McMillan Redevelopment Fiscal & Economic Impact Analysis: Revised Program



Vision McMillan Partners| June 2011

ZONING COMMISSION District of Columbia CASE NO.13-14 EXHIBIT NO.17E



Executive Summary

Project Overview

Green Door Advisors (GDA) was retained by Vision McMillan Partners (VMP) to conduct a fiscal and economic impact analysis of the proposed redevelopment of the historic McMillan Reservoir. Vision McMillan Partners is a joint venture development team including Trammell Crow Company (TCC), Jair Lynch Companies, and EYA. The proposed project is located in Northwest DC along Michigan Avenue NW between First Street NW and North Capitol Street. The 25-acre site is a historic landmark, and some of the historic resources of the site will be maintained as the site is redeveloped. The site is also located proximate to a number of key institutional assets, including the Armed Forces Retirement Homes (AFRH Washington DC), the VA Hospital, Washington Hospital Center, Children's Medical Center, and Howard University. As proposed, the redevelopment will include townhomes, workforce condominiums, market rate rental apartments, affordable senior apartments, retail, restaurants, grocery, medical office, and a substantial amount of open space.

GDA analyzed the fiscal and economic benefits of the proposed redevelopment plan to the District of Columbia over a 30-year period, from 2012 to 2041. This analysis took account of all relevant categories of District of Columbia revenues and expenditures expected to be received and incurred as a result of the redevelopment. These revenues and expenditures were incorporated into a detailed model to provide the overall net fiscal impact of the development over the 30-year period. The assumptions used for the fiscal impact analysis were based on inputs from the District of Columbia FY 2010 Budget, as well as assumptions from the District of Columbia Office of Tax and Revenue, the Washington, D.C. 2011 Budget Support Act, Claritas, 2000 U.S. Census, Bureau of Labor Statistics (BLS), independent third-party market studies, and VMP (see Exhibit 7).

Development Program

The proposed development program includes 756 residential units, of which 296 are workforce/affordable, 1 million square feet of medical office space, grocery store, and over 33,000 square feet of retail and restaurants. The detailed development program is included in Exhibit 6 and the following table.

Proposed Development Program	2015	2016	2017	2018	2019	2020	2021	TOTAL
For-Rent Residential Units								
Apartments - Market Rate	0	96	144	64	0	0	0	304
Senior Apartments - ADU	72	14	0	0	0	0	0	86
For-Sale Residential Units								
Townhomes - Market Rate	42	69	41	4	0	0	0	156
Townhomes - WDU	13	6	0	0	0	0	0	19
Condo - WDU	6	36	36	36	36	36	5	191
Office	842,079	184,783	0	0	0	0	0	1,026,862
Retail (In-line)	15,500	12,635	0	0	0	0	0	28,135
Restaurants	2,500	2,500	0	0	0	0	0	5,000
Retail [Grocery]	44,700	0	0	0	0	0	0	44,700
Public Parking Spaces	1,647	653	0	0	0	0	0	2,300
Fotal Residential Units	133	221	221	104	36	36	5	756
Total Commercial GSF	904,779	199,918	0	0	0	0	0	1,104,697
Fotal Parking Spaces	1,647	653	0	0	0	0	0	2,300

Proposed Development Program for McMillan Reservoir Redevelopment - VMP



Summary of Fiscal Impact Analysis Results

The results from our detailed model show that the redevelopment of the McMillan Reservoir site will have a positive fiscal impact on the District of Columbia. The total net fiscal impact of the proposed redevelopment for the 30-year period 2012-2041 will be \$873.8 million for the District of Columbia (see table below and Exhibits 1 and 2).

Based on this analysis and assumptions, the redevelopment program will generate \$1.2 billion in revenues and \$309.3 million in expenditures over the 30-year period (2012-2041) for The District of Columbia. The favorable net fiscal impact of the proposed redevelopment is primarily due to revenue generated by real property taxes, personal income taxes, and miscellaneous revenues.

Summary of Fiscal Impact Analysis Results, 2012 – 2041

GENERAL FUND	\$	%
REVENUES		
Real Property Tax	\$457,282,100	39%
Personal Property Tax	\$8,931,800	1%
Sales Tax	\$72,031,500	6%
Meals Tax	\$13,745,600	1%
Deed Recordation/Transfer Tax	\$14,272,000	1%
Income Tax	\$413,986,900	35%
Parking Tax	\$735,400	0%
Miscellaneous Revenues	\$202,069,700	17%
TOTAL	\$1,183,055,000	100%
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Misc./Non-Educational Operating Expenditures	\$141,279,300	46%
Capital Expenditures	\$97,898,000	32%
Educational Expenditures	\$70,106,500	23%
TOTAL	\$309,283,800	100%
TOTAL NET FISCAL IMPACT	\$873,771,200	

The results of the analysis are described in this report and can be found in Exhibits 1 through 5. Exhibits 6 through 8 show all of the assumptions and estimates used in the fiscal impact analysis.

Revenues

Real Property Tax

Real property tax is a significant source of revenue generated by the proposed McMillan redevelopment. The site is currently owned by the District, and therefore is generating no real property tax revenue for the District. The transfer of the site to private ownership and the development of active uses will create a large influx of tax revenue for the District.

GDA estimated the assessed value of each land use to determine the real property tax revenues generated by the project. The estimated assessed values were determined based on methodology utilized by the District of Columbia Office of Tax and Revenue, therefore providing a realistic estimate of how the property will be valued and taxed during construction and after development is complete. When the unimproved land is transferred from public to private ownership at the onset of the development process, the unimproved



land will begin to generate to revenue for the District. The value of the unimproved land used in this analysis is based on a third-party appraisal conducted for the site. When 60% of construction is complete for each land use, the assessed value for that land use will be modified to reflect the portion of the development budget that has been completed. For example, when construction is 80% complete, the assessed value would be 80% of the total development budget for that land use. The development budgets used for valuation in this analysis were provided by VMP and were modified to reflect the escalation of costs over time.

Once construction is complete, the assessed values are calculated using the income approach. The assessed value of for-sale residential properties was informed by the weighted average sale prices, according to the third-party market study recommendations provided by VMP. These assessed values were inflated at 3% per year and include the value of a parking spot in the sale price. The Homestead Exemption of \$67,500 per condo and townhome unit was deducted from the assessed values before the property tax rate was applied. The assessed values of rental apartments, office, retail, and restaurant land uses were calculated based on the anticipated net operating income for each land use. A cap rate was then applied to the net operating income to derive the value of each land use, on a per square foot or per unit basis.

Real property tax revenues were then calculated by applying current District tax rates to the projected assessed values.

Personal Property Tax

Personal property tax is collected on tangible property used in a trade or business. The addition of employees and residents to the District generates economic activity which leads to increased overall value of personal property in the District. The District of Columbia FY 2010 Budget and the 2010 total resident and employee counts for the District were used to determine the personal property tax revenue collected on a per resident and per employee basis.

Using the District of Columbia FY 2010 Budget, GDA estimated the portion of the total District personal property tax revenues that were attributable to employees and residents. GDA then divided each portion of the total revenue by the number of District employees or residents to derive the average personal property tax revenue to the District on a per employee and per resident basis. The average per employee and per resident personal property tax revenues were then multiplied by the number of full-time employees and residents generated by the redevelopment, to determine the total personal property tax revenues generated by the McMillan redevelopment.

Of the total personal property tax collected, 17.4% is directed to the Neighborhood Investment Fund (NIF) and the remaining is collected by the General Fund.

Sales Tax

Sales taxes generated by the McMillan redevelopment include retail expenditures in the District during the construction process, on-site retail sales, on-site alcohol sales, and future McMillan resident retail and alcohol expenditures off-site within the District.

A. Construction Expenditures: Retail sales tax revenue will be generated by the purchase of materials for the McMillan project construction. Construction costs for each land use were based on the costs of construction provided by VMP, and GDA made assumptions regarding the portion of construction



expenditures that would result in retail sales tax revenues. GDA assumed that 45% of the commercial construction materials and 30% of residential construction materials will be purchased within the District.

B. On-Site Retail Sales: With the proposed redevelopment scenario, sales taxes revenues are generated by purchases made (including purchases made by residents and non-residents) at the proposed retail uses. The estimated average spending per gross square foot was based on actual sales for similar store types in this market. Almost all of the retail sales in the 28,000 square feet of traditional retail space will be taxable at the retail sales tax rate, while only 5% of sales at the grocery store are non-food items taxable at this rate.

C. Alcohol Sales: The on-site alcohol sales, estimated as a portion of the grocery store revenues, are taxed at a higher rate of 9%. This analysis accounts for these alcohol sales tax revenues generated on-site as well as the revenues generated as future McMillan residents purchase alcohol off-site and elsewhere in the District. The estimated alcohol sales are based on BLS data regarding consumer spending patterns and the portion of income spent on alcohol consumed off of the premises where purchased.

D. Resident Expenditures Off-Site: A portion of the McMillan residents' household consumer expenditures will be made within off-site retail located within the District, therefore contributing to the District's retail sales tax revenues. The retail sales taxes generated by future residents of the McMillan redevelopment have been estimated based on household consumer expenditures as a percent of household income, as provided by the BLS and Claritas. The resident household incomes used for this analysis are based on the annual household incomes correlating to the rental rate and sales prices provided in the third-party market studies for McMillan's proposed residential uses.

Meals Tax

Meals taxes will be generated by the proposed on-site restaurants at the McMillan redevelopment as well as by McMillan households eating at restaurants off-site within the District. Of the 10% meals tax rate in the District, 90% is directed to the General Fund and 10% is directed to the Convention Center Fund.

- A. On-Site Restaurant Sales: With the proposed redevelopment scenario, meal tax revenues are generated by restaurant sales (including residents' and non-residents' meals) at the proposed 5,000 square feet of restaurant space. The projected revenues per square foot of restaurant space is based on average restaurant sales within the market and based on known industry standards for revenues per square foot.
- B. Resident Expenditures Off-Site: A portion of the household restaurant expenditures of residents at the development will be made within off-site restaurants located within the District. Meals taxes generated by residents of the McMillan redevelopment project have been estimated based on household expenditures spent on meals as a percent of household income, as provided by the BLS and Claritas.

Deed Recordation and Deed Transfer Tax

The District collects a deed recordation and transfer tax upon the transfer of real property. The rates for properties valued under \$400,000 are 1.10% for deed recordation and a deed transfer tax of 1.10%, with an effective recordation and transfer tax rate of 2.20%. For properties valued over \$400,000, the deed recordation and transfer tax rates are each 1.45%, with an effective rate of 2.9%. Recordation taxes were calculated for the initial sale of the proposed McMillan residential units, as well as subsequent transfers, based on homeowner turnover rates for for-sale residential housing in the District. The deed recordation



and transfer tax was also calculated for the initial transfer of land from public to private ownership. The value for this transfer was based on the value provided in the independent third-party appraisal.

Income Tax

Personal income tax is collected from residents of the proposed McMillan residential units and from the permanent full-time employees of the commercial uses on-site, as well as from the construction employees during the development process.

- A. Commercial: GDA estimated average taxable income of construction, medical office, retail, and restaurant employees at the proposed redevelopment that are expected to live in the District based on the Bureau of Labor Statistics average annual industry-specific wages for employees. We assumed that 35% of the medical office employees are District residents, that 85% of the retail, restaurant, and grocery employees, and 40% of construction employees are District residents. The income tax rate was then applied to these employee incomes to determine the total income tax revenue collected by the District from McMillan employees.
- B. Residential: GDA calculated residential income of each housing type offered based on the approximate income needed to rent or purchase a unit at the prices recommended by the independent third-party residential market studies of the McMillan redevelopment. The average income required to rent apartments at the recommended pricing was weighted by the number of units at each price point and size, for both the standard market rate and for the affordable units. For the for-sale residential units, GDA used the average income required to purchase condominiums and townhomes at the recommended pricing, weighted by the number of units at each price, for both market-rate and workforce units.

Miscellaneous Revenues

Miscellaneous revenues include such items as public utilities, insurance premiums, development related permits and licenses, fines & forfeits, and other items of revenue that are not calculated directly in the fiscal impact model. Using the District of Columbia FY 2010 Budget, GDA estimated the portion of each type of miscellaneous revenues that is attributable to residential and commercial uses, and calculated the average miscellaneous revenues per resident and per employee. The resulting revenue of \$1,011 per employee and \$640 per resident is then multiplied by the number of residents and employees projected to be located at the McMillan redevelopment. The detailed allocation of miscellaneous District revenues can be found in Exhibit 9.

Expenditures

Operating Expenditures (Non-Educational)

District operating expenditures include budget categories such as public safety, government direction and support, human support services, and public works, and exclude education costs. GDA estimated the portion of each type of operating expenditures that would increase as a result of the development, and the proportion of added expenditures that are attributable to residential and commercial uses. This calculated the average operating costs per resident and per employee. The resulting non-educational operating cost is



\$476 per employee and \$986 per resident for the District. The detailed allocation of non-educational operating expenditures can be found in Exhibit 9.

Educational Expenditures

The proposed McMillan residential development will result in educational expenditures for school-aged children. The educational expenditures were calculated based the 2010-2011 budget for the District's public schools, and are \$10,752 per pupil. This educational cost per pupil was applied to the anticipated number of school children living in the proposed McMillan residential units using a pupil generation rate. The pupil generation rates used in this analysis are based on an Urban Institute study identifying student generation rates for new development in the District, and based on the development team's experience with developments within the District. Based on these pupil generation rates, the proposed redevelopment program is projected to generate 144 pupils, most of which are projected to reside in the townhomes and apartments.

Capital Expenditures

The anticipated capital expenditures incurred by the District are for the land development and infrastructure needs prior to the construction process. The fiscal model assumes that the District will issue a 20-year bond at an interest rate of 5% to finance these land development and infrastructure costs. The annual payment on this bond is then considered the annual cost of the capital expenditures until the bond is paid off after 20 years.

Other Funds

In addition to the net fiscal benefit of \$873.8 million to the General Fund, the proposed McMillan redevelopment also provides revenues to the Convention Center Fund and the Neighborhood Investment Fund. The Convention Center Fund receives revenues from meals taxes and the Neighborhood Investment Fund is funded through a portion of personal property taxes. The proposed McMillan redevelopment program results in \$1.9 million to the Neighborhood Investment Fund over the 30-year period, and \$1 million to the Convention Center Fund.

Indirect/Induced Benefits

The analysis also took account of indirect and induced economic benefits from redeveloping the McMillan reservoir not accounted for in the direct fiscal impact of the development. The indirect and induced economic benefits are generated by McMillan's on-site businesses and residents purchasing goods and services from other District businesses. These additional dollars spent in the District are calculated using multipliers from IMPLAN, a national economic spin-off that will take place in the District, the additional employment created from this economic spin-off, and the labor income generated through additional employment. The fiscal impact model then provides a projection of the additional sales and income tax revenues generated by this indirect and induced economic activity.

The proposed McMillan redevelopment is projected to generate an additional \$373.1 million of indirect and induced gross output in the District over the 30-year period, resulting in over \$22.4 million in additional sales tax revenues to the District. The estimated 1,132 new jobs created in the District from this indirect and



induced economic activity is projected to create \$145.2 million in additional income tax revenues for the District. These indirect and induced benefits demonstrate the significant positive indirect and induced impacts of the proposed McMillan redevelopment to the District.

Job Creation

The redevelopment of the McMillan Reservoir will also have a positive economic impact in the form of new job creation in the District of Columbia. GDA estimates that at project build-out, approximately 3,270 new permanent jobs will be created as a consequence of the on-site commercial development. Of the 3,270 total new employees, 190 are retail, restaurant and grocery employees, and 3,081 are medical office employees. In addition to these new full-time jobs, the project development will also create 3,034 construction jobs created during the construction phase of the project. The following chart shows the estimated average income of future McMillan employees, based on the Bureau of Labor Statistics average annual industry-specific wages for employees in the District.

Estimated Jobs Created through McMillan Redevelopment

Land Use	Number of Jobs	Estimated Average Income	% DC Residents
Retail & Restaurant	190	\$30,000	85%
Medical Office	3.081	\$76,000	35%
Construction	3,034	\$70,000	40%



General Limiting Conditions

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by Green Door Advisors (GDA) from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and GDA has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by Green Door Advisors that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "GDA" or "Green Door Advisors" in any manner without first obtaining the prior written consent of GDA. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of GDA. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of GDA. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from GDA.

FISCAL IMPACT ANALYSIS MCMILLAN REDEVELOPMENT 30 Years (2012 - 2041)

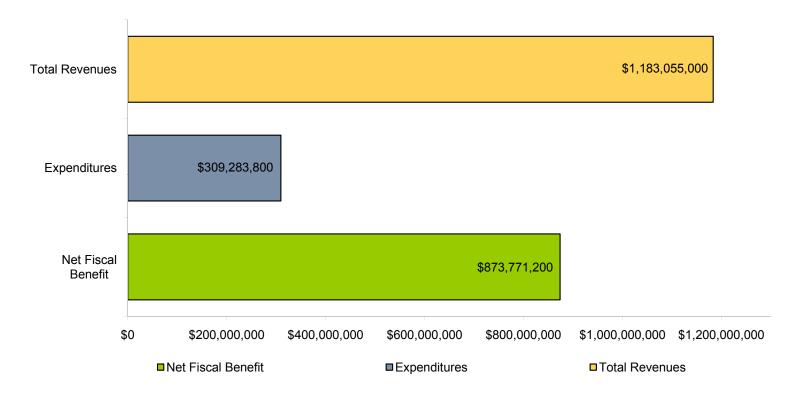
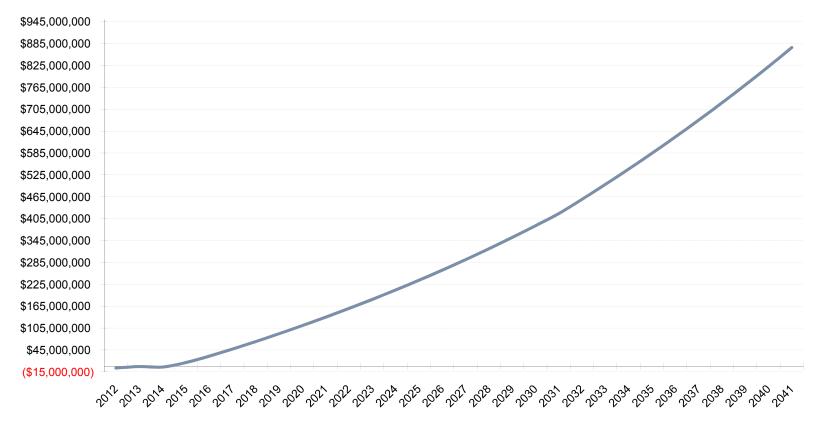




Exhibit 2 SUMMARY OF FISCAL IMPACT ANALYSIS MCMILLAN REDEVELOPMENT WASHINGTON, D.C. 30 Years (2012 - 2041)

