos Energy Corp.	Gas	18-Jun-03	4,000	25.31	24.25	4.38%
Sempra Energy	Gas	23-Oct-03	15,000	28.00	27.15	3.12%
Southern Union Co.	Gas	10-Jun-03	3,000	16.15	16.15	0.00%

Common Stock Issuance Cost
Natural Gas/Transmission Utilities (1990 - 2009)

Company	Type of Company	Issue Date	Number of Shares (000)	Price to Public	Net Proceeds	Issue Cost
Southern Union Co.	Gas	05-Jun-03	9,500	16.00	15.38	4.06%
Southern Union Co.	Gas	15-Jun-03	2,500	50.00	48.17	3.80%
Vectren Corporation	Gas	07-Aug-03	6,500	22.81	22.00	3.70%
AGL Resources	Gas	19-Nov-04	9,600	31.010	30.038	3.23%
Ameren	Gas	30-Jun-04	10,000	42.000	40.700	3.19%
Aquila(M)	Gas	18-Aug-04	40,000	2.550	2.451	4.04%
Atmos Energy Co.	Gas	21-Oct-04	14,000	24.750	23.760	4.17%
Northwest Natural Gas Co.	Gas	30-Mar-04	1,200	31.000	29.844	3.87%
Piedmont Natural Gas Co. Inc	Gas	20-Jan-04	4,250	42.500	41.010	3.63%
Southern Union Co.	Gas	26-Jul-04	11,000	18.750	18.003	4.15%
The Laclede Group Inc	Gas	06-May-04	1,500	26.800	25.862	3.63%
UGI Corp.	Gas	18-Mar-04	7,500	32.100	30.696	4.58%
Semco Energy	Gas	09-Aug-05	27,176	6.320	6.067	4.17%
Southern Union Co.	Gas	07-Feb-05	342,999	23.000	22.300	3.14%
Chesapeake Utility Corp	Gas	15-Nov-06	600	30.100	28.975	3.88%
Vectron Corp	Gas	22-Feb-07	4,600	28.33	27.34	3.62%
Clean Energy	Gas	25-Jun-09	8,200	8.30	7.80	6.38%
					Average	4.31%
					Selected	4.25%

Source: *Public Utility Finance Tracker*, February 1999 - 2010.

Incorporating the flotation costs found on the previous pages into our cost of capital study is accomplished as shown in the table below.

Corp. Tax Rate =			38.00%	Flotation Cost Adjustment			
Capital	**Portion**	**Cost**	**Product**	**Flot. Cost**	**Divisor**	**Adj Cost**	**Product**
Debt	30.00%	6.75%	2.03%	1.00%	99.38%	6.79%	2.04%
Equity	70.00%	12.00%	8.40%	4.25%	95.75%	12.53%	8.77%
Totals	100.00%		10.43%				10.81%

The flotation cost adjustment for debt considers the tax deductibility of interest cost and the divisor for debt is obtained by subtracting the debt flotation cost times 1 minus the approximate corporate tax rate from 100% shown as follows: 1 - (0.01 x (1 - 0.38)) = 99.38%. Next we divide cost of debt of 6.75% by the divisor to obtain the flotation cost adjusted cost of debt, which is then multiplied times the debt portion of the capital structure to obtain the product of 2.04%. The divisor for the equity cost is 1 minus the equity flotation costs (100% - 4.25% = 95.75%). Next we divide cost of equity of 12.00% by the divisor to obtain the flotation cost adjusted cost of equity, which is then multiplied times the equity portion of the capital structure to obtain the product of 8.77%. The sum of the two products is **10.81%** (rounded to **10.80%**) and is the cost of capital for the typical interstate natural gas pipeline after accounting for flotation costs.

Other Issues Regarding the Cost of Capital

Geometric Mean vs. Arithmetic Mean

Occasionally appraisers make the mistake of using the geometric mean rather than the arithmetic mean in measuring the equity risk premium. The geometric mean is backward-looking, measuring the change in wealth over more than one period. On the other hand, the arithmetic mean better represents a typical performance over single periods and serves as the correct rate for forecasting, discounting, and estimating the cost of capital. Dr. Roger Ibbotson has written regarding this issue as follows:

> The equity risk premium data presented in this book are arithmetic average risk premia as opposed to geometric average risk premia. The arithmetic average equity risk premium can be demonstrated to be most appropriate when discounting future cash flows. For use as the expected equity risk premium in either the CAPM or the building block approach, the arithmetic mean or the simple difference of the arithmetic means of stock market returns and riskless

> rates is the relevant number. This is because both the CAPM and the building block approach are additive models, in which the cost of capital is the sum of its parts. The geometric average is more appropriate for reporting past performance, since it represents the compound average return.[48]

Additionally, Dr. Roger Morin addressed the issue of the arithmetic versus geometric means in estimating the cost of capital.