GENERAL FUND	\$	%
REVENUES		
Real Property Tax	\$457,282,100	39%
Personal Property Tax	\$8,931,800	1%
Sales Tax	\$72,031,500	6%
Meals Tax	\$13,745,600	1%
Deed Recordation/Transfer Tax	\$14,272,000	1%
Income Tax	\$413,986,900	35%
Parking Tax	\$735,400	0%
Miscellaneous Revenues	\$202,069,700	17%
TOTAL	\$1,183,055,000	100%
EXPENDITURES		
Misc./Non-Educational Operating Expenditures	\$141,279,300	46%
Capital Expenditures	\$97,898,000	32%
Educational Expenditures	\$70,106,500	23%
TOTAL	\$309,283,800	100%
TOTAL NET FISCAL IMPACT	\$873,771,200	
ADDITIONAL REVENUE DEDICATED TO OTHER FUNDS		
NEIGHBORHOOD INVESTMENT FUND		
Personal Property Tax	\$1,881,000	100%
TOTAL	\$1,881,000	100%
CONVENTION CENTER FUND		
Meals Tax	\$1,000,000	100%
Hotel Tax	\$0	0%
TOTAL	\$1,000,000	100%
TOTAL ADDITIONAL REVENUE	\$2,881,000	
INDIRECT/INDUCED IMPACTS		
TOTAL ESTIMATED INDIRECT SALES TAX REVENUES	\$22,387,000	13%
TOTAL ESTIMATED INDIRECT/INDUCED INCOME TAX REVENUE	\$145,179,000	87%
INDIRECT/INDUCED NET FISCAL IMPACT	\$167,566,000	
PERMANENT JOBS CREATED		
NEW FULL-TIME JOBS CREATED (DIRECT) NEW FULL-TIME JOBS CREATED (INDIRECT)	3,270 1,132	
CONSTRUCTION JOBS CREATED		
NEW FTE CONSTRUCTION JOBS (DIRECT)	3,034	

CUMULATIVE NET FISCAL IMPACT MCMILLAN REDEVELOPMENT 30 Years (2012 - 2041)



-Cumulative Net Fiscal Impact For The McMillan Redevelopment

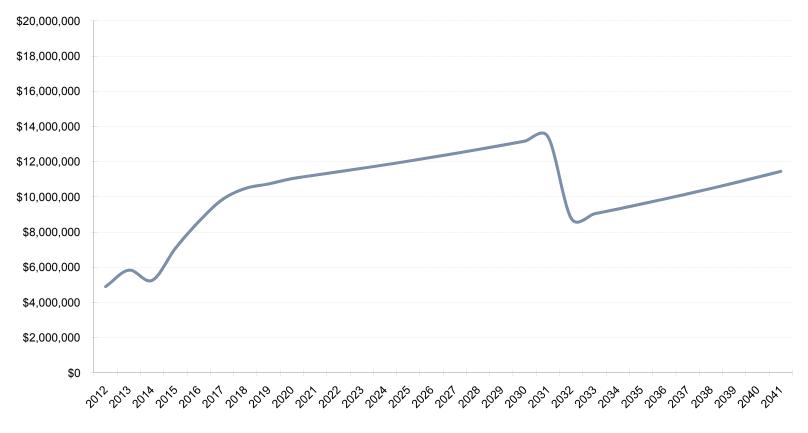
GREEN DOOR

ANNUAL SUMMARY OF NET FISCAL IMPACT MCMILLAN REDEVELOPMENT 30 Years (2012 - 2041)

ANNUAL		CUMULATIVE	ANNUAL	NET FISCAL	CUMULATIVE
YEAR	REVENUES	REVENUES	EXPENDITURES	IMPACT (NFI)	NFI
2012	\$0	\$0	\$4,894,900	(\$4,894,900)	(\$4,894,900)
2013	\$9,934,700	\$9,934,700	\$5,832,100	\$4,102,600	(\$792,300)
2014	\$3,892,100	\$13,826,800	\$5,251,300	(\$1,359,200)	(\$2,151,500)
2015	\$19,281,800	\$33,108,600	\$7,075,900	\$12,205,900	\$10,054,400
2016	\$25,955,400	\$59,064,000	\$8,584,600	\$17,370,800	\$27,425,200
2017	\$29,553,800	\$88,617,800	\$9,829,900	\$19,723,900	\$47,149,100
2018	\$31,029,100	\$119,646,900	\$10,473,900	\$20,555,200	\$67,704,300
2019	\$32,136,800	\$151,783,700	\$10,733,300	\$21,403,500	\$89,107,800
2020	\$33,490,200	\$185,273,900	\$11,030,800	\$22,459,400	\$111,567,200
2021	\$34,236,600	\$219,510,500	\$11,232,300	\$23,004,300	\$134,571,500
2022	\$35,271,600	\$254,782,100	\$11,422,400	\$23,849,200	\$158,420,700
2023	\$36,396,800	\$291,178,900	\$11,618,200	\$24,778,600	\$183,199,300
2024	\$37,555,700	\$328,734,600	\$11,819,900	\$25,735,800	\$208,935,100
2025	\$38,749,400	\$367,484,000	\$12,027,600	\$26,721,800	\$235,656,900
2026	\$39,978,800	\$407,462,800	\$12,241,600	\$27,737,200	\$263,394,100
2027	\$41,246,800	\$448,709,600	\$12,462,000	\$28,784,800	\$292,178,900
2028	\$42,553,700	\$491,263,300	\$12,689,100	\$29,864,600	\$322,043,500
2029	\$43,900,000	\$535,163,300	\$12,922,900	\$30,977,100	\$353,020,600
2030	\$45,286,400	\$580,449,700	\$13,163,700	\$32,122,700	\$385,143,300
2031	\$46,714,500	\$627,164,200	\$13,411,800	\$33,302,700	\$418,446,000
2032	\$48,186,300	\$675,350,500	\$8,772,300	\$39,414,000	\$457,860,000
2033	\$49,703,100	\$725,053,600	\$9,035,600	\$40,667,500	\$498,527,500
2034 2035	\$51,265,800 \$52,875,000	\$776,319,400 \$829,194,400	\$9,306,600 \$9,585,800	\$41,959,200 \$43,289,200	\$540,486,700 \$583,775,900
2035	\$54,532,800	\$829,194,400 \$883,727,200	\$9,873,400	\$44,659,400	\$628,435,300
2030	\$56,240,300	\$939,967,500	\$10,169,600	\$46,070,700	\$674,506,000
2038	\$57,999,500	\$997,967,000	\$10,474,700	\$47,524,800	\$722,030,800
2039	\$59,811,200	\$1,057,778,200	\$10,789,000	\$49,022,200	\$771,053,000
2040	\$61,677,400	\$1,119,455,600	\$11,112,600	\$50,564,800	\$821,617,800
2041	\$63,599,400	\$1,183,055,000	\$11,446,000	\$52,153,400	\$873,771,200



ANNUAL EXPENDITURES MCMILLAN REDEVELOPMENT 30 Years (2012 - 2041)



----- "Annual Expenditures"

GREEN DOOR

ESTIMATED INITIAL YEAR OF FULL OPERATION MCMILLAN REDEVELOPMENT FEBRUARY 2011

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Land Uses/Product	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL
McMillan Development Program (Units/GSF)										
For-Rent Residential											
Apartments - Market Rate	0	0	0	0	96	144	64	0	0	0	304
Senior Apartments - ADU	0	0	0	72	14	0	0	0	0	0	86
For-Sale Residential											
Townhomes - Market Rate	0	0	0	42	69	41	4	0	0	0	156
Townhomes - WDU	0	0	0	13	6	0	0	0	0	0	19
Condo - WDU	0	0	0	6	36	36	36	36	36	5	191
Commercial GSF											
Office	0	0	0	842,079	184,783	0	0	0	0	0	1,026,862
Retail (In-line)	0	0	0	15,500	12,635	0	0	0	0	0	28,135
Restaurants	0	0	0	2,500	2,500	0	0	0	0	0	5,000
Retail [Grocery]	0	0	0	44,700	0	0	0	0	0	0	44,700
Public Parking Spaces	0	0	0	1,647	653	0	0	0	0	0	2,300
Total Residential Units	0	0	0	133	221	221	104	36	36	5	756
Total Commercial GSF	0	0	0	904,779	199,918	0	0	0	0	0	1,104,697
Land Area Taken Down (Acres)	0.0	0.0	2.6	6.1	2.4	0.0	0.0	0.0	0.0	0.0	11.1
Cumulative Development of Unimp. Acres	0.0	0.0	0.0	5.4	10.8	11.1	11.1	11.1	11.1	11.1	11.1

SOURCE: Vision McMillan Partners; Green Door Advisors



FISCAL IMPACT MODEL ASSUMPTIONS WASHINGTON, D.C. 2011

ESCALATION AND FINANCING RATES	
Revenues	3.0% per yr
Expenditures	3.0% per yr
Interest Rate on 20-yr Bond	5.0% per yr

VALUE BY LAND USE			V	ALUE (2010\$)				F	RENTS, REVENU	IE, AND OTHI	ER ASSUM	IPTIONS	
Туре	Land Area (Acres)	Resident/ Employee Household Income	Construction Value per SF, Unit ¹	Average Sales Price ²	Estimated NOI per GSF, Unit ³	Cap Rate	Assessed Value per GSF or Unit	Sales/GSF	GSF per Employee	Occupancy	Retail Taxable Sales	Prepared Foods Sales	Sales from Alcohol
Unimproved Land	11	.1 N/A	N/A	N/A	N/A	N/A	\$1,654,238 per Acre	N/A	N/A	N/A			
Residential Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU	NJ NJ NJ NJ NJ	A \$37,654 A \$128,625 A \$93,200	\$229,934 /Unit \$262,840 /Unit \$269,219 /Unit \$223,718 /Unit \$266,360 /Unit	N/A N/A \$483,333 /Unit \$346,957 /Unit \$308,241 /Unit			\$238,444 /Unit \$125,431 /Unit \$483,333 /Unit \$346,957 /Unit \$308,241 /Unit	N/A N/A N/A N/A	N/A N/A N/A N/A	95% 95% N/A N/A			
Commercial Office Retail [In-Line] Restaurants Retail [Grocery]	NJ NJ NJ NJ	A \$26,400 A \$22,800	\$348 /GSF \$270 /GSF \$270 /GSF \$270 /GSF	N/A N/A N/A N/A	\$34 /GSF \$32 /GSF \$32 /GSF \$20 /GSF		\$400 per GSF \$356 per GSF \$356 per GSF \$222 per GSF	N/A \$350 /GSF \$400 /GSF \$500 /GSF	300 SF/Emp 350 SF/Emp 250 SF/Emp 450 SF/Emp	90% 90%	95% 100% 5%	0%	N/A
Demographics Population	596,300	Source FY 2010 Budget											

Population	596,300	FY 2010 Budget
Households	258,700	FY 2010 Budget
Household Size, Avg.	2.30	FY 2010 Budget
Condominiums	1.90	US Census
Rental Apartments	1.90	US Census
Townhome	2.64	US Census
Active Adult	1.50	US Census
At-Place Employment	702,500	FY 2010 Budget
Owner Turnover	7% turnover/yr	US Census
Owner Turnover - ADU	3% turnover/yr	GDA
Total Relevant School Expenditures	\$563,538,346	DC Public Schools FY 2011 Budget
Total Students	52,413	DC Public Schools FY 2011 Budget
School expenditures per pupil	\$10,752	DC Public Schools FY 2011 Budget
Pupil Generation Rates per Household 4		
Apartments - Market Rate	0.24	Urban Institute
Apartments - ADU	0.24	Urban Institute
Senior Apartments - ADU	0.00	Urban Institute
Senior Apartments - Market Rate	0.00	Urban Institute
Townhomes - Market Rate	0.35	Urban Institute, VMP
Townhomes - WDU	0.35	Urban Institute, VMP
Condo - Market Rate	0.07	Urban Institute
Condo - WDU	0.07	Urban Institute

¹ The construction costs per SF include the construction costs for vertical development and the appropriate share of land development costs

²The sales price for condo units includes the cost of a parking space.

³ The NOI calculations for all rental apartments includes the value of residential parking.

⁴ Based on the Urban Institute Study Housing in the Nation's Capital (2006) and VMP assumptions SOURCE: FY 2010 Budget for Washington D.C.; Claritas; U.S. Census; Bureau of Labor Statistics; Green Door Advisors; Washington, DC Public Schools, Urban Institute



FISCAL IMPACT MODEL TAX RATES WASHINGTON, D.C. 2011

Taxes	Tax Rates	Other Funds	Source	Comments
Real Property Tax - Class I	\$0.850 per \$100 AV	F	Y 2010 Budget	
Real Property Tax - Class II	\$1.850 per \$100 AV	F	Y 2010 Budget	For Value Over \$3million
Real Property Tax - Class II	\$1.650 per \$100 AV	F	Y 2010 Budget	For Value Under \$3million
Real Property Tax - Class III	\$5.000 per \$100 AV	F	Y 2011 Budget S	Support Act
Homestead Exemption	\$67,500	F	Y 2010 Budget	
Personal Property Tax	\$3.400 per \$100 AV	17.4% F	Y 2010 Budget	17.4% Dedicated to Neighborhood Investment Fund
Sales Tax	6.00%	F	Y 2010 Budget	, i i i i i i i i i i i i i i i i i i i
Alcohol Tax - Consumption Off Premises	9.00%	F	Y 2010 Budget	
Meals Tax	9.00%	1.00% F	Y 2010 Budget	1% Dedicated to Convention Center Fund
Hotel Tax	10.05%	4.45% F	Y 2010 Budget	4.45% Dedicated to Convention Center Fund
Parking Tax	12.00%	F	Y 2010 Budget	Parking in commercial lots
Individual Income Tax		F	Y 2010 Budget	
Income \$0 - \$10,000	4.00%	F	Y 2010 Budget	
Income \$10,000 - \$39,999	6.00%	F	Y 2010 Budget	
Income \$40,000 and up	8.50%	F	Y 2010 Budget	
Blended Individual Income Tax Rate	6.00%	G	DA	Used for Indirect and Induced Labor Income Revenue
Transfer & Recordation Tax, Effective Rate	2.20%	F	Y 2010 Budget	
Deed Transfer Tax - Under \$400,000 Value	1.10%		Y 2010 Budget	
Deed Recordation Tax - Under \$400,000 Value	1.10%	F	Y 2010 Budget	
Transfer & Recordation Tax, Effective Rate	2.90%			
Deed Transfer Tax - Over \$400,000 Value	1.45%			
Deed Recordation Tax - Over \$400,000 Value	1.45%			

SOURCE: FY 2010 Budget for Washington D.C., 2011 Budget Support Act

ALLOCATION OF DISTRICT REVENUES AND EXPENDITURES WASHINGTON, D.C. FY 2010

POPULATION	596,300	45.9%
EMPLOYMENT	702,500	54.1%
TOTAL	1,298,800	100.0%

REVENUE (GENERAL FUND - Net of Transfer to Other Funds)		PERCENTAGE	ALLOC	ATION	BUDGET AL	LOCATION	REVEN	JE PER
DEPARTMENTS/CATEGORIES	GENERAL FUND	UNALL.	EMP.	RES.	EMPLOYEE	RESIDENT	EMPLOYEE	RESIDENT
Real Property ¹	\$1,738,471,000	100.0%	0.0%	0.0%	\$0	\$0	\$0.00	\$0.00
Personal Property ¹	\$56,216,000	100.0%	0.0%	0.0%	\$0	\$0	\$0.00	\$0.00
Sales Tax (including Meals Tax) ²	\$811,178,000	94.4%	1.0%	4.6%	\$8,111,780	\$37,340,183	\$11.55	\$62.62
Income Tax ¹	\$1,445,877,000	74.0%	26.0%	0.0%	\$376,516,000	\$0	\$535.97	\$0.00
Gross Receipts: Public Utility/Toll Telecom/Insurance Premiums	\$261,070,000	0.0%	50.0%	50.0%	\$130,535,000	\$130,535,000	\$185.81	\$218.91
Other Taxes	\$175,524,000	57.8%	8.0%	34.2%	\$14,091,000	\$60,000,000	\$20.06	\$100.62
Non-Tax Revenue: Permits and Licenses	\$60,034,000	0.0%	54.1%	45.9%	\$32,471,424	\$27,562,576	\$46.22	\$46.22
Non-Tax Revenue: Fines & Forfeits/Charges for Service/Miscellaneous	\$275,144,000	0.0%	54.1%	45.9%	\$148,820,958	\$126,323,042	\$211.84	\$211.84
Lottery/Interfund Transfer	\$65,775,000	100.0%	0.0%	0.0%	\$0	\$0	\$0.00	\$0.00
Dedicated Tax Revenue & Special Purpose Fund Revenue	\$875,885,000							
TOTAL	\$5,765,174,000						\$1,011.45	\$640.22

OPERATING EXPENDITURES (GENERAL FUND)		PERCENTAGE	E ALLOC	ATION	BUDGET AL	LOCATION	EXPENDIT	URES PER
DEPARTMENTS/CATEGORIES	GENERAL FUND	UNALL.	EMP.	RES.	EMPLOYEE	RESIDENT	EMPLOYEE	RESIDENT
Government Direction & Support	\$311,154,000	100.0%	0.0%	0.0%	\$0	\$0	\$0.00	\$0.00
Economic Development & Regulation	\$164,633,000	100.0%		0.0%	\$0	\$0	\$0.00	\$0.00
Public Safety & Justice	\$931,795,000	78.4%	11.7%	9.9%	\$108,955,110	\$92,483,890	\$155.10	\$155.10
Public Education System	\$1,359,696,000	100.0%	0.0%	0.0%	\$0	\$0	\$0.00	\$0.00
Human Support Services	\$1,378,216,000	80.4%	0.0%	19.6%	\$0	\$270,085,000	\$0.00	\$452.93
Public Works	\$413,602,000	91.7%	0.0%	8.3%	\$0	\$34,210,000	\$0.00	\$57.37
Financing and Other	\$904,805,000	54.0%	24.9%	21.1%	\$225,195,927	\$191,152,073	\$320.56	\$320.56
Enterprise & Other Funds	\$172,971,000	100.0%	0.0%	0.0%	\$0	\$0	\$0.00	\$0.00
TOTAL	\$5,636,872,000						\$475.66	\$985.97

¹ Real Property, Personal Property & Income Tax revenues from the proposed development are allocated directly in the model; For Income Tax: Corporate Franchise Tax and Unincorporated Business Franchise Tax are allocated here.

² General Sales, Meals, and Alcohol tax allocated directly in the model. Other key items including Motor Fuel, and Cigarettes are allocated in this line.

SOURCE: FY 2010 Budget for Washington D.C.; Claritas; U.S. Census; Bureau of Labor Statistics; Green Door Advisors

	B C D	E	F G H	I J	М	N	0	Р	Q	R	S	Т
7 8		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)	2012	2010		2010	2010	2011	2010	2013
10												
	ESCALATIONS											
12		3.0			1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305
13 14		3.0 3.0			1.061	1.093 1.093	1.126 1.126	1.159 1.159	1.194 1.194	1.230 1.230	1.267	1.305 1.305
15	Expenditures	3.0	0%		1.061	1.093	1.120	1.159	1.194	1.230	1.267	1.305
16												
17	DEVELOPMENT PROGRAM			ļ								
19	Residential											
20	Delivery (Units)			756	0	0	0	133	221	221	104	36
21	Cumulative Units			756	0	0	0	133	354	575	679	715
21 23	For-Rent Residential											
24	Delivery (Units)			390	0	0	0	72	110	144	64	0
24 25 20 27	Cumulative Units			390	0	0	0	72	182	326	390	390
27	Apartments - Market Rate											
28 29 34	Delivery (Units)			304	0	0	0	0	96	144	64	0
29	Cumulative Units			304	0	0	0	0	96	240	304	304
35	Senior Apartments - ADU											
36 37	Delivery (Units) Cumulative Units			86 86	0	0	0	72 72	14 86	0 86	0 86	0 86
37				00	U	0	U	12	00	00	00	00
43												
44	Delivery Cumulative GSF			366 366	0	0	0	61 61	111 172	77 249	40 289	36 325
45 40				300	0		0	01	1/2	245	205	325
47	Townhomes - Market Rate			1								
48	Delivery (Units) Cumulative Units			156 156	0	0	0	42	69 111	41 152	4	0 156
49 50 51				130	0		0	42		152	150	130
51	Townhomes - WDU Delivery (Units)			19	0	0	0	13	6	0	0	0
53	Cumulative Units			19	0	0	0	13	19	19	19	19
52 53 59 60	Condo - WDU											
59 60	Delivery (Units)			191	0	0	0	6	36	36	36	36
61 02	Cumulative Units			191	0	0	0	6	42	78	114	150
63	Commercial											
64	Delivery (GSF)			1,104,697	0	0	0	904.779	199,918	0	0	0
65	Cumulative GSF			1,104,697	0	0	0	904,779	1,104,697	1,104,697	1,104,697	1,104,697
64 65 67 68 69 70	Office											
68	Delivery (GSF)			1,026,862	0	0	0	842,079	184,783	0	0	0
69	Cumulative GSF			1,026,862	0	0	0	842,079	1,026,862	1,026,862	1,026,862	1,026,862
71	Retail. Restaurant. & Grocerv			1 1								
72	Delivery (GSF)			77,835	0	0	0	62,700	15,135	0	0	0
72 73	Cumulative GSF			77,835	0	0	0	62,700	77,835	77,835	77,835	77,835
75	Retail (In-line)											
76	Delivery			28,135	0	0	0	15,500	12,635	0	0	0
77 78 79	Cumulative GSF			28,135	0	0	0	15,500	28,135	28,135	28,135	28,135
79	Restaurants											
80 81	Delivery Cumulative GSF			5,000	0	0	0	2,500 2,500	2,500 5,000	0 5,000	0 5,000	0 5,000
81 02 83				5,000	0	0	U	2,500	5,000	5,000	5,000	5,000
83	Retail [Grocery]			44.700				11 700				
84	Delivery Cumulative GSF			44,700	0	0	0	44,700 44,700	0 44,700	44,700	44,700	0 44,700
85 93				44,700	U	0	U	44,700	44,700	44,700	44,700	44,700
93												



В	С	D E F	G H	I	J M	Ν	0	Р	Q	R	S	Т
7		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)	2012	2013	2014	2015	2010	2017	2010	2019
94	MPLOYEE RATIOS	(20100)	Oolainii 2	Gross GSF per Emp	lovee							
95	Office	300 GSF per Employee		300	300	300	300	300	300	300	300	300
97	Vacancy Rate	10.0%										
98	radandy rate	10.070										
99	Retail [In-Line]	350 GSF per Employee		350	350	350	350	350	350	350	350	350
101	Vacancy Rate	10.0%										
102												
103	Restaurants	250 GSF per Employee		250	250	250	250	250	250	250	250	250
105	Vacancy Rate	10.0%										
106												
107 109	Retail [Grocery]	450 GSF per Employee 0.0%		450	450	450	450	450	450	450	450	450
114	Vacancy Rate	0.0%										
114	OUSEHOLD RATIOS			On-Site Residents								
116				On Sile Residents								
117	Apartments - Market Rate	1.9 Residents per Household		549	0	0	0	0	173	433	549	549
118	Occupancy Rate	95.0%		040		Ŭ				400	040	040
122												
123	Senior Apartments - ADU	1.5 Residents per Household		123	0	0	0	103	123	123	123	123
124 128	Occupancy Rate	95.0%										
128												
129	Townhomes - Market Rate	2.6 Residents per Household		412	0	0	0	111	293	402	412	412
130												
131	Townhomes - WDU	2.6 Residents per Household		50	0	0	0	34	50	50	50	50
134	Oraște MIDIL	10 Desidents and Usersheld			0	0	0		80	140	017	005
135 136	Condo - WDU	1.9 Residents per Household		363	0	0	0	11	80	148	217	285
130	CONSTRUCTION VALUE (HARD COSTS FOR CONSTRUCTIO	ON SALES)										
138		SN SREES)										
139	Apartments - Market Rate				+							
140	Construction Costs per Unit	\$229,934 per SF			\$243,937	\$251,255	\$258,793	\$266,556	\$274,553	\$282,790	\$291,273	\$300.012
141	Construction Value	+		\$80,801,700		\$0	\$24,810,064	\$38,384,129	\$17,607,507	\$0	\$0	\$0
142	Total Construction Hours	9.7 per \$1K const. value		782,513	0	0	240,270	371,726	170,517	0	0	0
143	Total FTE Construction Jobs	2025 hours/year		386	0	0	119	184	84	0	0	0
150												
151	Senior Apartments - ADU											
152	Construction Costs per Unit	\$262,840 per SF		01.010.001	\$278,847	\$287,213	\$295,829	\$304,704	\$313,845	\$323,261	\$332,958	\$342,947
153 154	Construction Value Total Construction Hours	9.7 per \$1K const. value		\$24,819,231 240,358	\$0 0	\$20,735,978 200,815	\$4,083,253 39,544	\$0 0	\$0 0	\$0 0	\$0 0	\$0 0
154	Total FTE Construction Jobs	9.7 per \$1K const. value 2025 hours/year		240,358		200,815	39,544	0	0		0	0
163		2020 Hours/year		119	0	99	20	0	0	U	0	0
164	Townhomes - Market Rate											
165	Construction Costs per Unit	\$269,219 per SF			\$285.614	\$294.182	\$303.008	\$312.098	\$321.461	\$331,105	\$341.038	\$351,269
166	Construction Value	,, 10 por or		\$47,342,507		\$12,360,498		\$12,785,763	\$1,248,854	\$0	\$0	\$0
167	Total Construction Hours	9.7 per \$1K const. value		458,482	0	119,704	202,862	123,822	12,094	0	0	0
168	Total FTE Construction Jobs	2025 hours/year		226	0	59	100	61	6	0	0	0
169												
170	Townhomes - WDU											
171	Construction Costs per Unit	\$223,718 per SF		64.000.005	\$237,342	\$244,462	\$251,796	\$259,350	\$267,130	\$275,144	\$283,399	\$291,901
172 173	Construction Value	07		\$4,688,665		\$3,182,027	\$1,506,637	\$0	\$0	\$0	\$0	\$0
173	Total Construction Hours Total FTE Construction Jobs	9.7 per \$1K const. value		45,407		30,816	14,591	0	0	0	0	0
1/4	I OTAL FIE CONSTRUCTION JODS	2025 hours/year		22	0	15	/	0	0	0	0	0
101	I											



В	C	D E F	G H	I J	М	N	0	Р	Q	R	S	Т
7 8		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)								
182 183	Condo - WDU Construction Costs per Unit	\$266,360 per SF			\$282,581	\$291,059	\$299,790	\$308,784	\$318,048	\$327,589	\$337,417	\$347,539
184	Construction Costs per Onit Construction Value	\$200,300 per SF		\$60,776,037	\$202,581	\$291,059 \$1,751,137	\$299,790	\$308,784	\$318,048	\$327,569 \$11,793,210	\$12,180,286	\$1,663,428
185	Total Construction Hours	9.7 per \$1K const. value		588,577	0		104,804	107,654	110,883	114,210	117,958	16,109
186	Total FTE Construction Jobs	2025 hours/year		291	0	8	52	53	55	56	58	8
187												
188 189	Total Residential Construction Value Total Residential FTE Construction Jobs			\$218,428,140 1,045	\$0 0	\$38,029,640 182	\$62,169,373 297	\$62,286,123 298	\$30,306,080 145	\$11,793,210 56	\$12,180,286 58	\$1,663,428 8
190												
191	Office				0070							
192 193	Construction Costs per GSF Construction Value	\$348 /FAR SF		\$392,941,509	\$370 \$0	\$381 \$320,501,926	\$392 \$72,439,584	\$404 \$0	\$416 \$0	\$428 \$0	\$441 \$0	\$454 \$0
193	Total Construction Hours	9.7 per \$1K const. value		3,805,388	ې 0 0	3,103,857	701,531		ې 0 0			ې 0 0
195	Total FTE Construction Jobs	2025 hours/year		1,879	0	1,533	346	0	0	0	0	
196				.,		.,					-	
197	Retail [In-Line]											
198	Construction Costs per GSF	\$270 /GSF			\$287	\$295	\$304	\$313	\$323	\$332	\$342	\$353
199	Construction Value			\$8,422,339	\$0	\$4,578,313	\$3,844,026	\$0	\$0	\$0	\$0	\$0
200 201	Total Construction Hours	9.7 per \$1K const. value		81,565	0	44,338	37,227	0	0	0	0	0
202	Total FTE Construction Jobs	2025 hours/year		40	0	22	18	0	0	0	0	0
203	Restaurants											
204	Construction Costs per GSF	\$270 /GSF			\$287	\$295	\$304	\$313	\$323	\$332	\$342	\$353
205	Construction Value			\$1,499,028	\$0	\$738,438	\$760,591	\$0	\$0	\$0	\$0	\$0
206	Total Construction Hours	9.7 per \$1K const. value		14,517	0	7,151	7,366	0	0	0	0	0
204 205 206 207 208 209 210 211 211 212 213	Total FTE Construction Jobs	2025 hours/year		7	0	4	4	0	0	0	0	0
208	Retail [Grocery]											
210	Construction Costs per GSF	\$270 /GSF			\$287	\$295	\$304	\$313	\$323	\$332	\$342	\$353
211	Construction Value	\$2101001		\$13,203,264	\$0	\$13,203,264	\$0	\$0	\$0	\$0	\$0	\$0
212	Total Construction Hours	9.7 per \$1K const. value		127,865	0	127,865	0	0	0	0	0	0
213	Total FTE Construction Jobs	2025 hours/year		63	0	63	0	0	0	0	0	0
220												
221	Total Commercial Construction Value - 2 Years Prior to De	elivery		\$416,066,141	\$0	\$339,021,941	\$77,044,200	\$0	\$0	\$0	\$0	\$0
222	Total Commercial FTE Construction Jobs			1,990	0	1,621	368	0	0	0	0	0
220 221 222 223 224	Total Construction Value - 2 Years Prior to Delivery			\$634,494,280	\$0	\$377,051,580	\$139,213,573	\$62,286,123	\$30,306,080	\$11,793,210	\$12,180,286	\$1,663,428
225	Total FTE Construction Jobs			3,034	0	1,803	666	298	145	\$11,730,210	58	\$1,000,420
226												
227												
228 A	SSESSED VALUE											
230	PROJECT VALUE - UNIMPROVED LAND BASE											
231	Unimproved Land Base Value per Acre	\$1,654,238 /Acre			\$1,754,981	\$1,807,631	\$1,861,859	\$1,917,715	\$1,975,247	\$2,034,504	\$2,095,539	\$2,158,405
233	Land Takedown			11.1	0.0	0.0	2.6	6.1	2.4	0.0	0.0	0.0
234	Cumulative Land Takedown				0.0	0.0	2.6	8.7	11.1	11.1	11.1	11.1
230	Cumulative Development of Unimproved Land			11.1	0.0	0.0	0.0	5.4	10.8	11.1	11.1	11.1
201				11.1	i			i				
228 A 230 231 232 233 234 234 235 236 238 239 240	Remaining Land Area - Taken Down & Unimproved Remaining Value of Unimproved Land Base	↓		-	0.0 \$0	0.0 \$0	2.6 \$4,840,835	3.4 \$6,424,346	0.3 \$592,574	0.0 \$0	0.0 \$0	0.0 \$0
240												
241 242	Total Value of Unimproved Land			\$11,857,755	\$0	\$0	\$4,840,835	\$6,424,346	\$592,574	\$0	\$0	\$0
243	INTERIM PROJECT VALUE BASED ON CONSTRUCTION CO	DST										
244 245	Residential			-								
245	Apartments - Market Rate	┠┉┼┉────┼┤		<u>├</u>								
	Units Under Construction	<u> </u>		·	0	0	0	0	270	304	0	0
248	Under Construction Value	\$229,934 /Unit		\$131,969,516	\$0	\$0		\$0	\$62,069,599	\$69,899,917	\$0	\$0
253												
254	Senior Apartments - ADU			-								
200	Units Under Construction Under Construction Value	\$262,840 /Unit		\$76,636,202	0 \$0	0 \$0	0 \$0	72 \$21,845,109	86 \$26,990,686	86 \$27,800,407	0 \$0	0 \$0
247 248 253 254 255 256 261		φ202,840 /U1iit		\$70,030,202	پ ۵	Φ Ο	۵ 0	φ21,040,109	φ20,990,000	φ21,000,407		
262	Townhomes - Market Rate											
263	Units Under Construction				0	0	0	0	7	0	0	0
264	Under Construction Value	\$269,219 /Unit		\$2,124,107	\$0	\$0	\$0	\$0	\$2,124,107	\$0	\$0	\$0
265 266	Townhomes - WDU			·								
267	Units Under Construction			-	0	0	0	0	1	0	0	0
268	Under Construction Value	\$223,718 /Unit		\$207,660	\$0			\$0	\$207,660	\$0		\$0
				÷==:,:50	ψe	¢ΰ	\$0	¢ΰ	.==:,=00	ψu	\$ 5	ΰ¢



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7		ļ											
8			ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	3 2014	2015	2016	2017	2018	2019
9 273			(2010\$)	Column 2	(2012-2041)								
273	Condo - WDU												
274 275	Units Under Construction					0	(0 0	74	0	0	0	0
276	Under Construction Value		\$266,360 /L	Jnit	\$22,899,79					\$0	\$0	\$0	\$0
277						1		1					
278	Total Residential Units Under Construction					0		0 0	146	363	390	0	0
279	Total Residential Project Value Under Construction				\$233,837,28	\$0	\$0	\$0	\$44,744,908	\$91,392,052	\$97,700,324	\$0	\$0
280 281	Detell												
282	Retail Office												
283	GSF Under Construction					0	(0	741.384	911,341	184,783	0	
283 284	Under Construction Value		\$348 /FAR	SF	\$757,544,85						\$79,156,689	\$0	\$0
285		1				1 1		1	, , , , , , , , , , , , , , , , , , ,				
285 286	Retail (In-line)												
287	GSF Under Construction					0				22,032	9,135	0	0
288 289	Under Construction Value		\$270 /FAR	SF	\$14,424,36	\$0	\$0	\$0	\$4,276,319	\$7,111,138	\$3,036,905	\$0	\$0
289								L					
290 291	Restaurants					0			0.004	4 700	0		0
291	GSF Under Construction Under Construction Value		\$270 /FAR	SE	\$2,213,15			1 0		4,720 \$1,523,430	\$0	0 \$0	\$0
292			\$2707FAR	3F	φ2,213,13	φU	φι	ار ار	\$009,729	\$1,525,450	φU	φU	φU
292 293 294 295	Retail [Grocery]												
295	GSF Under Construction					0	(0 0	17,356	44,700	0	0	0
296	Under Construction Value		\$270 /FAR	SF	\$19,866,31	\$0	\$0	\$0	\$5,438,749	\$14,427,564	\$0	\$0	\$0
296 301 302													
302	Total Commercial GSF Under Construction					0				982,793	193,918	0	0
303	Total Commercial Project Value Under Construction				\$794,048,68	\$0	\$0	\$0	\$309,765,809	\$402,089,281	\$82,193,594	\$0	\$0
304 305	Total Interim Deciset Value Record on Construction Cost				\$1,027,885,96	\$0	\$0	\$0	\$354,510,717	\$493,481,332	\$179,893,918	\$0	\$0
305	Total Interim Project Value Based on Construction Cost				\$1,027,005,90	<u>م</u>	γ	۵U کار	\$354,510,717	\$493,401,332	\$179,693,916	ф 0	\$U
307	PROJECT VALUE BASED ON INCOME APPROACH												
308													
309	Residential												
310	Apartments - Market Rate												
311	Units Completed				30					0	0	304	304
312 317	Developed Units Assessed Value		\$238,444 /L	Jnit	\$181,222,98	\$0	\$0	\$0	\$0	\$0	\$0	\$91,824,190	\$94,578,916
	Oracian Anastropation ADU												
318 319	Senior Apartments - ADU Units Completed				8	0	(0	0	0	0	86	86
320	Developed Units Assessed Value		\$125,431 /L	Init	\$26,968,57					\$0	\$0	\$13,664,756	\$14,074,699
320 325			ψ120, 4 0170		φ20,000,07	φ0	φ	ψυ	ψυ	ψυ	φ0	\$10,007,700	÷17,017,000
326	Townhomes - Market Rate												
327	Units Completed				15			Ö		139	156	156	156
328	Developed Units Assessed Value		\$483,333 /L	Jnit	\$188,506,05	\$0	\$0	\$0	\$31,938,001	\$80,220,413	\$92,732,489	\$95,514,464	\$98,379,898
329													
330	Townhomes - WDU				1	0		0 0	7	17	19	19	10
331 332 337	Units Completed Developed Units Assessed Value		\$346,957 /L	Init	\$16,480,97					\$7,042,837	\$8,107,549	\$8,350,775	\$8,601,298
337			\$0+0,807 PC		¢10,400,97		ψC		ψ <u>2</u> ,010,0 <u>2</u> 0	ψ1,0+2,001	ψ0,107, 0 49	ψ0,000,775	ψ0,001,200
338	Condo - WDU	1				1							
338 339	Units Completed				19	0		0 0	0	191	191	191	191
340	Developed Units Assessed Value		\$308,241 /L	Jnit	\$147,189,60	\$0	\$0	\$0	\$0	\$70,298,577	\$72,407,534	\$74,579,760	\$76,817,153
341													
342	Total Residential Units Completed				75					347	366	756	756
343	Total Residential Project Value - Completed				\$560,368,20	\$0	\$0	\$0	\$34,753,527	\$157,561,828	\$173,247,572	\$283,933,945	\$292,451,964