> In statistical parlance, the arithmetic average is the unbiased measure of the expected value of repeated observations of a random variable, not the geometric mean. This appendix formally illustrates that only arithmetic averages can be used as estimates of cost of capital, and that the geometric mean is not an appropriate measure of cost of capital.[49]

Brealey, Myers and Allen also addressed this issue:

> If the cost of capital is estimated from historical returns or risk premiums, use arithmetic averages, not compound annual rates of return (geometric averages).[50]

Income Return

The income return is the appropriate return for use in calculating the equity risk premium. This issue is discussed in SBBI as follows:

> Another point to keep in mind when calculating the equity risk premium is that the income return on the appropriate-horizon Treasury security, rather than the total return, is used in the calculation. The total return is comprised of three return components: the income return, the capital appreciation return, and the reinvestment return. The income return is defined as the portion of the total return that results from a periodic cash flow or, in this case, the bond coupon payment. The capital appreciation return results from the price change of a bond over a specific period. Bond prices generally change in reaction to unexpected fluctuations in yields. Reinvestment return is the return on a given month's investment income when reinvested into the same asset class in the subsequent months of the year. The income return is thus used in the estimation of the

---

[48] *Stocks, Bonds, Bills and Inflation: 2009 Valuation Edition Yearbook,* (Chicago: Morningstar, Inc., 2009), p. 59.

[49] Morin, Roger A., *New Regulatory Finance* (Vienna, VA: Public Utilities Reports, Inc., 2006), p. 133.

[50] Richard A. Brealey, Stewart C. Myers, and Paul Allen, Principles of Corporate Finance, 8th ed., (Irwin McGraw-Hill, 2006), pp. 156-157.

equity risk premium because it represents the truly riskless portion of the return.[51]

Unlike the yield on a bond, the expected equity risk premium is unobservable in the market and must be estimated, typically by using historical data.[52] It can be calculated by subtracting the long-term average of the income return on the riskless asset from the long-term average stock market return (measured over the same period as for the riskless asset). The maturity (or duration) of the riskless asset from which r_f is taken must be the same as that used to estimate ERP. When calculating the equity risk premium, some analysts subtract a long-term Treasury bond's total return-rather than its income return-from the total return on the overall stock market. The income return is the better measure of return to be subtracted from the stock market total return for two reasons:

1. It is the completely riskless portion of the issues' returns (Treasury securities are subject to price risk).

2. Bond yields have risen historically, causing capital losses in fixed-income securities (including U.S. Treasury issues). These capital losses caused bonds' total returns to be lower than the returns that investors expected. In other words, had the investor held the bond to maturity, the investor would have realized the yield on the bond as the total return; but in a constant maturity portfolio such as those used to measure bond returns in this book, bonds are sold before maturity (at a capital loss if the market yield has risen since the time of purchase). There is no evidence that investors expect bond capital losses to be repeated in the future (otherwise bond prices would be adjusted accordingly), so that historical total returns are biased downward as indicators of future expectations. Historical income returns, in contrast, are unbiased estimators of the returns that investors expected.[53]

Equity Risk Premium Puzzle

In 1985, Mehra and Prescott published a paper that discussed the equity risk premium from a utility theory perspective. The point that Mehra and Prescott make is that under existing economic theory, economists cannot justify the magnitude of the equity risk premium.

---

[51] *Stocks, Bonds, Bills and Inflation: 2009 Yearbook, Valuation Edition* (Chicago: Morningstar, Inc., 2009), p. 58.

[52] It should be noted that from a valuation specialist's point of view, the stock market returns presented in this book are after corporate taxes but before personal taxes, and should be applied to cash flows calculated on the same basis.

[53] *Stocks, Bonds, Bills and Inflation: 1999 Yearbook*, (Chicago: Ibbotson Associates, Inc., 1999), pp. 154-155.

The utility theory model employed was incapable of obtaining values consistent with those observed in the market.