346 347 348 349 350 351 352 353 354 355	Retail	ASSUMPTION (2010\$)	ASSUMPTION	TOTAL								1
9 344 345 I 346 347 348 349 350 351 352 353 354 355		(2010\$)			2012	2013	2014	2015	2016	2017	2018	2019
345 I 346 347 348 349 350 351 352 353 354 355		(2010\$)	Column 2	(2012-2041)								
346 347 348 349 350 351 352 353 354 355												
347 348 349 350 351 352 353 354 355	Office											
348 349 350 351 352 353 354 355	GSF Completed			1,026,862	0	0	0	0	0	842,079	1,026,862	1,026,862
350 351 352 353 354 355	Developed GSF Value	\$400 /GSF		\$1,026,894,958	\$0	\$0	\$0	\$0	\$0		\$520,319,202	\$535,928,778
351 352 353 354 355												
352 353 354 355	Retail (In-line) GSF Completed			28,135	0	0	0	0	0	19,000	28,135	28,135
353 354 355	Developed GSF Value	\$356 /GSF	<u> </u>	\$25,009,693	\$0		\$0	\$0	\$0	\$8,308,481	\$12,672,205	\$13,052,371
355												
355	Restaurants											
	GSF Completed Developed GSF Value	\$356 /GSF		5,000 \$4,444,587	0		0 \$0	0 \$0	0 \$0	5,000 \$2,186,442	5,000 \$2,252,036	5,000 \$2,319,597
356 357	Developed GSF value	\$3307GSF		\$4,444,567	φU	φU	φU	φU	φU	\$2,100,442	\$2,252,030	φ2,319,397
358	Retail [Grocery]											
359	GSF Completed			44,700	0		0	0	0	44,700	44,700	44,700
360 365	Developed GSF Value	\$222 /GSF		\$24,834,131	\$0	\$0	\$0	\$0	\$0	\$12,216,747	\$12,583,249	\$12,960,747
	Total Commercial Project Value Completed		<u> </u>	\$1,081,183,369	\$0	\$0	\$0	\$0	\$0	\$436,972,224	\$547,826,692	\$564,261,493
367												
368	Total Project Value Based on Income Approach			\$1,641,551,574	\$0	\$0	\$0	\$34,753,527	\$157,561,828	\$610,219,796	\$831,760,637	\$856,713,456
369 370 R F	EVENUES											
371				1	1					1		
372 RE	EAL PROPERTY REVENUES											
373 374 /	Assessed Value of Unimproved Land				\$0	\$0	\$4,840,835	\$6,424,346	\$592,574	\$0	\$0	\$0
375	Value Subject to Real Property Tax				\$0		\$4,840,835	\$6,424,346	\$592,574	\$0	\$0	\$0
376 377	Real Property Tax - Unimproved Land	\$5.000 per \$100 AV		\$592,888	\$0		\$242,042	\$321,217	\$29,629	\$0	\$0	\$0
377 378 /	Assessed Value of Commercial Uses Under Construction				\$0	\$0	\$0	\$309,765,809	\$402,089,281	\$82,193,594	\$0	\$0
379	Value Subject to Real Property Tax				\$0		\$0	\$309,765,809	\$402,089,281	\$82,193,594	\$0	\$0
380	Real Property Tax - Commercial Uses Under Construction	\$1.850 per \$100 AV	Value Over \$3M		\$0			\$5,724,667	\$7,432,652	\$1,514,581	\$0	\$0
381	Real Property Tax - Commercial Uses Under Construction	\$1.650 per \$100 AV	Value Under \$3M		\$0			\$49,500	\$49,500	\$49,500	\$0	\$0
382 383	Total Real Property Tax - Commercial Uses Under Const.			\$14,820,401	\$0	\$0	\$0	\$5,774,167	\$7,482,152	\$1,564,081	\$0	\$0
384	Assessed Value of Residential Uses Under Construction				\$0	\$0	\$0	\$44,744,908	\$91,392,052	\$97,700,324	\$0	\$0
385	Value Subject to Real Property Tax				\$0		\$0	\$44,744,908	\$91,392,052	\$97,700,324	\$0	\$0
386 387	Real Property Tax - Residential Uses Under Const.	\$0.850 per \$100 AV		\$1,987,617	\$0	\$0	\$0	\$380,332	\$776,832	\$830,453	\$0	\$0
388 / 389	Assessed Value of Commercial - Completed				\$0	\$0	\$0	\$0	\$0	\$436,972,224	\$547,826,692	\$564,261,493
	Value Subject to Real Property Tax				\$0		\$0	\$0	\$0		\$547,826,692	\$564,261,493
390	Real Property Tax - Commercial Uses - Completed	\$1.850 per \$100 AV			\$0			\$0 \$0	\$0	\$8,077,986	\$10,128,794	\$10,432,838
391	Real Property Tax - Commercial Uses - Completed Total Real Property Tax - Completed Commercial Uses	\$1.650 per \$100 AV	Value Under \$3M	\$358,076,663	\$0 \$0			\$0	\$0 \$0	\$49,500 \$8,127,486	\$49,500 \$10,178,294	\$49,500 \$10,482,338
392 393				\$550,070,005								
394	Assessed Value of Residential Uses - Completed	00%			\$0		\$0 0	\$34,753,527	\$157,561,828	\$173,247,572	\$283,933,945	\$292,451,964
395 396	Owner Occupied Condos Owner Occupied Townhomes	80% owner occupied units 80% owner occupied units			0	° .	0	51	153 125	153 140	153 140	153 140
397	Homestead Exemption	\$67,500 per Unit			\$0		\$0	\$3,456,000	\$18,738,000	\$19,764,000	\$19,764,000	\$19,764,000
398	Value Subject to Real Property Tax	· · · · · · · · · · · · · · · · · · ·			\$0	\$0	\$0	\$31,297,527	\$138,823,828	\$153,483,572	\$264,169,945	\$272,687,964
399 I	Real Property Tax - Residential Uses - Completed	\$0.850 per \$100 AV		\$81,804,956	\$0	\$0	\$0	\$266,029	\$1,180,003	\$1,304,610	\$2,245,445	\$2,317,848
	OTAL REAL PROPERTY REVENUES		<u> </u>	\$457,282,524	\$0	\$0	\$242,042	\$6,741,745	\$9,468,615	\$11,826,631	\$12,423,738	\$12,800,185
402												
403 PE	ERSONAL PROPERTY TAX REVENUES											
404 405 F	Resident-Driven Personal Property Tax Revenues											
405	Personal Property Tax Revenues per Resident	\$24 per resident		+	\$25	\$26	\$27	\$27	\$28	\$29	\$30	\$31
407	Total Residents				0	0	Ö	260	719	1,156	1,350	1,418
408	Total Resident-Driven Personal Property Tax Revenues			\$1,591,617	\$0	\$0	\$0	\$7,093	\$20,240	\$33,499	\$40,308	\$43,621
409 410 E	Employee-Driven Personal Property Tax Revenues											
410 1	Personal Property Tax Revenues per Employee	\$60 per employee			\$64	\$66	\$68	\$70	\$72	\$74	\$76	\$78
412	Total Employees	çoo por employee			0		0	2,674	3,270	3,270	3,270	3,270
	Total Employee-Driven Personal Property Tax Revenues			\$9,221,323	\$0			\$186,077	\$234,359	\$241,390	\$248,631	\$256,090
	OTAL PERSONAL PROPERTY TAX REVENUE			\$10.812.940	\$0	\$0	\$0	\$193,170	\$254.599	\$274.889	\$288.940	\$299.711
428 F	Funds Directed to Neighborhood Investment Fund	17.4%		\$1,881,452	\$0	\$0	\$0	\$33,612	\$44,300	\$47,831	\$50,276	\$52,150
429 TC	OTAL PERSONAL PROPERTY TAX REVENUE - GENERAL FU	UND		\$8,931,488	\$0	\$0		\$159,558	\$210,299	\$227,058	\$238,664	\$247,562
430												



Ideal Names are functioned in a basic dimension State of a state	ВС	D E	G H	1	J M	N	0	Р	Q	R	S	Т
Description Description <thdescription< th=""> <thdescription< th=""></thdescription<></thdescription<>		ASSUMPTION	ASSUMPTION	TOTAL	2012	2012	2014	2015	2016	2017	2018	2019
All Description Comparison Comparison <td></td> <td></td> <td></td> <td></td> <td>2012</td> <td>2013</td> <td>2014</td> <td>2015</td> <td>2016</td> <td>2017</td> <td>2018</td> <td>2019</td>					2012	2013	2014	2015	2016	2017	2018	2019
Di Guerraria de la cale de la ca	431 SALES TAX REVENUES	(20100)		(2012 2041)								
Bits Description Part High P												
Cold Control instruction Control instrution Contro instrution Contro		0/ of improvement										
Sign Multiple Projects Sign Multiple Projects<	434 Commercial Construction (2 Yrs Prior to Delivery) 435 Commercial Improvement Value (hard costs minus labor)			\$214 967 506	\$0	\$175 161 336	\$39 806 170	\$0	\$0	\$0	\$0	\$0
Total Sol and property is a final property is	436 % Materials and Purchased in the District	45% of Construction Value		\$96,735,378	\$0	\$78,822,601	\$17,912,776	\$0	\$0	\$0	\$0	\$0
Bit Markel And Control Contro Control Control Control Contro Control Control Control Control Co	437 Retail Sales Tax Rev (Commercial Construction)	6.00%		\$5,804,123	\$0	\$4,729,356	\$1,074,767	\$0	\$0	\$0	\$0	\$0
Add Description Product in processed (with ordinal scalar biology) Product in processed (with ordinal biology)		% of improvement										
Action Berl State Tar. (bit State Tar. (bit State Tar.)) Bit State Tar. (bit State Tar.)) Bit State Tar.) B												\$0
End Society Product Name <	441 % Materials and Purchased in the District											\$0 \$0
Half Rescalar ingrounder (bit of Conduction Value) Bit of Conduction Value First Rescalar ingrounder (bit of Conduction Value) Bit of Conduction Value Bit of Conduction Value<	443			\$752,157	\$ 0	\$133,320	\$210,700	\$207,001	\$132,030	φ υ		40
Image: blance in and Processed in Control (Control (Contro) (Contro) (Control (Contro) (Control (Control (Contro) (Control (444 For-Sale Residential Construction (2 Yrs. Prior to Delivery)			\$67.694.225	02	\$10.276.107	\$10.065.624	\$14 241 107	\$7,610,144	\$7.075.026	\$7 209 171	\$998.057
137 Real State Trans Rev (Residence Converting) 4.0000 5.00000 5.0000 5.00000 5.00000 5.00000 5.00000 5.00000 5.00000 5.00000 5.000000 5.000000 5.000000 5.0000000 5.00000000 5.000000000000000000000000000000000000												\$299,417
ALL DESTINATION CONSTITUATION OF ALLES Image: Constituation of ALLES	447 Retail Sales Tax Rev (Residential Construction)											\$17,965
Add Name Index Real S IndexRea S <thindexrea s<="" th=""> Index</thindexrea>												
disc Marcal Spectry Autom				Total Effective SF	1							
cols Cols <th< td=""><td></td><td></td><td></td><td>25,322</td><td></td><td></td><td>0</td><td></td><td></td><td></td><td></td><td>25,322</td></th<>				25,322			0					25,322
Sec. Standoff M Taxable Sales Image				44,700								44,700 70.022
del Real [ncm] 0 <t< td=""><td>454</td><td></td><td></td><td></td><td>U</td><td>U</td><td>U</td><td>50,050</td><td>10,022</td><td>10,022</td><td>70,022</td><td>70,022</td></t<>	454				U	U	U	50,050	10,022	10,022	70,022	70,022
dig Real Joncer() 0 0 0 1.335.48 1.337.38 1.415.68				\$202.059.005	-			E 277 440	10.053.000	10 254 700	10 665 440	10,985,406
State State <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>10,985,406</td></th<>												10,985,406
dot Realizates Fax Rev (On-Site Retain) c.00% Site / 100 more status Site /	400 Total Salaa		07/									
Control Search Selection S Search Selection S Search Selection S Search Selection Sel	460 Retail Sales Tax Rev (On-Site Retail)	6 00%										\$12,443,490 \$746,609
Seg Spent on Restal Excluding Food Automatic Asket Ram Spent on Restal Excluding Food 30% Spent on Restal Exclusion 30%	+01			\$20,111,001	**	**	* *	+ 100,000	+++++++++++++++++++++++++++++++++++++++	\$100,101	¢.2.,000	¢1.10,000
del Strature Strature <thstrature< th=""> Strature S</thstrature<>		% Spent on Retail (Excluding Food)	2010 Income									
de6 Touchones - Marka Rale 20% 5128223 514.4430.522 50 50 50 51.525.029 52.53.029 52.41.125 54.81.125 54.81.125 54.82.20 52.25.029 52.81.81 52.25.029 52.81.81 52.25.029 52.81.81 52.25.029 53.84.125 54.81.125				\$202,586,120	\$0	\$0	\$0	\$0	\$1,696,814	\$4,372,892	\$5,708,294	\$5,879,543
des Combones -WOU SB32.00 S22,185,554 So So So Set2,201 S664,407 S863,371 Sort 473 Condor -VOU 30% S52,200 S20,397,464 S0 S0 S0 S0 S72,702 S12,446,23 S15,457,75 S42,200 S20,397,454 S0 S0 S0 S0 S72,702 S12,746,23 S12,747,761 S170,72 S12,746,723 S12,746,723 S12,747,761 S170,72 S12,746,723 <								\$909,327				\$1,219,120
471 Condo. WDU 512.00.07 512								\$1,253,029				\$5,236,191 \$701,751
Trail Total Face Status Stat	471 Condo - WDU											\$4,925,700
474 Retail Expenditures Made Off-Site. ID CC 00% \$37,372,234 50 50 \$1,67,993 \$4,483,073 \$7,644,974 \$9,286,907 \$10,22 71 <total fewnes<="" residential="" sales="" td="" tx=""> 9,00% 53,414,591 9 50 51,67,993 \$4,483,073 \$52,644,974 \$52,80,904 \$52,794 \$52 477 Alcohol Sales - <</total>	4/Z Total Datail Tayahla Calas		+									
175 Total Residential Sales Tax Revenues 90% 50 50 50 51 5417,247 5688,048 \$583,754 \$582 770 ALCOND Sales Image: Sales All												\$10,238,514
477 ALCOHOL SALES ON-STE 5 Sales Alcohol Total Alcohol Sales Total Alcohol Sales Total Alcohol Sales Total Alcohol Sales 478 Alcohol Sales Sales/SF % Sales Alcohol 0 <	475 Total Residential Sales Tax Revenues											\$921,466
Arrall Alcohol Sales Sales/SF % Sales Acchol Total Alcohol Sales Image and the sales Ima												
440 Grocery Store 5% 1.117,500 510<		Sales/SF	% Sales Alcohol	Total Alcohol Sales								
defi Total Sales Stort 2500 Stor 2500 Stort 25000 Stort 25000<				0			· · · · · · · · · · · · · · · · · · ·			0		0
442 Sales Tax trom Alcohol Sales 5100,575 5100,5		\$500 per GSF	5%									1,117,500 \$1,117,500
Vision Condition Vision Allochol 2010 Income 2010 Income 2010 Income 1000000000000000000000000000000000000		9.00%		\$2,715,525				\$100,575	\$100,575		\$100,575	\$100,575
defs Residential Taxable Sales - Alcohol %Spent on Alcohol 2010 Income												
4688 Senior Apartments - ADU 9 11% \$37,654 \$14,61,09 \$0 \$0 \$29,939 \$36,733 \$37,835 \$38,970 \$4 400 Townhomes - Market Rate 1% \$126,825 \$9,226,653 \$0 \$0 \$52,2651 \$177,07 \$24,0353 \$224,421 \$2 403 Condo - WDU 1% \$83,200 \$82,240 \$0 \$0 \$51,775 \$41,048 \$21,144 \$21,144 \$21,144 \$21,2432 \$22 \$22 \$22 \$20 \$0 \$0 \$55,775 \$41,038 \$79,547 \$119,694 \$116 \$22,418,423 \$0 \$0 \$56,775 \$41,838 \$79,547 \$119,694 \$16 \$16,007 \$24,080 \$47,872 \$57,656 \$62 \$14,8626 \$172,967 \$16 \$14,862 \$14,252 \$16,357 \$14,8626 \$172,967 \$16 \$14,8626 \$14,252 \$16,357 \$18,852,983 \$14,179,455 \$14,8626 \$172,967 \$16 \$14 \$14,8626 \$14,252 \$	485 Residential Taxable Sales - Alcohol											
460 Townhomes - Market Rate 9128.625 \$9.22.4653 \$0 \$0 \$10.7070 \$240.635 \$22.414 \$22.432 \$23.57 \$\$11.80.43 \$212.957 \$51 \$51.432.567 \$51.757 \$51.432.567 \$51.72.967 \$51.72.967 \$51.808.511 \$51.72.967 \$51.808.546 \$51.808 \$11.91.224 \$1.779.45 \$1.63.2667 \$1.808.346 \$1.30.32 \$22.12.777 \$												\$293,977
441 Townhomes - WDU 50 50 50 50 51 521.144 521.779 522.432 52 403 Condo - WDU 1% 582.900 \$6.883,722 \$0 \$0 \$51,75 \$51,638 \$79,547 \$119,694 \$116 495 Total Acchol Taxable Sales 6 80% taxable \$22.81,84.23 \$0 \$0 \$50,983 \$52.405 \$476,752 \$576,556 \$62 496 Acchol Expenditures Made Off-Site, In DC 30% taxable \$66.845,527 \$0 \$0 \$22.483 \$85,215 \$114,362 \$172,967 \$18 498 Total Residential Alcohol Sales Tax Revenues \$0.0% \$66.845,527 \$0 \$0 \$2,428 \$7,669 \$12,926 \$15,567 \$1 498 Total Residential Alcohol Taxa Revenues \$10,00% \$5,071,647 \$1,805,848 \$1,191,224 \$1,477,945 \$1,632,667 \$1,800 501 MEALS Tax Total Residurant Set Total Residurant Set \$10 \$2,428 \$1,414,924 \$2,213,773 </td <td></td> <td>\$40,139 \$261,810</td>												\$40,139 \$261,810
443 Condo - WDU \$819,00 \$6,893,722 \$0 \$0 \$5,775 \$41,638 \$79,547 \$119,694 \$16 495 Total Alcohol Taxable Sales 800% taxable \$22,818,423 \$0 \$0 \$0 \$280,943 \$224,050 \$478,752 \$576,556 \$52 496 Alcohol Expenditures Made Off-Site, in DC 30% taxable \$68,45,527 \$0 \$0 \$0 \$26,983 \$85,527 \$119,694 \$119,296 \$15,567 \$1 498 Total Residential Alcohol Sales Tax Revenues 9.00% \$616,097 \$0 \$0 \$2,428 \$7,669 \$12,926 \$15,567 \$1 498 Total Residential Alcohol Sales Tax Revenues \$0,0% \$50,071,647 \$1,650,848 \$1,191,224 \$1,477,945 \$1,682,667 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346 \$1,860,346												\$261,810 \$23,105
496 Alcohol Expenditures Made Off-Site, In DC 30% taxable \$6,845,527 \$0 \$0 \$26,983 \$85,215 \$143,626 \$172,967 \$18 497 Total Residential Alcohol Sales Tax Revenues 9.00% \$616,097 \$0 \$0 \$2,248 \$7,669 \$12,296 \$15,577 \$1 498	493 Condo - WDU											\$162,177
496 Alcohol Expenditures Made Off-Site, In DC 30% taxable \$6,845,527 \$0 \$0 \$26,983 \$85,215 \$143,626 \$172,967 \$18 497 Total Residential Alcohol Sales Tax Revenues 9.00% \$616,097 \$0 \$0 \$2,248 \$7,669 \$12,296 \$15,577 \$1 498	10 1	80% taxable		1					\$284,050	\$478,752		\$624,966
498 498 572,031,574 \$0 \$5,071,647 \$1,650,848 \$1,191,224 \$1,477,945 \$1,632,667 \$1,808,346 \$1,80 501 MEALS TAX Total Restaurant SF Total Restaurant SF					\$0	\$0	\$0	\$26,983	\$85,215	\$143,626	\$172,967	\$187,490
499 Total SALES TAX REVENUE \$0 \$5,071,647 \$1,650,848 \$1,191,224 \$1,477,945 \$1,632,667 \$1,808,346 \$1,80 500 500 Total Restaurant SF Total Restaurant SF \$1,808,346 \$1,808,34		9.00%		\$616,097	\$0	\$0	\$0	\$2,428	\$7,669	\$12,926	\$15,567	\$16,874
500 500 500 500 Total Restaurant Sales 500 Constrained Section Sectin Section Section Sectin Section Sectin Sectin Sectio			-	\$72 031 574	¢n	\$5 071 647	\$1 650 848	\$1 101 224	\$1 477 945	\$1 632 667	\$1 808 346	\$1,803,490
501 MEALS TAX Total Restaurant SF Total Restaurant SF C C C C C C C C C C C Restaurant SA C	500	<u></u>			φU	<i>45,071,047</i>	\$1,050,040	φ1,131,224	φ1, 4 11,343	φ1,052,007	φ1,000,340	φ1,003,450
503 Total Restaurant Sales \$00 \$0 \$1.043.347 \$2.149.294 \$2.237,73 \$2.280.186 \$2.34 504 Prepared Foods at Grocery \$0 \$0 \$0 \$1.043.347 \$2.149.294 \$2.237,73 \$2.280.186 \$2.34 504 Prepared Foods at Grocery \$0 \$0 \$0 \$0 \$0 \$1.295.489 \$1.34.353 \$1.37,73 \$2.280.186 \$2.34 506 Meals Tax Revenues (on-site restaurants) \$0.0% \$0 \$0 \$0 \$1.045.347 \$2.149.294 \$2.237,73 \$2.280.186 \$1.45 506 Meals Tax Revenues (on-site restaurants) \$0.0% \$0 \$0 \$0 \$1.045.347 \$2.149.294 \$2.137,73 \$2.280.186 \$1.45 506 Meals Tax Revenues (on-site restaurants) \$0.0% \$0 \$2.10,945 \$3.352 \$3.352.622 \$3.45 507 Residential Meals Tax Revenues \$0 \$0 \$0 \$0 \$0 \$2.626.655 \$7.726.792 \$12.741.623 \$15.477.661 \$17.06 508 Meals at Eating Places % of Retail Spending 3.4% \$0 <td< td=""><td>501 MEALS TAX</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	501 MEALS TAX											
504 Prepared Foods at Grocery 5% \$0 \$0 \$0 \$1,295,489 \$1,334,353 \$1,374,384 \$1,415,616 \$1,455 505 Meals Tax Revenues (on-site restaurants) 9.0% \$12,297,964 \$0 \$0 \$0 \$210,495 \$313,528 \$322,934 \$332,652 \$33 506 \$0 \$0 \$0 \$0 \$32,652 \$33 \$32,652 \$33 \$32,652 \$33 \$32,652 \$33 \$33,528 \$322,934 \$32,652 \$34 \$35 \$33,528 \$322,934 \$332,652 \$34 \$36 \$332,652 \$36 \$37 \$37,661 \$17,061 <td></td> <td>\$400 por CSE</td> <td></td> <td>4,500</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,500 \$2,348,592</td>		\$400 por CSE		4,500								4,500 \$2,348,592
505 Meals Tax Revenues (on-site restaurants) 9.0% \$12,297,964 \$0 \$0 \$20,495 \$313,528 \$322,934 \$332,622 \$34 506				<u> </u>								\$1,458,084
507 Residential Meals Tax Revenues Image: Constraint of the state	505 Meals Tax Revenues (on-site restaurants)			\$12,297,964								\$342,601
508 Total Taxable Sales \$0 \$0 \$0 \$2,626,655 \$7,726,792 \$12,741,623 \$15,477,661 \$17,06 509 Meals at Eating Places % of Retail Spending 3.4% \$0 \$0 \$0 \$89,088 \$262,068 \$43,155 \$24,953 \$57 510 % of Expenditures Made Off-Site 75%	506						ļ		T	T		
509 Meals at Eating Places % of Retail Spending 3.4% \$0 \$0 \$89,088 \$262,068 \$432,155 \$524,953 \$57 510 % of Expenditures Off-Site & in DC 75%<					\$0	۵»	\$0	\$2,626,655	\$7,726,792	\$12,741,623	\$15,477,661	\$17,064,190
510 % of Expenditures Off-Site & in DC 75% <	509 Meals at Eating Places % of Retail Spending	3.4%				\$0	\$0			\$432,155		\$578,762
512 Total Effective Residential Meals Tax Revenues 9.00% Effective Rate to General Fund \$1,447,547 \$0 \$0 \$6,013 \$17,690 \$29,170 \$35,434 \$3 513 \$3	510 % of Expenditures Off-Site & in DC	75.0%										75%
513		9 00% Effective Pate to Co	neral Fund	\$1 AA7 EA7								\$434,072 \$39,066
		3.00 % Effective Rate to Ge		¢1,447,547	\$0	\$0	\$0	۵ 0,01 3	φ17,09U	φ29,170	φ 3 0,434	\$39,000
				\$13,745,512	\$0	\$0	\$0	\$216,509	\$331,218	\$352,105	\$368,056	\$381,667