This is an interesting point and may be worthy of further study, but it does not do anything to prove that the equity risk premium is too high. It may, on the other hand, indicate that theoretical economic models require further refinement to adequately explain market behavior.[54]

There is no historical data to suggest a systematic decline in the market risk premium in estimating the cost of equity.

> Are there any historical data to suggest a systematic decline in the market risk premium? Exhibit 10.5 plots five-year rolling averages of the market equity risk premium from 1930 to 1995. The volatility of the market risk premium has decreased, but what about the average market risk premium? A regression of the rolling five-year market risk premium versus time indicates that there is no statistically significant change in the risk premium between 1926 and 1995. The slope of the regression is not significantly different from zero.[55]

Survivorship Bias

Some have suggested that a negative adjustment should be made to the cost of equity for survivorship bias. They argue that the United States has been the most successful stock market of the twentieth century and therefore equity costs do not consider the low returns that failing companies might indicate. If that is the case, is it possible that the equity risk premium statistics based only on U.S. data may overstate the returns of equities as a whole because they only focus on one successful market? According to Dr. Roger Ibbotson this is not the case.

> While the survivorship bias evidence may be compelling on a worldwide basis, one can question its relevance to a purely U.S. analysis. If the entity being valued is a U.S. company, then the relevant data set should be the performance of equities in the U.S. market.[56]

---

[54] *Stocks, Bonds, Bills and Inflation: 2009 Yearbook, Valuation Edition* (Chicago: Morningstar, Inc., 2009), p. 65.

[55] Copeland, Tom, Tim Koller & Jack Murrin, *Valuation: Measuring and Managing the Value of Companies*, 3rd ed. (New York: John Wiley & Sons, 2000), 217.

[56] *Stocks, Bonds, Bills and Inflation: 2009 Yearbook, Valuation Edition* (Chicago: Morningstar, Inc., 2009), p. 65.

Other studies have reached similar conclusions – that survivorship bias is of no significance in measuring the cost of equity in U. S. equity markets.

> The U.S. equity premium plays an important role in many areas of finance research and practice. Therefore, the concerns raised by Brown, Goetzmann, and Ross (BGR) that the equity premium might contain serious survival bias should be studied with great care: If proven true, this hypothesis would have widespread impact.
>
> Based on a general survival model developed in this paper, we show that the fundamental difficulty facing the survival argument is that to have high survival bias, the probability of market survival over the long run has to be extremely small, which seems to be inconsistent with existing historical evidence. Therefore, we argue that contrary to what BGR suggest, the survival bias in the U.S. equity premium is unlikely to be significant and the resultant concerns about the survival problem in the current literature are probably overstated.[57]

Thus, we believe that there is no significant survivorship bias affecting our estimate of the cost of capital for the Interstate Natural Gas Pipeline industry at January 1, 2010, and no adjustment is necessary.

---

[57] Li, Haitao, and Yuewu Xu, "Survival Bias and the Equity Premium Puzzle," *The Journal of Finance*, Vol. LVII, Issue 5, October 2002, p. 1991. (emphasis added)

Supplement to the Cost of Capital Study

The income approach is based on the principle of anticipation primarily and involves converting dollars of expected future income into present value. The execution of the income approach involves the selection of the appropriate capitalization method, estimation of the expected income, and estimation of a proper capitalization rate which matches the income to be capitalized. The basic income formula is shown in the box to the right.

$$Value = \frac{Income}{Rate}$$

Income-producing property is typically purchased for investment purposes, and the projected net income stream is the critical factor affecting its market value. An investor purchasing income-producing property is in effect trading a sum of present dollars for the right to a stream of future dollars. There is a relationship between the two, and the connecting link is the process of capitalization. Because future dollars are worth less than present dollars, the anticipated future dollars are discounted to a present worth on some basis that reflects the risk and the waiting time involved.

The historical development of the income approach reflects a movement away from an initial emphasis on physical components of value toward a greater emphasis on investment components. The initial division of capitalization was between the concept of value as income divided by a rate (straight capitalization) and as income multiplied by a factor (annuity capitalization). Contemporary income appraisal theory revolves around two categories of capitalization methods — *direct* capitalization and *yield* capitalization.

Rates of Return

The typical investor's objective in any investment is to ultimately receive more than the amount invested. The investor thus wants a complete return ***of*** all capital invested and, in addition, a fair return ***on*** the capital invested. Thus, the investor expects to completely recoup his investment and be fairly compensated for the use of his capital. The return of capital is usually referred to as the recapture of the initial capital investment. The return on capital is usually referred to as the compensation an investor receives for the use of his capital until the capital is recaptured.

All rates of return can be classified as either 1) ***income rates*** or 2) ***yield rates***. An example of an income rate is the ***overall capitalization rate (R_o)***. An example of a yield rate is the property's ***overall yield rate***, which is synonymous with the ***discount rate*** and the ***cost of capital***. Under certain conditions, the income and yield rates for a property are equal even though they are not conceptually equal.

Categories of Capitalization

There are two categories (sometimes called methods) of capitalization which can be used in the income approach — ***direct*** and ***yield*** capitalization. Each category is based on sound appraisal theory and each is theoretically different in application. Direct capitalization is accomplished by the use of an *overall capitalization rate* ($\mathbf{R_o}$). The overall capitalization rate is actually the percent that a single year's income (usually the first year's income) represents as compared to market value. Yield capitalization is accomplished through the use of an *overall yield rate* ($\mathbf{Y_o}$). The overall yield rate is conceptually the weighted average of the interest rate for long-term debt and the equity yield rate and is also known as the *weighted average cost of capital (WACC)* or *discount rate*. Unlike the overall capitalization rate, the overall yield rate is not necessarily the percent of market value that the first year's income represents. However, under certain circumstances the overall capitalization rate and the overall yield rate are identical.

Direct Capitalization

Direct capitalization is a method of converting one year's income into value in one direct step, usually by dividing the income estimate by the appropriate income rate. It is the present worth of the future earnings that gives a proper indication of value by the income approach. Typically the income capitalized is the estimated net utility operating income expected in the following year. Net utility operating income for public utilities is defined as the income representing the amount available to pay the debt costs and equity costs for the property. Public utility regulatory commissions (both state and federal) recognize that net utility operating income is the level of income necessary to pay the cost of capital annually.

Regulatory commissions develop the cost of debt capital and cost of equity capital for the INGPI company in each rate case. The cost of debt capital and the cost of equity capital is weighted by the respective percentages of the amount of debt and equity in the overall capital structure for the utility. The resulting **weighted average cost of capital** is multiplied by the authorized rate base to obtain the authorized net utility operating income for regulatory purposes, which is the targeted amount that the regulatory commissions intend for the utility to earn each year to pay its cost of capital. Net utility operating income is reported on the utility's income statement and it is the amount available to pay to debt and equity holders. Thus, net utility operating income is the level of income set by regulatory commissions to fully cover the cost of capital of a public utility.

A note of caution about the use of direct capitalization is given here. There are six accepted techniques which can be used correctly to derive the overall capitalization rate used in direct capitalization. They are as stated below.

Accepted techniques include 1) derivation from comparable sales, 2) derivation from effective gross income multipliers and net income ratios, 3) band of investment—mortgage and equity components, 4) band of investment—land and building components, 5) the debt coverage formula, and 6) yield capitalization techniques such as the general yield change formula, R_O = yield - change in income and value, and the Ellwood method.[58]

No generally accepted appraisal literature indicates that it is proper under any circumstances to use sales of stock as comparable sales for deriving an overall capitalization rate or even an equity capitalization rate. In fact, there is an abundance of caution in appraisal literature about the use of sales that are not comparable to the property being appraised (such as deriving earnings-price ratios from stock transactions). For example, the following quotation addresses this issue:

Fundamental Investment Difference between Investment Securities and Real Estate/Tangible Personal Property. Table 29-2 summarizes some of the intrinsic differences between capital market securities (whether debt or equity instruments) and real estate and tangible personal property (either individual assets or going concern assemblages of assets) as investment alternatives.

Table 29-2
Investment Differences between Securities and Real Estate/Personal Property

	Securities (Debt or Equity Instruments)		Real Estate/Personal Property (Individually or as a Mass Assemblage)
1.	Liquid, marketable investments	1.	Illiquid investments
2.	Noncontrolling interest in income production and distribution	2.	Controlling interest in income production and distribution
3.	Small, absolute dollar investment required	3.	Large, absolute dollar investment required
4.	Small percentage of overall wealth committed to this investment	4.	Large percentage of overall wealth committed to this investment
5.	Diversified portfolio of investments	5.	Nondiversified portfolio of investments
6.	Short-term investment time horizon	6.	Long-term investment time horizon
7.	Does not require re-investment to maintain investment base	7.	Requires "replenishment" investment to maintain investment base
8.	Investments expected to appreciate over time	8.	Investments expected to depreciate over time
9.	Income typically subject to only individual tax (from investor's perspective)	9.	Income typically subject to both corporate and individual tax (from investor's perspective)
10.	Portfolios can be created in limitless combinations of risky securities and risk-free securities	10.	Portfolio limited to the particular combination of real estate and personal property that operate the subject business