В	С	D E F	G	H I J	М	Ν	0	Р	Q	R	S	Т
7		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)	2012	2013	2014	2015	2016	2017	2018	2019
515												
525 D 526	EED RECORDATION/TRANSFER TAX	I 1										
527	Land Taken Down (Acres)			11.1	0.0		2.6	6.1	2.4	0.0	0.0	0.0
528	Land Sale - Assessed Value per Acre Total Land Sales and Transaction Costs	\$1,654,238		\$83,493,958	\$1,754,981 \$0	\$1,807,631 \$0	\$1,861,859 \$4,840,835	\$1,917,715 \$11,698,063	\$1,975,247 \$4,830,096	\$2,034,504 \$0	\$2,095,539 \$0	\$2,158,405 \$0
529 530					پ 0	\$U	\$4,640,635	\$11,090,003	\$4,830,096	م 0	\$0	\$U
531 533	Deed Recordation/Transfer Tax on Land Sale	2.90%		\$619,701	\$0	\$0	\$140,384	\$339,244	\$140,073	\$0	\$0	\$0
533	New Owner Occupied Unit Sales - Under \$400k											
534 535	Townhomes - Market Rate Townhomes - WDU	\$483,333 \$346,957			\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
537	Condo - WDU	\$308,241			\$0		\$0	\$2,149,886			\$14,056,918	\$0
539	Owner Occupied Households in Turnover											
540	Townhomes - Market Rate Townhomes - WDU	6.7% turnover per yr			0	-	0	0	3	7	10	10
543	Condo - WDU	3.0% turnover per yr 3.0% turnover per yr			0		0	0		1	2	3
541 543 545	Value of Housing Unit Sales in Turnover - Under \$400K											
546	Townhomes - Market Rate	\$483,333			\$0		\$0				\$0	\$0
547 549	Townhomes - WDU Condo - WDU	\$346,957 \$308,241			\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$66,431	\$0 \$478,971	\$0 \$915,048	\$0 \$0
551	Recordation/Transfer Tax, Properties under \$400k	2.20%		+++	\$0 \$0		\$0 \$0	\$0 \$47,297	\$293,760	\$310,782	\$329,383	\$0 \$0
553	New Owner Occupied Unit Sales - Over \$400k	2.20%			şυ	۵ ۵	<u>۵</u> ۵	φ41,291	<i>4233,10</i> 0	43 IU,702	<i>\$323,3</i> 03	φU
554	Townhomes - Market Rate	\$483,333			\$0	\$0	\$0	\$23,542,474		\$24,352,457	\$2,378,636	\$0
555	Townhomes - WDU	\$346,957			\$0		\$0	\$5,235,446		\$0	\$0	\$0
557	Condo - WDU	\$308,241			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,478,626
559 560	Owner Occupied Households in Turnover Townhomes - Market Rate	6.7% turnover per yr			0	0	0	0	3	7	10	10
561 563	Townhomes - WDU	3.0% turnover per yr			0		0	0		1	1	10
563	Condo - WDU	3.0% turnover per yr			0	0	0	0	0	1	2	3
565	Value of Housing Unit Sales in Turnover - Over \$400K								<u> </u>		<u> </u>	<u> </u>
566 567	Townhomes - Market Rate Townhomes - WDU	\$483,333 \$346,957			\$0 \$0		\$0 \$0	\$0 \$0	\$1,617,853 \$161,775		\$6,213,931 \$250,523	\$6,563,810 \$258,039
569	Condo - WDU	\$308,241			\$0		\$0	\$0	\$0		\$0	\$1,376,858
571	Recordation/Transfer Tax, Properties over \$400k	2.90%		\$12,671,126	\$0	\$0	\$0	\$834,560	\$1,280,526	\$841,112	\$256,450	\$657,643
572	OTAL DEED RECORDATION/TRANSFER TAX REVENUE			\$14,272,050	\$0	\$0	\$140,384	\$1,221,101	\$1,714,359	\$1,151,894	\$585,833	\$657,643
574	OTAL DEED RECORDATION/TRANSPER TAX REVENDE			\$14,272,030	φU	3U	\$140,364	\$1,221,101	\$1,714,559	\$1,151,694	\$365,633	\$057,045
575 IN	NCOME TAX											
577	EMPLOYEE INCOME											
579	Office											
580	Number of Employees	300 GSF/Employee		3,081	0	0	0	2,526	3,081	3,081	3,081	3,081
581 582	Average Employee Income Taxable Employee Income	\$76,100 80% taxable			\$80,734 \$64,588	\$83,157 \$66,525	\$85,651 \$68,521	\$88,221 \$70,577	\$90,867 \$72,694	\$93,593 \$74,875	\$96,401 \$77,121	\$99,293 \$79,435
583	Retail Income Tax, \$10,000 - \$40,000	\$400.00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
584 585	Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C.	\$2,200.00 35.0%		\$225,186	\$4,290 35.0%	\$4,455 35.0%	\$4,624 35.0%	\$4,799 35.0%	\$4,979 35.0%	\$5,164 35.0%	\$5,355 35.0%	\$5,552 35.0%
586	8 of Employees Living in Washington D.C. Employee Income Tax Revenue	35.0%		\$227,451,650	35.0%	35.0%	35.0%	\$4,243,206	\$5,368,363	\$5,568,230	\$5,774,092	\$5,986,130
586 587 588	Retail [In-Line]											
589	Number of Employees	350 GSF/Employee		72	0	0	0	40	72	72	72	72
590 591 592	Average Employee Income	\$26,400			\$28,008	\$28,848	\$29,713	\$30,605	\$31,523	\$32,469	\$33,443	\$34,446
591 592	Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000	80% taxable \$400.00		\$32,124	\$22,406 \$1,144	\$23,078 \$1,185	\$23,771 \$1,226	\$24,484 \$1,269	\$25,218 \$1,313		\$26,754 \$1,405	\$27,557 \$1,453
593	Retail Income Tax, \$40,000 +	\$2,200.00		\$27,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
594 595	% of Employees Living in Washington D.C. Employee Income Tax Revenue	85.0%		\$3,408,788	85.0% \$0	85.0% \$0	85.0%	85.0% \$42,993	85.0% \$80,749	85.0% \$83,541	85.0% \$86,416	85.0% \$89,377
290				⊋ 3,4∪8,788	\$0	\$0	\$0	\$42,993	\$80,749	<u>ა</u> გვების 	\$80,416	ې۲.۵۲۶ مورې
597 598	Restaurants Number of Employees	250 GSF/Employee		18	0	0	0	9	18	18	18	18
599	Average Employees	\$22,800		10	\$24,189	•	\$25,662	\$26,431			\$28,882	\$29,749
600	Taxable Employee Income	80% taxable			\$19,351	\$19,931	\$20,529	\$21,145		\$22,433	\$23,106	\$23,799
601 602	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 +	\$400.00 \$2,200.00		\$37,331 \$12,284	\$961 \$0	\$996 \$0	\$1,032 \$0	\$1,069 \$0	\$1,107 \$0	\$1,146 \$0	\$1,186 \$0	\$1,228 \$0
603	% of Employees Living in Washington D.C.	\$2,200.00		ψ12,204	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
604	Employee Income Tax Revenue			\$705,208	\$0		\$0	\$8,176	\$16,934	\$17,533	\$18,151	\$18,788
300												

В	C	D E F	G F	I J	М	Ν	0	Р	Q	R	S	Т
7												
8		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)								
	Retail [Grocery]	450 005/5			0							
607 608	Number of Employees	450 GSF/Employee		99		•	0	99	99		99	
608	Average Employee Income Taxable Employee Income	\$30,800 80% taxable			\$32,676 \$26,141	\$33,656 \$26,925	\$34,666 \$27,733	\$35,706 \$28,565	\$36,777 \$29,421	\$37,880 \$30,304	\$39,017 \$31,213	
610	Retail Income Tax, \$10,000 - \$40,000	\$400.00		\$26,171	\$20,141	\$20,925	\$1,464	\$20,505	\$29,421	\$30,304	\$31,213	
611	Retail Income Tax, \$40,000 +	\$400.00		\$46,384	\$1,308	\$1,415	\$1,404	\$1,514	\$1,505	\$1,018	\$1,073	
612	% of Employees Living in Washington D.C.	85.0%		φ + 0,30 4	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	
613	Employee Income Tax Revenue	00.0 %		\$5,767,439	\$0	\$0	\$0	\$127,821	\$132,162	\$136,634	\$141,239	
613 623 624 625 626				\$0,707,100	\$		<i>\$</i> 0	¢ 121 ,02 1	\$102,102	\$100,001	\$111,200	\$1.10,000
624	Construction											
625	Construction Employee - FTE Jobs			3,034	0	1,803	666	298	145	56	58	
626	Average Income - Construction Employees	\$69,700		174,256	\$73,945	\$76,163	\$78,448	\$80,801	\$83,225	\$85,722	\$88,294	
627	Average Taxable Income	80% taxable			\$59,156	\$60,930	\$62,758	\$64,641	\$66,580	\$68,578	\$70,635	
628 629	Construction Income Tax, \$10,000 - \$40,000	\$400.00		\$0 \$203,221	\$0 \$3.828	\$0	\$0 \$4,134	\$0	\$0 \$4,459	\$0 \$4,629	\$0	
630	Construction Income Tax, \$40,000 +	\$2,200.00 40,0%		\$203,221	\$3,828	\$3,979 40.0%	40.0%	\$4,294 40.0%	\$4,459	\$4,629	\$4,804	40.0%
	% of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev.	40.0%		\$4,973,551	40.0%	\$2,870,056	\$1,101,049	\$511,693	\$258,527	\$104,432	\$111,935	
631 032	Total Const. Employee income Tax Rev.			\$4,973,001	φU	\$2,670,050	\$1,101,049	\$511,095	\$200,027	\$104,432	\$111,930	\$15,000
633	Total Employees				0	1,803	666	2,972	3,415	3,327	3,329	3,278
634	Total Employees - Excluding Construction			3,270	0	0	0	2,674	3,270	3,270	3,270	
635	Total Employee Income Tax Revenue			\$242,306,637	\$0	\$2,870,056	\$1,101,049	\$4,933,889	\$5,856,735	\$5,910,370	\$6,131,833	\$6,256,138
636												
637	HOUSEHOLD INCOME											
639	Apartments - Market Rate											
640	Number of Households			289	0	0	0	0	91	228	289	289
641	Average Household Income	\$78,016			\$82,767	\$85,250	\$87,807	\$90,441	\$93,155	\$95,949	\$98,828	\$101,793
642	Taxable Household Income	80% taxable			\$66,213	\$68,200	\$70,246	\$72,353	\$74,524	\$76,759	\$79,062	\$81,434
643	Retail Income Tax, \$10,000 - \$40,000	\$400.00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
644	Retail Income Tax, \$40,000 +	\$2,200.00		\$231,761	\$4,428	\$4,597	\$4,771	\$4,950	\$5,135	\$5,325	\$5,520	
645	Household Income Tax Revenue			\$60,179,101	\$0	\$0	\$0	\$0	\$467,627	\$1,213,333	\$1,594,260	\$1,652,485
654 655												
	Senior Apartments - ADU											
656	Number of Households	007.051		82	0	0	0	69	82		82	
657	Average Household Income	\$37,654			\$39,947	\$41,146	\$42,380	\$43,651	\$44,961	\$46,310	\$47,699	
658 659	Taxable Household Income Retail Income Tax, \$10,000 - \$40,000	80% taxable \$400.00		\$15,451	\$31,958 \$1,717	\$32,916 \$1,775	\$33,904 \$1,834	\$34,921 \$1,895	\$35,969 \$1,958	\$37,048	\$38,159 \$2,090	
660	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 +	\$400.00		\$78.679	\$1,717	\$1,775	\$1,634	\$1,695	\$1,956 \$0	\$2,023 \$0	\$2,090	
661	Household Income Tax, \$40,000 +	\$2,200.00		\$7,230,349	\$0 \$0	\$0	\$0	\$129,991	\$159,978	\$165,268	\$170,716	
670				ψ1,230,349	φU	\$U	φ 0	ψ120,001	φ155,970	ψ105,200	ψ170,710	ψ170,320
671	Townhomes - Market Rate			<u>├</u> ────┼								
672	Number of Households			156	0	0	0	42	111	152	156	156
673	Average Household Income	\$128,625			\$136,458	\$140,552	\$144,769	\$149,112	\$153,585		\$162,938	
674	Taxable Household Income	80% taxable			\$109,167	\$112,442	\$115,815	\$119,289	\$122,868	\$126,554	\$130,351	\$134,261
675	Retail Income Tax, \$10,000 - \$40,000	\$400.00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
676	Retail Income Tax, \$40,000 +	\$2,200.00		\$405,460	\$8,079	\$8,358	\$8,644	\$8,940	\$9,244	\$9,557	\$9,880	\$10,212
677	Household Income Tax Revenue			\$57,868,502	\$0	\$0	\$0	\$375,610	\$1,027,428	\$1,453,780	\$1,541,252	\$1,593,105
678												
679	Townhomes - WDU											
680	Number of Households			19	0	0	0	13	19	19	19	
681	Average Household Income	\$93,200			\$98,876	\$101,842	\$104,897	\$108,044	\$111,286	\$114,624	\$118,063	
682	Taxable Household Income	80% taxable			\$79,101	\$81,474	\$83,918	\$86,435	\$89,029	\$91,699	\$94,450	
683	Retail Income Tax, \$10,000 - \$40,000	\$400.00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
684	Retail Income Tax, \$40,000 +	\$2,200.00		\$283,876	\$5,524	\$5,725	\$5,933	\$6,147	\$6,367	\$6,594	\$6,828	
685	Household Income Tax Revenue			\$5,030,411	\$0	\$0	\$0	\$80,012	\$120,981	\$125,295	\$129,737	\$134,313



	ВСС	D E	F	G	H I ,	J M	N	0	Р	Q	R	S	т
7			-									-	
8		ASSUMP	TION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010	\$)	Column 2	(2012-2041)								
694													
695	Condo - WDU												
696	Number of Households				191	0	-	0	6	42		114	150
697	Average Household Income		\$82,800			\$87,843			\$95,988	\$98,868		\$104,889	\$108,035
698	Taxable Household Income		80% taxable			\$70,274			\$76,790	\$79,094		\$83,911	\$86,428
699	Retail Income Tax, \$10,000 - \$40,000		\$400.00		\$0	\$0			\$0	\$0		\$0	\$0
700	Retail Income Tax, \$40,000 +		\$2,200.00		\$248,182	\$4,773			\$5,327	\$5,523		\$5,932	\$6,146
701	Household Income Tax Revenue				\$41,372,081	\$0	\$0	\$0	\$32,051	\$232,601	\$447,184	\$676,979	\$922,666
702													
703	Total Residents					0			260	719		1,350	1,418
704	Total Households					0		0	130	345		660	696
705	Total Household Income Tax Revenue				\$171,680,444	\$0	\$0	\$0	\$617,664	\$2,008,616	\$3,404,859	\$4,112,944	\$4,478,898
706													
	TOTAL INCOME TAX REVENUE				\$413,987,081	\$0	\$2,870,056	\$1,101,049	\$5,551,553	\$7,865,351	\$9,315,229	\$10,244,777	\$10,735,036
708													
	PARKING TAX REVENUE												
710													
711	Average Annual Revenue per Space (Monthly & Public)		\$2,279			\$2,418			\$2,642	\$2,721		\$2,887	\$2,974
712	Total Income-Generating Parking Spaces		0			0	0	0	1,647	653	0	0	0
713													
714	Total Parking Revenues		\$0			\$0	\$0	\$0	\$4,351,350	\$1,776,973	\$0	\$0	\$0
715													
716	Parking Tax Revenue		12%			\$0	\$0	\$0	\$522,162	\$213,237	\$0	\$0	\$0
717													
	TOTAL PARKING TAX REVENUES				\$735,399	\$0	\$0	\$0	\$522,162	\$213,237	\$0	\$0	\$0
719													
720													
	MISCELLANEOUS REVENUES												
722													
723	Miscellaneous Revenues (See Appendix)												
724	Per Employee		\$1,011		0.070	\$1,073			\$1,173	\$1,208		\$1,281	\$1,320
725					3,270	\$0			\$2,972	\$3,415		\$3,329	\$3,278
726	Misc Rev (Employee)				\$158,835,285	\$0	\$1,992,987	\$757,918	\$3,485,183	\$4,124,637	\$4,138,241	\$4,264,760	\$4,326,326
727 728	Por Posident		\$640			\$679	\$700	\$721	\$742	\$704	\$707	¢044	\$835
728	Per Resident No. Residents		ან40		1.496	\$679			\$742	\$764 719		\$811 1.350	
729	Misc Rev (Resident)				\$43,234,441	\$0			\$192,671	\$549,795		\$1,094,931	1,418 \$1,184,916
730					φ+3,234,441	<u>پا</u> ر	<u>م</u> ں		φ19∠,0/I	a048,795	\$909,90 I	φ1,09 4 ,931	\$1,10 4 ,910
	TOTAL MISCELLANEOUS REVENUES				\$202.069.725	\$0	\$1,992,987	\$757,918	\$3,677,854	\$4,674,432	\$5,048,202	\$5,359,691	\$5,511,242
732					<i>\$202,003,123</i>	φU	φ1,332, 3 01	\$151,910	<i>4</i> 5,011,054	φ 4 ,014,432	φ 3,0 4 0,202	40,000,001	<i>4</i> 5,511,242
	TOTAL REVENUES				\$1.183.055.000	\$0	\$9.934.700	\$3.892.100	\$19,281,800	\$25.955.400	\$29.553.800	\$31,029,100	\$32,136,800
735	Real Property Tax				\$457,282,100	\$0			\$6,741,700				\$12,800,200
736	Personal Property Tax				\$8,931,800	\$0			\$159,600	\$9,408,000		\$238,700	\$12,800,200
737	Sales Tax				\$72,031,500	\$0			\$1,191,200	\$1,477,900		\$1,808,300	\$1,803,500
738	Meals Tax				\$13,745,600	\$0			\$216,500	\$331,200		\$368,100	\$381,700
740	Deed Recordation/Transfer Tax				\$14,272,000	\$0			\$1,221,100	\$1,714,400		\$585,800	\$657,600
741	Income Tax				\$413,986,900	\$0			\$5,551,600	\$7,865,400		\$10,244,800	\$10,735,000
742	Parking Tax				\$735,400	\$0			\$522,200	\$213,200		\$0	\$0
743	Miscellaneous Revenues				\$202,069,700	\$0			\$3,677,900	\$4,674,400		\$5,359,700	\$5,511,200
744					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	+	\$ 1,22 3,000	Ţ. 1. ,000	<i></i>	÷ .,, 100	,,,,, <u>,</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<i>+-,,</i> 200
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7	5						Ŭ		ŭ	IX.	0	
8		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)								
	KPENDITURES											
746												
747 MI	ISC./NON-EDUCATIONAL OPERATING EXPENDITURES (SE	E APPENDIX)										
748												
749	Expenditures Per Employee		\$476		\$504.63	\$519.77	\$535.36	\$551.42	\$567.96	\$585.00	\$602.55	\$620.63
750	No. Employees			3,270		1,803	666	2,972	3,415	3,327	3,329	3,278
751	Op. Expenditures (Employee)			\$74,696,027	\$0	\$937,249	\$356,429	\$1,638,989	\$1,939,708	\$1,946,105	\$2,005,604	\$2,034,557
752												
753	Per Resident		\$986		\$1,046	\$1,077	\$1,110	\$1,143	\$1,177	\$1,213	\$1,249	\$1,286
754	No. Residents			1,496		0	0	260	719	1,156	1,350	1,418
755	Op. Expenditures (Resident)			\$66,583,228	\$0	\$0	\$0	\$296,723	\$846,712	\$1,401,386	\$1,686,249	\$1,824,830
756 757 1				\$1.11.070.0FF	\$0	£007.040	Ê050 400	\$4 005 7 40	\$0 700 440	¢0.047.404	\$0.004.050	\$0.050.00 7
	TOTAL MISC./NON-EDUC OPERATING EXPENDITURES			\$141,279,255	\$0	\$937,249	\$356,429	\$1,935,712	\$2,786,419	\$3,347,491	\$3,691,852	\$3,859,387
758												
	APITAL EXPENDITURES											
760 761 I	Land Development & Infrastructure Costs	\$5,159,03	7 per acre 11.1 Ac	res \$61.000.777	\$61.000.777		\$0	\$0	\$0	\$0	\$0	\$0
761	Value of Phase 1 Land Takedown	\$5,159,03	7 per acre TT. TAC	\$01,000,777 \$0		\$0	\$0	\$0	\$0 \$0	\$0	\$0	
	Net Land Development Costs			\$61,000,777		\$0 \$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0
763	Net Land Development Costs			\$61,000,777	\$01,000,777	پ 0	Ф О	پ 0	پ 0	پ 0	\$U	م 0
	Annual Payment on 20 Year Bond	5.0% Int	erest Rate 20 Ye	are	\$4,894,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Cumulative Bond Payments	3.0 % 111			\$4,894,860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4,894,860
767					φ4,004,000	φ 4 ,004,000	φ 1 ,004,000	\$ 4,004,000	ψ 1 ,004,000	ψ 1 ,004,000	φ 1 ,004,000	φ + ,00+,000
768	TOTAL CAPITAL EXPENDITURES			\$97,897,204	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860
769				\$01,001, <u>20</u> 1	\$ 1,00 1,000	¢ 1,00 1,000	\$ 1,00 1,000	\$ 1,00 1,000	\$ 1,00 1,000	\$ 1,00 1,000	\$ 1,00 1,000	\$ 1,00 1,000
	DUCATIONAL EXPENDITURES											
771												
	Pupil Generation											
773	Apartments - Market Rate	0.24 per household		69	0	0	0	0	22	55	69	69
775	Senior Apartments - ADU	0.00 per household		0		0	0	0	0	0	0	0
777	Townhomes - Market Rate	0.35 per household		55	0	0	0	15	39	53	55	55
778	Townhomes - WDU	0.35 per household		7	0	0	0	5	7	7	7	7
780	Condo - WDU	0.07 per household		13	0	0	0	0	3	5	8	11
781												
	Total On-Site Pupils			144	0	0	0	20	70	120	139	141
783												
784	School Expenditures per Pupil	\$10,752 per pupil			\$11,407	\$11,749	\$12,101	\$12,464	\$12,838	\$13,223	\$13,620	\$14,029
785												
786	TOTAL SCHOOL OPERATING EXPENDITURES			\$70,106,631	\$0	\$0	\$0	\$245,332	\$903,276	\$1,587,454	\$1,887,074	\$1,979,039
		1 1										
787					\$4.894.900	\$5,832,100	\$5,251,300	\$7,075,900	\$8,584,600	\$9,829,900	\$10,473,900	\$10,733,300
787 788 TC	DTAL OPERATING EXPENDITURES			\$309,283,800								
787 788 TC 789	Misc./Non-Educational Operating Expenditures			\$141,279,300	\$0	\$937,200	\$356,400	\$1,935,700	\$2,786,400	\$3,347,500	\$3,691,900	\$3,859,400
787 788 TC 789 1 790 0	Misc./Non-Educational Operating Expenditures Capital Expenditures			\$141,279,300 \$97,898,000	\$0 \$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900
787 788 TC 789 1 790 0 791 6	Misc./Non-Educational Operating Expenditures			\$141,279,300	\$0 \$4,894,900							
787 788 TC 789 1 790 0 791 E 792	Misc /Non-Educational Operating Expenditures Capital Expenditures Educational Expenditures			\$141,279,300 \$97,898,000 \$70,106,500	\$0 \$4,894,900 \$0	\$4,894,900 \$0	\$4,894,900 \$0	\$4,894,900 \$245,300	\$4,894,900 \$903,300	\$4,894,900 \$1,587,500	\$4,894,900 \$1,887,100	\$4,894,900 \$1,979,000
787 788 TC 789 1 790 0 791 E 792	Misc./Non-Educational Operating Expenditures Capital Expenditures			\$141,279,300 \$97,898,000	\$0 \$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900	\$4,894,900



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7		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)								
795	EDICATED REVENUE STREAMS (NON-GENERAL FUND REV	(ENUE)										
797												
798 1 799	IEIGHBORHOOD INVESTMENT FUND											
800	PERSONAL PROPERTY TAX REVENUES - NEIGHBORHOOD	INVESTMENT FUND	11									
801									0054 500	0074.000		0000 711
803 804	Total Personal Property Tax Collected Neighborhood Investment Fund Revenues	17.4%	II	\$10,812,940	\$0 \$0	\$0 \$0	\$0 \$0	\$193,170 \$33,612	\$254,599 \$44,300	\$274,889 \$47,831	\$288,940 \$50,276	\$299,711 \$52,150
805	TOTAL PERSONAL PROPERTY TAX REVENUE - NEIGHBOR			\$1,881,452	\$0	\$0	\$0	\$33,612	\$44,300	\$47,831	\$50,276	\$52,150
806	OTAL NEIGHBORHOOD INVESTMENT FUND REVENUE			\$1,881,452	\$0	\$0	\$0	\$33,612	\$44,300	\$47,831	\$50,276	\$52,150
808				\$1,001,402	Ç.	, , , , , , , , , , , , , , , , , , , 	~	400,012	\$44,000	¥41,001	\$30,210	402 ,100
809	ONVENTION CENTER FUND											
811												
812 813	MEALS TAX - CONVENTION CENTER FUND			Total Effective Restau	rant SF							
813	Total Restaurant Sales On-Site				\$0	\$0	\$0	\$1,043,347	\$2,149,294	\$2,213,773	\$2,280,186	\$2,348,592
815												
816 817	Meals Tax Revenues (on-site restaurants)	1.00% Effective Rate to Conven	tion Center Fund	\$839,052	\$0	\$0	\$0	\$10,433	\$21,493	\$22,138	\$22,802	\$23,486
818	Total Restaurant Expenditures Off-Site from Residents				\$0	\$0	\$0	\$66,816	\$196,551	\$324,116	\$393,714	\$434,072
819 820	Total Effective Residential Meals Tax Revenues	1.00% Effective Rate to Conven	tion Contor Fund		\$0	\$0	\$0	\$668	\$1,966	\$3,241	\$3,937	\$4,341
821	Total Enective Residential Means Tax Revenues	1.00% Effective Rate to Conven	tion Center Fund		şυ	م و	φU	9006	\$1,900	\$3,241	\$3,937	\$4,341
822	TOTAL MEALS TAX REVENUE - CONVENTION CENTER FUN	ID		\$999,890	\$0	\$0	\$0	\$11,102	\$23,458	\$25,379	\$26,739	\$27,827
823 834	OTAL CONVENTION CENTER FUND REVENUE			\$999,890	\$0	\$0	\$0	\$11,102	\$23,458	\$25,379	\$26,739	\$27,827
835												
836						1						
838			Type SAM									
839 840	Indirect/Inducted Construction Jobs	IMPLAN Categories 34,37	1.309	938	0	557	206	92	45	17	18	
	OTAL INDIRECT/INDUCED CONSTRUCTION JOBS		1.309	938	0	557	200	92	45	17	18	2
842 843	In disc at the durant Endly Times Exception and											
843	Indirect/Induced Full Time Employment Office	394, 396, 397	1.358	1,103	0	0	0	904	1,103	1,103	1,103	1,103
845	Retail [In-Line]	325, 327, 328, 330, 419, 421	1.145	10	0	0	0	6	10	10	10	10
846 847	Restaurants Retail [Grocery]	413 324	1.138 1.158	2	0	0	0	1	2 16	2	2	2 16
849	OTAL INDIRECT/INDUCED FULL-TIME JOBS (EXCLUDING C			1,132	0	0	Ō	927	1,132	1,132	1,132	1,132
850 851 I	NDIRECT GROSS OUTPUT SALES TAX REVENUE											
852			Indirect Only									
853 854	Retail [In-Line] Indirect Impact	On-site Sales: Categories 325, 327, 328, 330, 419, 421	0.2530	\$104,651,102	\$0 \$0	\$0 \$0	\$0 \$0	\$5,660,156 \$1,432,019	\$10,582,318 \$2,677,327	\$10,899,788 \$2,757,646	\$11,226,782 \$2,840,376	\$11,563,585 \$2,925,587
855		020, 027, 020, 000, 410, 421	0.200	\$104,031,102				φ1, 4 32,019	φ <u>2</u> ,011,321	φ <u>2</u> ,151,040	φ <u>2</u> ,0 4 0,370	ψ2,323,307
856	Restaurants	On-site Sales: Categories	0.0440	404 000 000	\$0	\$0	\$0	\$1,043,347	\$2,149,294	\$2,213,773	\$2,280,186	\$2,348,592
857 858	Indirect Impact	413	0.2410	\$21,228,009	\$0	\$0	\$0	\$263,967	\$543,771	\$560,085	\$576,887	\$594,194
859	Retail [Grocery]	On-site Sales			\$0	\$0	\$0	\$25,909,776	\$26,687,069	\$27,487,681	\$28,312,311	\$29,161,681
860 864	Indirect Impact	324	0.2950	\$266,858,699	\$0	\$0	\$0	\$6,555,173	\$6,751,828	\$6,954,383	\$7,163,015	\$7,377,905
	OTAL GROSS OUTPUT SALES TO THE DISTRICT		95% Taxable Sales	\$373,100,920	\$0	\$0	\$0	\$7,838,601	\$9,474,280	\$9,758,508	\$10,051,264	\$10,352,802
866			0.000	A00.007.007			•	A /=== = = =				
867 1 868	OTAL ESTIMATED INDIRECT SALES TAX REVENUES		6.00%	\$22,387,000	\$0	\$0	\$0	\$470,000	\$568,000	\$586,000	\$603,000	\$621,000
300			11									



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8		ASSUMPTION	ASSUMPTION	TOTAL	2012	2013	2014	2015	2016	2017	2018	2019
9		(2010\$)	Column 2	(2012-2041)	2012	2010	2014	2013	2010	2017	2010	2013
	NDIRECT/INDUCED INCOME TAX	(2010\$)	Column 2	(2012 2041)	······			L.				
870				1 11	1	1			1	1	1	
871	Office		Type SAM Multiplier									
872	Total Employees		Type of an manphon		0	0	0	2,526	3,081	3,081	3,081	3,081
873	Average Employee Income				\$80,734	\$83,157	\$85,651	\$88,221	\$90,867	\$93,593	\$96,401	\$99,293
874	Total Employee Income - DC	35% Emp. living in E	DC		\$0	\$0	\$0	\$78,003,321	\$97,973,668	\$100,912,878	\$103,940,265	\$107,058,472
875	Indirect/Induced Labor Income		0.580		\$0	\$0	\$0	\$45,241,926	\$56,824,728	\$58,529,469	\$60,285,353	\$62,093,914
876	Income Tax from Indirect/Induced Labor Income	6% Blended Income Tax Ra	ate	\$134,160,483	\$0	\$0	\$0	\$2,714,516	\$3,409,484	\$3,511,768	\$3,617,121	\$3,725,635
877												
878	Retail [In-Line]											
879	Total Employees				0	0	0	40	72	72	72	72
880	Average Employee Income				\$28,008	\$28,848	\$29,713	\$30,605	\$31,523	\$32,469	\$33,443	\$34,446
881	Total Employee Income - DC	85% Emp. living in E	DC		\$0	\$0	\$0	\$1,036,848	\$1,938,508	\$1,996,663	\$2,056,563	\$2,118,260
882	Indirect/Induced Labor Income		0.564		\$0	\$0	\$0	\$584,782	\$1,093,318	\$1,126,118	\$1,159,902	\$1,194,699
883	Income Tax from Indirect/Induced Labor Income	6% Blended Income Tax Ra	ate	\$2,564,132	\$0	\$0	\$0	\$35,087	\$65,599	\$67,567	\$69,594	\$71,682
884												
885	Restaurants											
886	Total Employees				0	0	0	9	18	18	18	18
887	Average Employee Income				\$24,189	\$24,914	\$25,662	\$26,431	\$27,224	\$28,041	\$28,882	\$29,749
888	Total Employee Income - DC	85% Emp. living in D			\$0	\$0	\$0	\$202,201	\$416,533	\$429,029	\$441,900	\$455,157
889	Indirect/Induced Labor Income		0.520		\$0	\$0	\$0	\$105,144	\$216,597	\$223,095	\$229,788	\$236,682
890	Income Tax from Indirect/Induced Labor Income	6% Blended Income Tax Ra	ate	\$507,338	\$0	\$0	\$0	\$6,309	\$12,996	\$13,386	\$13,787	\$14,201
891												
892	Retail [Grocery]											
893	Total Employees				0	0	0	99	99		99	99
894	Average Employee Income	050/ 5			\$32,676	\$33,656	\$34,666	\$35,706	\$36,777	\$37,880	\$39,017	\$40,187
895	Total Employee Income - DC	85% Emp. living in E			\$0	\$0	\$0	\$3,014,746	\$3,105,189	\$3,198,344	\$3,294,295	\$3,393,124
896	Indirect/Induced Labor Income	0% Disada di sasara Tau D	0.610	64 404 000	\$0 \$0	\$0	\$0	\$1,838,995	\$1,894,165 \$113.650	\$1,950,990	\$2,009,520	\$2,069,805
897 905	Income Tax from Indirect/Induced Labor Income	6% Blended Income Tax Ra	ate	\$4,491,889	\$0	\$0	\$0	\$110,340	\$113,650	\$117,059	\$120,571	\$124,188
905	Construction			+								
906	Construction Total Employees					1.803	666	298	145	56	58	
907	Average Employee Income				\$73,945	\$76,163	\$78,448	\$80,801	\$83,225	\$85,722	\$88,294	\$90,943
908	Total Employee Income - DC	40% Emp. living in D		++	\$73,945	\$54,935,259	\$20,891,480	\$9,627,558	\$4,824,939	\$1,933,888	\$2,057,283	\$289,386
909	Indirect/Induced Labor Income	40 % Emp. IIVING IN L	0.609	+	\$0	\$33,455,573	\$12,722,912	\$9,627,556	\$2,938,388	\$1,933,000	\$2,057,283	\$176,236
911	Income Tax from Indirect/Induced Labor Income	6% Blended Income Tax R		\$3,455,215	\$0	\$2,007,334	\$763,375	\$351,791	\$2,938,388	\$70,664	\$75,173	\$10,574
912				ψ0,=00,210		φ2,007,334	φr03,373	9331,791	φ170,303	\$70,004	ψι 5, 17 5	\$10,374
913	TOTAL ESTIMATED INDIRECT/INDUCED INCOME TAX REV	VENUE		\$145.179.057	\$0	\$2.007.334	\$763.375	\$3.218.042	\$3.778.032	\$3.780.445	\$3.896.247	\$3.946.280
914				+,	φ0	+2,001,004	<i></i>	¥0,2.0,042	\$0,0,00L	\$0,100,440	¥0,000,£41	\$0,0.0,200
915	TOTAL INDIRECT/INDUCED REVENUES			\$167.566.057	\$0	\$2.007.334	\$763.375	\$3.688.042	\$4.346.032	\$4.366.445	\$4.499.247	\$4,567,280
916					~	+_,001,001	÷100,010	÷:,500,012	÷ 1,0 10,002	÷ 1,000,110	Ţ., 100,2 II	÷ .,501,200
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7 8			ASSUMPTION		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9			(2010\$)												
10															
11	SCALATIONS Revenues			3.0%	1.344	1.384	1.426	1.469	1.513	1.558	1.605	1.653	1.702	1.754	1.806
13	Commercial			3.0%	1.344	1.384	1.426	1.469	1.513	1.558	1.605	1.653	1.702	1.754	1.806
14	Residential			3.0%	1.344	1.384	1.426	1.469	1.513	1.558	1.605	1.653	1.702	1.754	1.806
15 16	Expenditures			3.0%	1.344	1.384	1.426	1.469	1.513	1.558	1.605	1.653	1.702	1.754	1.806
	EVELOPMENT PROGRAM														
19	Residential														
20 21	Delivery (Units) Cumulative Units				36 751	5 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756
66					751	/ 56	750	/ 50	/ 36	/ 50	/56	/36	/50	/ 30	/ 36
23 24	For-Rent Residential Delivery (Units)				0	0	0	0	0		0	0	0	0	0
24	Cumulative Units				390	390	390	390	390	390	390	390	390	390	390
25 20 27	Apartments - Market Rate							550	330						
28	Apartments - Market Rate Delivery (Units)				0	0	0	0	0	0	0	0	0	0	
29	Cumulative Units				304	304	304	304	304	304	304	304	304	304	304
35 36 37 30	Senior Apartments - ADU							-							
36	Delivery (Units) Cumulative Units				0 86	0 86	0 86	0 86	0 86	86	0 86	0 86	0 86	0 86	0 86
30								00	80	00		80	80		00
43	For-Sale Residential Delivery				36	5	0	0	0		0	0	0	0	
44 45 40	Cumulative GSF				361	366	366	366		366	366	366	366	366	366
40	Townhomes - Market Rate														
47	Delivery (Units)				0	0	0	0	0	0	0	0	0	0	0
47 48 49 50	Cumulative Units				156	156	156	156		156	156	156	156	156	156
50	Townhomes - WDU														
52	Delivery (Units)				0	0	0	0	0	0	0	0	0	0	0
53	Cumulative Units				19	19	19	19	19	19	19	19	19	19	19
53 58 59 60	Condo - WDU														
60	Delivery (Units)				36	5	0	0	0	0	0	0	0	0	0
61 63	Cumulative Units				186	191	191	191	191	191	191	191	191	191	191
63	Commercial														
64	Delivery (GSF) Cumulative GSF				0 1,104,697	0 1,104,697	0 1,104,697	0 1,104,697	0 1,104,697	0 1,104,697	0 1,104,697	0 1,104,697	0 1,104,697	1,104,697	0 1,104,697
64 65 67					1,104,007	1,104,037	1,104,097	1,104,097	1,104,097	1,104,037	1,104,007	1,104,097	1,104,097	1,104,097	1,104,097
68	Office Delivery (GSF)	+			0	0	0	0	0	0	0	0	0		
68 69	Cumulative GSF				1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862
70	Retail, Restaurant, & Grocery														
72	Delivery (GSF)				0	0	0	0	0	0	0	0	0	0	0
73	Cumulative GSF				77,835	77,835	77,835	77,835	77,835	77,835	77,835	77,835	77,835	77,835	77,835
75	Retail (In-line)														
76	Delivery				0	0	0	0	0	0	0	0	0	0	0
75 76 77 78 79	Cumulative GSF Restaurants				28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135
80	Delivery	+			0	0	0	0	0	0	0	0	0	0	0
81 82 83	Cumulative GSF				5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
83	Retail [Grocery]														
84	Delivery Cumulative GSF				0 44,700	0 44,700	44,700	0 44,700	0 44.700	44,700	44,700	0 44,700	0 44,700	0 44,700	44,700
85 93	Gumulduve GGF				44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700
93															