As the table indicates, there are fundamental investment risk and return differences between (1) marketable, minority interests in debt and equity securities and (2) nonmarketable, controlling interests in operating real estate

[58] *The Appraisal of Real Estate*, 11th ed., (Chicago: Appraisal Institute, 1996), p. 514.

and tangible personal property. Due to these differences, and for other reasons, it is unlikely that an economic model that correlates nondiversified risk and expected return for one type of investment will effectively serve the same function for such a different type of investment.[59]

Thus, it is clear from appraisal literature that it is absolutely wrong to use earnings-price ratios derived from stock sales as the equity capitalization rate or the equity yield rate in the appraisal of tangible assets or mass assemblages of assets as a going concern. Further, it is improper to use earnings-price ratios to match with the net utility operating income authorized by the FERC. The FERC does not utilize earnings-price ratios in the determination of the cost of equity for any company or in setting the authorized net operating amount. Finally, for the FERC to set the cost of equity capital based on earnings-price ratios would violate the mandates of the US Supreme court in their *Hope Natural Gas* and *Bluefield Water Works* decisions, which require the regulatory commissions to allow the regulated utilities to earn their cost of capital (commensurate with the return earned by companies of comparable risk).

Appraisal texts do not tell us that an appraiser may derive equity capitalization rates from the stock market, however the same appraisal texts emphatically state that appraisers can derive equity yield rates from stocks and bonds of commensurate risk in the market. The use of earnings-price ratios as a substitute for the equity capitalization rate in deriving equity value, is simply not permissible. Additionally, the majority of public utility companies are subsidiaries of publicly traded holding companies. The use of a parent company traded stock earnings-price ratio as comparison to an untraded subsidiary company would further exacerbate an incorrect equity value.

Yield Capitalization

Yield capitalization is a method of converting a series of income flows (called cash flows) or a singular representative level cash flow into present value by discounting the expected future benefits at an appropriate discount rate (synonymous with the property's **overall yield rate** or **cost of capital**).

> To perform yield capitalization, an appraiser 1) selects an appropriate projection period; 2) forecasts all future cash flows or cash flow patterns (including the reversion); 3) chooses an appropriate yield rate; and 4) converts future benefits into present value by discounting each annual future benefit or by developing an overall rate that reflects the income pattern, value change, and yield rate using one of the various yield capitalization formulas. The application of capitalization rates that reflect an appropriate yield rate, the use of present value

---

[59] Pratt, Reilly, & Schweihs, *Valuing A Business*, 3rd edition, (Chicago: Irwin Professional Publishing, 1996), 708.

factors, and discounted cash flow analysis are all yield capitalization procedures.[60]

Thus, the appraiser performs yield capitalization by either 1) discounting each individual cash flow to its present value for the duration of the income, or 2) capitalizing the appropriate income at an overall capitalization rate, which represents the income pattern, value change, and yield rate.

Upon projecting the amount, timing, and duration of the cash flows to the property being appraised, the appraiser must identify the pattern that the cash flow is expected to follow during the holding period. Those patterns are either variable, level, increasing, or decreasing annuities. For a level annuity where a property is expected to generate a level net utility operating income for a finite period of time and then be resold at the original purchase price, the property can be valued with capitalization in perpetuity by dividing the periodic income by the appropriate discount rate. In this model the discount rate and the overall capitalization rate are the same.[61]

When the net income consists of a fixed amount that represents the return of capital (depreciation expense) plus a declining amount representing the return on the capital remaining in the investment, classic straight-line capitalization can be used to value the property.[62] In this model, as with the level perpetuity, the discount rate and the overall capitalization rate are equal when properly applied to a utility's net cash flow.

If the cash flow pattern is expected to be in the form of a variable annuity each individual income flow will be discounted into an indication of present worth at the appropriate discount rate for the holding period. Further, the appraiser discounts any remaining value in the investment at the end of the holding period and adds the total present worth of the variable cash flows to the present worth of the future value at the end of the holding period. The total represents the present worth of the total property.