В	C D	E	U	V	W	Х	Y	Z	AA	AB	AC	AD	AE
7		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9		(2010\$)	2020	2021	2022	2023	2024	2025	2020	2021	2020	2029	2030
	MPLOYEE RATIOS	(2010\$)											
95	Office	300 GSF per Employee	300	300	300	300	300	300	300	300	300	300	300
97	Vacancy Rate	10.0%		000	000	000	000	000	000	000	000		
98	Vacancy rate	10.070											
99	Retail [In-Line]	350 GSF per Employee	350	350	350	350	350	350	350	350	350	350	350
101	Vacancy Rate	10.0%										İ	
102													
103	Restaurants	250 GSF per Employee	250	250	250	250	250	250	250	250	250	250	250
102 103 105 106 107	Vacancy Rate	10.0%											
106													
107	Retail [Grocery]	450 GSF per Employee	450	450	450	450	450	450	450	450	450	450	450
109 114	Vacancy Rate	0.0%											
114	DUSEHOLD RATIOS												
116	JUSENOED RATIOS												
117	Apartments - Market Rate	1.9 Residents per Household	549	549	549	549	549	549	549	549	549	549	549
118	Occupancy Rate	95.0%	548	548	548	548	548	545	549	549	549	549	549
118 122	Coopensy rate	00.070											
123	Senior Apartments - ADU	1.5 Residents per Household	123	123	123	123	123	123	123	123	123	123	123
124 128	Occupancy Rate	95.0%											
128													
129	Townhomes - Market Rate	2.6 Residents per Household	412	412	412	412	412	412	412	412	412	412	412
130													
131	Townhomes - WDU	2.6 Residents per Household	50	50	50	50	50	50	50	50	50	50	50
134 135	Condo - WDU		354	363	363	363	363	363	363	363	363	363	363
135		1.9 Residents per Household	354	303	303	303	363	363	303	363	363	303	303
	CONSTRUCTION VALUE (HARD COSTS FOR CONSTRUCTION	SALES)											
138		URLEO)											
139	Apartments - Market Rate												
139 140 141	Construction Costs per Unit	\$229,934 per SF	\$309,012	\$318,282	\$327,831	\$337,666	\$347,796	\$358,230	\$368,976	\$380,046	\$391,447	\$403,191	\$415,286
141	Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142	Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
143	Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
150													
151	Senior Apartments - ADU	#000.040 D	\$050 000	\$000 000	6074 746	#205 00C	\$007 F70	\$100.4CT	\$404 700	6404 105	A 4 7 4 00		0474 710
152	Construction Costs per Unit Construction Value	\$262,840 per SF	\$353,236 \$0	\$363,833 \$0	\$374,748 \$0	\$385,990 \$0	\$397,570 \$0	\$409,497 \$0	\$421,782 \$0	\$434,435 \$0	\$447,468 \$0	\$460,892 \$0	\$474,719 \$0
153	Total Construction Hours	9.7 per \$1K const. value	\$0	\$0 0	\$0	\$0	\$0 0	\$0	\$0	\$0		\$0	\$0
155	Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0		0	
142 143 150 151 152 153 154 155 163 164 165 166 167		2020 nouis/year	0		0	5		0		0	0		
164	Townhomes - Market Rate												
165	Construction Costs per Unit	\$269,219 per SF	\$361,807	\$372,661	\$383,841	\$395,357	\$407,217	\$419,434	\$432,017	\$444,977	\$458,327	\$472,076	\$486,239
166	Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
167	Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0		0	0
168	Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
169 170 171													
170	Townhomes - WDU	0000 7/2	0000.055	A000 07-	** ***	4000 505	*****	001051		A000	\$000 C - :	****	
171	Construction Costs per Unit	\$223,718 per SF	\$300,658	\$309,677	\$318,968	\$328,537	\$338,393	\$348,545	\$359,001	\$369,771	\$380,864	\$392,290	\$404,059
172 173 174	Construction Value Total Construction Hours	0.7 per £1K per et units	\$0	\$0 0	\$0	\$0 0	\$0	\$0	\$0 0	\$0 0	\$0 0	\$0	\$0
174	Total FTE Construction Hours	9.7 per \$1K const. value 2025 hours/year	0	0	0	0	0	0	0	0	0	0	
181		2020 HOURS/year	0	0	0		0	U	0	0	0		0
101		1											



С	DE	U	V	W	Х	Y	Z	AA	AB	AC	AD	AE
7	ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9 182 Condo - WDU	(2010\$)											
183 Construction Costs per Unit	\$266,360 per SF	\$357,966	\$368,704	\$379,766	\$391,159	\$402,893	\$414,980	\$427,430	\$440,252	\$453,460	\$467,064	\$481,076
184 Construction Value 185 Total Construction Hours		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
185 Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
186 Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
188 Total Residential Construction Value 189 Total Residential FTE Construction Jobs		\$0 0	\$0 0	\$0 0	\$0 0	\$0 0	\$0	\$0 0	\$0 0	\$0 0	\$0	\$0
189 Total Residential FTE Construction Jobs 190		U	U	U	U	U	U	U	U	U	U	U
190 Office												
192 Construction Costs per GSF	\$348 /FAR SF	\$468	\$482	\$497	\$512	\$527	\$543	\$559	\$576	\$593	\$611	\$629
193 Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
194 Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
195 Total FTE Construction Jobs 196	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
196												
197 Retail [In-Line] 198 Construction Costs per GSF	\$170 (OOF	6000	\$374	\$385	\$397	¢400	6404	6404	\$447	¢460	¢ 4 7 4	¢400
198 Construction Costs per GSF 199 Construction Value	\$270 /GSF	\$363 \$0	\$374	\$385	\$397 \$0	\$409 \$0	\$421 \$0	\$434 \$0	\$447 \$0	\$460 \$0	\$474 \$0	\$488 \$0
200 Total Construction Hours	9.7 per \$1K const. value	۵	\$U 0	\$U 0	\$U 0	\$U 0	۵ ۵	\$U 0	\$U 0	\$U 0	0¢	0¢ 0
201 Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
202												ĭ
203 Restaurants												
204 Construction Costs per GSF	\$270 /GSF	\$363	\$374	\$385	\$397	\$409	\$421	\$434	\$447	\$460	\$474	\$488
205 Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
206 Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
207 Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0		0
209 Retail [Grocery]												
210 Construction Costs per GSF	\$270 /GSF	\$363	\$374	\$385	\$397	\$409	\$421	\$434	\$447	\$460	\$474	\$488
211 Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
212 Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
213 Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
220 221 Total Commercial Construction Value - 2 Years Prior to I	D- //	**	**	**	**	**	**	**	* *			
221 Total Commercial Construction Value - 2 Years Prior to I 222 Total Commercial FTE Construction Jobs	Delivery	\$0 0	\$0 0	\$0 0	\$0 0	\$0	\$0 0	\$0	\$0 0	\$0 0	\$0	\$0
222 Total Commercial FTE Construction Jobs		U	U	U	U	0	U	U	U	U	V	
224 Total Construction Value - 2 Years Prior to Delivery		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
225 Total FTE Construction Jobs		0	0	0	0	0	0	0	0	0	0	0
226												
227												
228 ASSESSED VALUE												
230 PROJECT VALUE - UNIMPROVED LAND BASE												
231 Unimproved Land Base Value per Acre	\$1,654,238 /Acre	\$2,223,158	\$2,289,852	\$2,358,548	\$2,429,304	\$2,502,183	\$2,577,249	\$2,654,566	\$2,734,203	\$2,816,230	\$2,900,716	\$2,987,738
233 Land Takedown		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
233 Land Takedown 234 Cumulative Land Takedown		11.1	11.1	11.1	11.1	11.1	11.1	11.1	0.0	11.1	11.1	11.1
200		j										
236 Cumulative Development of Unimproved Land		11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1
238 Remaining Land Area - Taken Down & Unimproved		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
239 Remaining Value of Unimproved Land Base		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
240		\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0
241 Total Value of Unimproved Land 242		<u>¢0</u>	<u></u> هو	<u>۵۵</u>	<u>۵</u> ۵	<u>۵</u> ں	\$U	\$0	\$0	\$U	<u>م</u> و	پ 0
242 243 INTERIM PROJECT VALUE BASED ON CONSTRUCTION C	COST											
244 244												
245 Residential												
246 Apartments - Market Rate					1							
247 Units Under Construction		0	0	0	0	0	0	0	0	0	0	0
248 Under Construction Value	\$229,934 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
253 254 Senior Apartments - ADU 255 Units Under Construction												
254 Senior Apartments - ADU 255 Units Under Construction		0	0	0	0	0	0	0	0	0	0	
255 Under Construction Value	\$262,840 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
261	\$202,040701mt	φ0		ψυ	¥Ÿ		ΨΫ	ψυ	<i>4</i> 0	ψŪ		ψŪ
262 Townhomes - Market Rate 263 Units Under Construction												
263 Units Under Construction		0	0	0	0	0	0	0	0	0	0	0
264 Under Construction Value	\$269,219 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
265												
266 Townhomes - WDU 267 Units Under Construction		0	0	0	0	0	0	0	0	0	0	
267 Units Under Construction 268 Under Construction Value	\$223,718 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	φ223,110/UIII	φU	φU	φυ	φυ	φυ	φυ	φυ	φU	φ	φU	φU

7 8 9 273								Z	AA	AB	AC	AD	AE
9 273		ACCUMPTION	0000	0001	0000	0000	0004	0005		0007	0000	0000	0000
273		(2010\$)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		(2010\$)											
274	Condo - WDU												
275	Units Under Construction		0	0	0	0	0	0	0	0	0	0	0
276	Under Construction Value	\$266,360 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
277													
	Total Residential Units Under Construction		0	0	0	0	0	0	0	0	0	0	0
279 1 280	Total Residential Project Value Under Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Retail												
282	Office												
283	GSF Under Construction		0	0	0	0	0	0	0	0	0	0	0
284	Under Construction Value	\$348 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
285 286													
286	Retail (In-line)												
287	GSF Under Construction	007	0	0	0	0	0	0	0	0	0	0	0
288	Under Construction Value	\$270 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
289 290	Restaurants												
290	GSF Under Construction		0	0	0	0	0	0	0	0	0	0	0
292	Under Construction Value	\$270 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
293										\$	ψu		
291 292 293 294 295	Retail [Grocery]												
295	GSF Under Construction		0	0	0	0	0	0	0	0	0	0	0
296 301	Under Construction Value	\$270 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Tatal Osmannial OOF Under Osmatnution												
	Total Commercial GSF Under Construction Total Commercial Project Value Under Construction		0 \$0	0 \$0	0 \$0	0 \$0	0 \$0	\$0	0 \$0	0 \$0	0 \$0	\$0	\$0
304			ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ
	Total Interim Project Value Based on Construction Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
306													
307 F	PROJECT VALUE BASED ON INCOME APPROACH												
308													
	Residential												
310	Apartments - Market Rate												
311 312	Units Completed	\$238,444 /Unit	304	304 \$100,338,771	304 \$103,348,935	304 \$106,449,403	304	304	304	304	304	304 \$127,106,154	304 \$130,919,338
317	Developed Units Assessed Value	\$236,44470111	\$97,416,283	\$100,336,771	\$103,346,935	\$106,449,403	\$109,642,885	\$112,932,171	\$110,320,130	\$119,009,741	\$123,404,033	\$127,100,154	\$130,919,336
318	Senior Apartments - ADU												
319	Units Completed		86	86	86	86	86	86	86	86	86	86	86
320 325	Developed Units Assessed Value	\$125,431 /Unit	\$14,496,940	\$14,931,848	\$15,379,803	\$15,841,197	\$16,316,433	\$16,805,926	\$17,310,104	\$17,829,407	\$18,364,289	\$18,915,218	\$19,482,675
325	T												
326 327	Townhomes - Market Rate		150	150	150	150	150	150	150	450	450	450	450
327	Units Completed Developed Units Assessed Value	\$483,333 /Unit	156 \$101,331,295	\$104 371 234	156 \$107,502,371	156 \$110,727,442	156 \$114,049,265	156 \$117,470,743	156 \$120,994,866	156 \$124 624 711	156 \$128,363,453	156 \$132,214,356	156 \$136,180,787
329	Developed Utilis Assessed value	φ+03,33370Hit	φ101,331,295	ψ10 4 ,371,234	ψ107,302,371	ψ110,121, 44 2	ψ114,048,200	ψ117,470,743	ψ120,35 4 ,000	ψ124,024,711	ψ120,303,493	ψ132,214,330	φ130,100,707
330	Townhomes - WDU												
331	Units Completed		19	19	19	19	19	19	19	19	19	19	19
332	Developed Units Assessed Value	\$346,957 /Unit	\$8,859,337	\$9,125,118	\$9,398,871	\$9,680,837	\$9,971,262	\$10,270,400	\$10,578,512	\$10,895,868	\$11,222,744	\$11,559,426	\$11,906,209
337	Oracle MIDU								ļ				
338 339	Condo - WDU		191	191	101	101	101	101	191	101	404	191	404
340	Units Completed Developed Units Assessed Value	\$308,241 /Unit	\$79,121,668	\$81,495,318	191 \$83,940,177	191 \$86,458,382	191 \$89,052,134	191 \$91,723,698	\$94,475,409	191 \$97,309,671	191 \$100,228,961		191 \$106,332,905
340 341		¢000,241701iit	φ/0,121,000	φ01,400,010	\$00,040,177	400,400,00Z	\$00,002,10 4	Q01,720,000	\$54,470,400	\$07,000,071	\$100,220,001	÷100,200,000	¢100,00≥,000
342 1	Total Residential Units Completed		756	756	756	756	756	756	756	756	756	756	756
	Total Residential Project Value - Completed		\$301,225,523	\$310,262,288	\$319,570,157		\$339,031,979	\$349,202,939	\$359,679,027	\$370,469,398			