The application of the DCF model for a variable annuity can be accomplished using the following formula.

$$Value = \frac{I_1}{(1+r)^1} + \frac{I_2}{(1+r)^2} + \frac{I_3}{(1+r)^3} + \ldots + \frac{I_n}{(1+r)^n}$$

---

[60] *The Appraisal of Real Estate*, 13th ed., (Chicago: Appraisal Institute, 2008), 519-520.

[61] *Ibid.*, 560.

[62] *Ibid.*, 560.

In this formula, ***I*** equals income or cash flow in periods 1 through n, and ***r*** equals the discount rate. Where income has the characteristics of a perpetuity or of a classic straight line capitalization model, the universal capitalization formula, *Value = Income ÷ Rate*, can be used. In this case the overall capitalization rate will equal the discount rate.

To derive *equity yield rates* from market information, yield capitalization permits some things that would not be proper when using direct capitalization. For example, generally accepted appraisal texts record how it is permissible to use stocks and bonds for determination of equity yield rates in alternative investments when appraising real estate.

> An investor may compare the expected equity yield on a real property investment with the yields on alternative investments with commensurate risk (e.g., stocks and bonds) and with a lender's yield on mortgages secured by similar real property.[63]

The Appraisal Institute goes on to state:

> To estimate equity yield rates, appraisers must do market research. This research can take many forms and may include one or more of the following analyses...Comparison with the equity yield rates achieved in alternative investments of comparable risk such as stocks and bonds...[64]

An important difference between yield capitalization and direct capitalization is that in yield capitalization when deriving the equity yield rate, i.e., the cost of capital, it is entirely appropriate to use sales of stock (the capital asset pricing model, DCF or Gordon growth model, or risk premium models) to derive the equity yield rate. However, when using direct capitalization, it is absolutely inappropriate to use sales of stock (earnings-price ratios) to derive equity capitalization rates. The reason is simple; equity cap rates are intended to be ratios between income and value while equity yield rates are not. Thus, it is critical that the sales used in deriving those ratios be virtually identical to the property being appraised. Stocks, quite simply, are not comparable to tangible assets as discussed in the quotation on page 95. Because stock sales used to derive equity yield rates are used to indicate relative risk between investments, it is entirely appropriate to use stock sales to derive equity yield rates.

Estimation of Income to Capitalize

The income level capitalized in the income approach is usually called ***cash flow***. In fact, as mentioned previously on page 12, Dr. William Kinnard, MAI explains that all of the

---

[63] *Ibid.*, 118-119.

[64] *Ibid.*, 119.

annual "income" figures used in appraising income-producing properties are *cash flows* rather than accrual accounting incomes. Cash flow can be defined in a number of ways, however for appraisal purposes it generally consists of income necessary to satisfy the cost of capital plus depreciation expense. Commercial and general appraisers recognize this level of income as simply ***net operating income***. Utility appraisers know that the definition of "net utility operating income" for public utilities and commercial properties is different in one important aspect. For public utilities the level of income reported as "net utility operating income" is only that income available to pay the utility's cost of capital, while for commercial properties "net operating income" includes not only the level of income available for debt and equity, but also the income to recapture a portion of the wasting asset (*otherwise known as depreciation expense*).

In general commercial appraisals cash flow is typically defined as simply net operating income (as defined for general commercial appraisal purposes), which is the income available for debt and equity and the depreciation expense. For an illustration of this type of analysis, refer to *The Appraisal of Real Estate*, 13th edition, page 542-543.

For public utility appraisal, cash flow is often defined as net utility operating income (defined as the income available to pay the cost of capital) plus depreciation expense and the current portion of deferred income taxes. This definition of cash flow is sometimes referred to as ***gross cash flow*** because there is no deduction for capital expenditures to keep the utility operating, Thus this cash flow model will have a limited life duration. In other words, gross cash flows cannot continue indefinitely without significant new investment to keep the utility operations ongoing.

Another variation of this same general definition of cash flow for a public utility is called ***net cash flow***, which is the gross cash flow less capital expenditures. Some refer to this as gross revenue less all cash disbursements except interest expense. For the appraisal of public utilities where it is assumed that the amount of capital reinvestment is equal to the depreciation expense, *net cash flow* can be defined simply as utility net utility operating income. For the appraisal of a public utility as a going concern, net cash flow is usually the best level of income to work with. The purpose of this cost of capital study is to provide the cost of capital, which can be used to capitalize the net cash flow for the typical interstate natural gas pipeline company for the purpose of estimating market value.