	3 C D	E	U	V	W	Х	Y	Z	AA	AB	AC	AD	AE
7 8		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9		(2010\$)	2020	2021	2022	1010	2024	2023	1020	2027	2020	2023	2000
344 345	Retail												
345	Office												
347	GSF Completed		1,026,862	1,026,862	1,026,862	1,026,862			1,026,862	1,026,862		1,026,862	1,026,862
348 349	Developed GSF Value	\$400 /GSF	\$552,006,641	\$568,566,840	\$585,623,846	\$603,192,561	\$621,288,338	\$639,926,988	\$659,124,797	\$678,898,541	\$699,265,498	\$720,243,463	\$741,850,766
350 351	Retail (In-line)												
351	GSF Completed		28,135	28,135	28,135	28,135			28,135	28,135		28,135	28,135
352 353	Developed GSF Value	\$356 /GSF	\$13,443,942	\$13,847,260	\$14,262,678	\$14,690,559	\$15,131,275	\$15,585,214	\$16,052,770	\$16,534,353	\$17,030,384	\$17,541,295	\$18,067,534
354	Restaurants												
355	GSF Completed	A252 (225	5,000	5,000	5,000	5,000			5,000	5,000		5,000	5,000
356 357	Developed GSF Value	\$356 /GSF	\$2,389,185	\$2,460,860	\$2,534,686	\$2,610,727	\$2,689,048	\$2,769,720	\$2,852,811	\$2,938,396	\$3,026,548	\$3,117,344	\$3,210,864
358	Retail [Grocery]												
359	GSF Completed	\$200 /OOF	44,700	44,700	44,700	44,700			44,700	44,700		44,700	44,700
360 365	Developed GSF Value	\$222 /GSF	\$13,349,569	\$13,750,056	\$14,162,558	\$14,587,435	\$15,025,058	\$15,475,810	\$15,940,084	\$16,418,286	\$16,910,835	\$17,418,160	\$17,940,705
366	Total Commercial Project Value Completed		\$581,189,337	\$598,625,017	\$616,583,768	\$635,081,281	\$654,133,719	\$673,757,731	\$693,970,463	\$714,789,577	\$736,233,264	\$758,320,262	\$781,069,870
367 368	Total Brainet Value Based on Income Approach		\$882,414,860	\$908,887,306	\$936,153,925	\$964,238,543	\$002 165 600	\$1,022,960,670	\$1 052 640 400	\$1 005 250 076	£1 117 016 744	¢1 151 251 240	\$1 195 901 702
368	Total Project Value Based on Income Approach		 \$00∠,414,860	9900,087,30b	φ 9 30,153,925	 ຉໟຬຩ,∠38,543	\$993,105,699	φ1,022,960,670	φ1,000,049,490	φ1,000,258,975	ə 1, 117, 810,744 پ	φ1,151,351,246	φ1,100,891,783
370	REVENUES												
371													
373	REAL PROPERTY REVENUES							-			<u> </u>		
374	Assessed Value of Unimproved Land		\$0	\$0	\$0	\$0			\$0	\$0		\$0	\$0
375 376	Value Subject to Real Property Tax Real Property Tax - Unimproved Land	\$5.000 per \$100 AV	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0
377	· · ·	\$5.000 per \$100 AV			· · · · · · · · · · · · · · · · · · ·								
378 379	Assessed Value of Commercial Uses Under Construction Value Subject to Real Property Tax		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			\$0 \$0	\$C \$C		\$0 \$0	\$0 \$0
380	Real Property Tax - Commercial Uses Under Construction	\$1.850 per \$100 AV	\$0	\$0	\$0	\$0			\$0	\$0		\$0	\$0
381	Real Property Tax - Commercial Uses Under Construction	\$1.650 per \$100 AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
382 383	Total Real Property Tax - Commercial Uses Under Const.		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
384	Assessed Value of Residential Uses Under Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$C	\$0	\$0	\$0
385	Value Subject to Real Property Tax		\$0	\$0	\$0	\$0			\$0	\$0		\$0	\$0
386 387	Real Property Tax - Residential Uses Under Const.	\$0.850 per \$100 AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
388	Assessed Value of Commercial - Completed		\$581,189,337	\$598,625,017	\$616,583,768	\$635,081,281			\$693,970,463				\$781,069,870
389 390	Value Subject to Real Property Tax Real Property Tax - Commercial Uses - Completed	\$1.850 per \$100 AV	\$581,189,337 \$10,746,003	\$598,625,017 \$11,068,563	\$616,583,768 \$11,400,800	\$635,081,281 \$11,743,004			\$693,970,463 \$12,832,454	\$714,789,577 \$13,217,607			\$781,069,870 \$14,443,793
390	Real Property Tax - Commercial Uses - Completed	\$1.850 per \$100 AV	\$49,500	\$49,500	\$49,500	\$49,500			\$12,832,454	\$49,500		\$49,500	\$49,500
392	Total Real Property Tax - Completed Commercial Uses		\$10,795,503	\$11,118,063	\$11,450,300	\$11,792,504			\$12,881,954	\$13,267,107			\$14,493,293
393 394	Assessed Value of Residential Uses - Completed		\$301,225,523	\$310,262,288	\$319,570,157	\$329,157,262	\$339,031,979	\$349,202,939	\$359,679,027	\$370,469,398	\$381,583,480	\$393,030,984	\$404.821.914
395	Owner Occupied Condos	80% owner occupied units	153	153	153	153	153	153	153	153	153	153	153
396	Owner Occupied Townhomes	80% owner occupied units	140	140	140	140			140	140		140	140
397 398	Homestead Exemption Value Subject to Real Property Tax	\$67,500 per Unit	\$19,764,000 \$281,461,523	\$19,764,000 \$290,498,288	\$19,764,000 \$299,806,157	\$19,764,000 \$309,393,262			\$19,764,000 \$339,915,027	\$19,764,000		\$19,764,000 \$373,266,984	\$19,764,000 \$385,057,914
399	Real Property Tax - Residential Uses - Completed	\$0.850 per \$100 AV	\$2,392,423	\$2,469,235	\$2,548,352	\$2,629,843			\$2,889,278	\$2,980,996		\$3,172,769	\$3,272,992
400	TOTAL REAL PROPERTY REVENUES		\$13,187,926	\$13,587,298	\$13,998,652	\$14,422,346	\$14,858,752	\$15,308,249	\$15,771,231	\$16,248,103	\$16,739,281	\$17,245,194	\$17,766,285
401			¥10,107,320	ψ10,007,200	¥10,000,002	ψ1 7,7 22,340	÷17,050,752	₩10,000,2 4 9	ψ10,771,231	ψ10,2 4 0,100	ψι 0,7 33,201	ψ11,2 4 3,134	ψ17,700,203
403	PERSONAL PROPERTY TAX REVENUES												
404 405	Resident-Driven Personal Property Tax Revenues												
405	Personal Property Tax Revenues per Resident	\$24 per resident	\$32	\$33	\$34	\$35	\$36	\$37	\$38	\$39	\$40	\$41	\$43
407	Total Residents		1,487	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496
408 409	Total Resident-Driven Personal Property Tax Revenues		\$47,102	\$48,812	\$50,276	\$51,785	\$53,338	\$54,938	\$56,586	\$58,284	\$60,032	\$61,833	\$63,688
409	Employee-Driven Personal Property Tax Revenues												
411	Personal Property Tax Revenues per Employee	\$60 per employee	\$81	\$83	\$86	\$88			\$96	\$99		\$105	\$108
412	Total Employees		3,270	3,270	3,270	3,270			3,270	3,270		3,270	3,270
413 420	Total Employee-Driven Personal Property Tax Revenues		\$263,773	\$271,686	\$279,837	\$288,232			\$314,959	\$324,407		\$344,164	\$354,489
	TOTAL PERSONAL PROPERTY TAX REVENUE		\$310,875	\$320,498	\$330,113	\$340,016			\$371,545	\$382,691		\$405,997	\$418,177
428	Funds Directed to Neighborhood Investment Fund TOTAL PERSONAL PROPERTY TAX REVENUE - GENERAL FUN	17.4%	\$54,092 \$256,783	\$55,767 \$264,731	\$57,440 \$272,673	\$59,163 \$280,854			\$64,649 \$306,896	\$66,588 \$316,103		\$70,644 \$335,354	\$72,763 \$345,414
429	INTEL LINGUNAL PROFERITI TAX REVENUE - GENERAL FON		ə200,783	φ 204,73 1	\$212,013	φ∠ου,6 34	ə209,279	\$231,931	\$300,896	\$310,103	, ş323,360	ə335,354	ə343,414
		1					1						

	B C D	E	U	V	W	х	Y	Z	AA	AB	AC	AD	AE
7 8		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
8		(2010\$)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
431	SALES TAX REVENUES	(
432	CONSTRUCTION SALES												
434		% of improvement											
435	Commercial Improvement Value (hard costs minus labor)	85% of Construction Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
436 437	% Materials and Purchased in the District Retail Sales Tax Rev (Commercial Construction)	45% of Construction Value 6.00%	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0						
430	,		φŪ	φU	φU		φU	φŪ	φŪ	φŪ	\$ 0	\$ 0	φŪ
439 440	For-Rent Residential Construction (2 Yrs. Prior to Delivery) Residential Improvement Value (hard costs minus labor)	% of improvement 75% of Construction Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
441		30% of Construction Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0	\$0	\$0
442	Retail Sales Tax Rev (Residential Construction)	6.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
444		% of improvement											
445		60% of Construction Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
446 447	% Materials and Purchased in the District Retail Sales Tax Rev (Residential Construction)	30% of Construction Value 6.00%	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0						
440	RETAIL ON-SITE SALES												
449													
451	Retail [In-Line]		25,322	25,322	25,322	25,322	25,322	25,322	25,322	25,322	25,322	25,322	25,322
452 453			44,700 70.022										
404	Total Effective Square Feet		70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022
455 456	Retail Sales Retail [In-Line]	Sales/SF	11,314,968	11,654,417	12,004,049	12,364,171	12,735,096	13,117,149	13,510,663	13,915,983	14,333,463	14,763,467	15,206,371
456	Retail [In-Line] Retail [Grocery]	\$350 per GSF \$500 per GSF	1,501,827	1,546,881	1,593,288	1,641,086	1,690,319	1,741,029	1,793,259	13,915,983	14,333,463	1,959,543	2,018,329
450	Total Sales		\$12,816,794	\$13,201,298	\$13,597,337	\$14,005,257	\$14.425.415	\$14.858.178	\$15,303,923	\$15,763,041	\$16.235.932	\$16,723,010	\$17,224,700
460	Retail Sales Tax Rev (On-Site Retail)	6.00%	\$769,008	\$792,078	\$815,840	\$840,315	\$865,525	\$891,491	\$918,235	\$945,782	\$974,156	\$1,003,381	\$1,033,482
401	RETAIL SALES FROM RESIDENTS												
463	Residential Taxable Sales	% Spent on Retail (Excluding Food)											
464	Apartments - Market Rate	20%	\$6,055,929	\$6,237,607	\$6,424,735	\$6,617,477	\$6,816,002	\$7,020,482	\$7,231,096	\$7,448,029	\$7,671,470	\$7,901,614	\$8,138,662
466 468	Senior Apartments - ADU Townhomes - Market Rate	30%	\$1,255,694 \$5,393,277	\$1,293,365 \$5,555,075	\$1,332,166 \$5,721,728	\$1,372,131 \$5,893,379	\$1,413,295 \$6.070.181	\$1,455,693 \$6,252,286	\$1,499,364 \$6,439,855	\$1,544,345 \$6,633,051	\$1,590,675 \$6,832,042	\$1,638,396 \$7.037.003	\$1,687,548 \$7,248,113
469	Townhomes - WDU	30%	\$722,803	\$744,487	\$766,822	\$789,827	\$813,521	\$837,927	\$863,065	\$888,957	\$915,625	\$943,094	\$971,387
471		30%	\$6,293,504	\$6,648,925	\$6,848,393	\$7,053,845	\$7,265,460	\$7,483,424	\$7,707,927	\$7,939,165	\$8,177,340	\$8,422,660	\$8,675,340
473		95% taxable	\$18,735,147	\$19,455,487	\$20,039,151	\$20,640,326	\$21,259,536	\$21,897,322	\$22,554,241	\$23,230,869	\$23,927,795	\$24,645,629	\$25,384,997
474		60%	\$11,241,088	\$11,673,292	\$12,023,491	\$12,384,196	\$12,755,721	\$13,138,393	\$13,532,545	\$13,938,521	\$14,356,677	\$14,787,377	\$15,230,998
475	Total Residential Sales Tax Revenues	9.00%	\$1,011,698	\$1,050,596	\$1,082,114	\$1,114,578	\$1,148,015	\$1,182,455	\$1,217,929	\$1,254,467	\$1,292,101	\$1,330,864	\$1,370,790
	ALCOHOL SALES ON-SITE	0-1/05											
478 479	Alcohol Sales Retail [In-Line]	Sales/SF \$350 per GSF	0	0	0	0	0	0	0	0	0	0	0
480	Grocery Store	\$500 per GSF	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500
481	Total Sales		\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500	\$1,117,500
482	Sales Tax from Alcohol Sales	9.00%	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575
484 485	ALCOHOL SALES FROM RESIDENTS Residential Taxable Sales - Alcohol	%Spent on Alcohol											
485	Apartments - Market Rate		\$302,796	\$311,880	\$321,237	\$330,874	\$340,800	\$351,024	\$361,555	\$372,401	\$383,573	\$395,081	\$406,933
488	Senior Apartments - ADU	1%	\$41,343	\$42,584	\$43,861	\$45,177	\$46,532	\$47,928	\$49,366	\$50,847	\$52,372	\$53,944	\$55,562
490	Townhomes - Market Rate	1%	\$269,664	\$277,754	\$286,086	\$294,669	\$303,509	\$312,614	\$321,993	\$331,653	\$341,602	\$351,850	\$362,406
491 493	Townhomes - WDU Condo - WDU	1% 1%	\$23,798 \$207,212	\$24,512 \$218,914	\$25,247 \$225,481	\$26,005 \$232,246	\$26,785 \$239,213	\$27,588 \$246,389	\$28,416 \$253,781	\$29,269 \$261,395	\$30,147 \$269,236	\$31,051 \$277,313	\$31,983 \$285,633
495	Total Alcohol Taxable Sales	80% taxable	\$675,851	\$700,515	\$721,530	\$743,176	\$765,472	\$788,436	\$233,781	\$836,451	\$861,545	\$887,391	\$203,033
496		30% taxable	\$202,755	\$210,154	\$216,459	\$222,953	\$229,641	\$236,531	\$243,627	\$250,935	\$258,463	\$266,217	\$274,204
497	Total Residential Alcohol Sales Tax Revenues	9.00%	\$18,248	\$18,914	\$19,481	\$20,066	\$20,668	\$21,288	\$21,926	\$22,584	\$23,262	\$23,960	\$24,678
498 499	TOTAL SALES TAX REVENUE		\$1,899,529	\$1,962,163	\$2,018,011	\$2,075,534	\$2,134,783	\$2.195.809	\$2.258.666	\$2.323.409	\$2.390.094	\$2.458.779	\$2.529.525
500		· · · · · · · · · · · · · · · · · · ·	\$1,035,529	φ1,302,103	φ 2, 010,011	φ 2,07 0,004	φ <u>2</u> ,134,103	φ 2 ,150,009	φ 2,2 30,000	<i>φ</i> 2,323,409	φ 2 ,330,034	φ <u>2</u> ,+30,179	<i>\$</i> 2,323,323
501	MEALS TAX												
502 503	Restaurants Total Restaurant Sales	\$400 per GSF	4,500 \$2,419,049	4,500 \$2,491,621	4,500 \$2,566,370	4,500 \$2,643,361	4,500 \$2,722,662	4,500 \$2,804,341	4,500 \$2,888,472	4,500 \$2,975,126	4,500 \$3,064,380	4,500 \$3,156,311	4,500 \$3,251,000
504		5%	\$1,501,827	\$1,546,881	\$1,593,288	\$1,641,086	\$1,690,319	\$1,741,029	\$1,793,259	\$1,847,057	\$1,902,469	\$1,959,543	\$2,018,329
505	Meals Tax Revenues (on-site restaurants)	9.0%	\$352,879	\$363,465	\$374,369	\$385,600	\$397,168	\$409,083	\$421,356	\$433,996	\$447,016	\$460,427	\$474,240
506 507	Residential Meals Tax Revenues												
508	Total Taxable Sales		\$18,735,147	\$19,455,487	\$20,039,151	\$20,640,326	\$21,259,536	\$21,897,322	\$22,554,241	\$23,230,869	\$23,927,795	\$24,645,629	\$25,384,997
509		3.4%	\$635,436	\$659,868	\$679,664	\$700,054	\$721,055	\$742,687	\$764,967	\$787,916	\$811,554	\$835,900	\$860,978
510 511	% of Expenditures Off-Site & in DC Restaurant Expenditures Made Off-Site	75.0%	75% \$476,577	75% \$494,901	75% \$509,748	75% \$525,040	75% \$540,791	75% \$557,015	75% \$573,726	75% \$590,937	75% \$608,665	75% \$626,925	75% \$645,733
512		9.00% Effective Rate to Ge	\$42,892	\$44,541	\$45,877	\$47,254	\$48,671	\$50,131	\$51,635	\$53,184	\$54,780	\$56,423	\$58,116
513			\$005	* 400 000	A 400 G 10	£ 400.05 f	A 445 655	A 450 0 45	A 170 001	\$ 407 · C	AF04 700	AF40.070	\$500 c 50
514	TOTAL MEALS TAX REVENUE		\$395,771	\$408,006	\$420,246	\$432,854	\$445,839	\$459,215	\$472,991	\$487,181	\$501,796	\$516,850	\$532,356



	DE	U	V	W	Х	Y	Z	AA	AB	AC	AD	AE
7 8	ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9	(2010\$)											
515 525 DEED RECORDATION/TRANSFER TAX												
526												
527 Land Taken Down (Acres) 528 Land Sale - Assessed Value per Acre	\$1,654,238	0.0 \$2,223,158	0.0 \$2,289,852	0.0 \$2,358,548	0.0 \$2,429,304	0.0 \$2,502,183	0.0 \$2,577,249	0.0 \$2,654,566	0.0 \$2,734,203		0.0 \$2,900,716	
529 Total Land Sales and Transaction Costs 530		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
530 531 Deed Recordation/Transfer Tax on Land Sale	2.90%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2.007	40	40	40		40	ψŪ	40	40		ţ,	\$
534 Townhomes - Market Rate	\$483,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
535 Townhomes - WDU 537 Condo - WDU	\$346,957 \$308,241	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0		\$0	
537 Condo - WDU 539 Owner Occupied Households in Turnover	\$308,241	پ ۵	پ ور		\$0	\$ 0	Φ Ο	\$0	\$ 0		\$0	\$0
539 Owner Occupied Households in Turnover 540 Townhomes - Market Rate	6.7% turnover per yr	10	10	10	10	10	10	10	10	10	10	10
541 Townhomes - WDU 543 Condo - WDU	3.0% turnover per yr	1	1	1	1	1	1	1	1	1	1	1
	3.0% turnover per yr	5	6	6	6	6	6	6	6	6	6	6
545 Value of Housing Unit Sales in Turnover - Under \$400K 546 Townhomes - Market Rate	\$483,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
547 Townhomes - WDU	\$346,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
549 Condo - WDU	\$308,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	
551 Recordation/Transfer Tax, Properties under \$400k	2.20%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
553 New Owner Occupied Unit Sales - Over \$400k 554 Townhomes - Market Rate	\$483.333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
555 Townhomes - WDU	\$346,957	\$0 \$0	\$0	\$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0	
557 Condo - WDU	\$308,241	\$14,953,842	\$2,042,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
559 Owner Occupied Households in Turnover	2 70/ 4	10					40	10		10		
560 Townhomes - Market Rate 561 Townhomes - WDU	6.7% turnover per yr 3.0% turnover per yr	10	10	10	10 1	10 1	10 1	10	10 1		10	10
563 Condo - WDU	3.0% turnover per yr	5	6	6	6	6	6	6	6	6	6	6
565 Value of Housing Unit Sales in Turnover - Over \$400K												
566 Townhomes - Market Rate 567 Townhomes - WDU	\$483,333 \$346,957	\$6,760,724 \$265,780	\$6,963,546 \$273,754	\$7,172,452 \$281,966	\$7,387,626 \$290,425	\$7,609,254 \$299,138	\$7,837,532 \$308,112	\$8,072,658 \$317,355	\$8,314,838 \$326,876		\$8,821,211 \$346,783	\$9,085,848 \$357,186
569 Condo - WDU	\$308,241	\$1,865,553	\$2,383,593	\$2,518,205	\$2,593,751	\$2,671,564	\$2,751,711	\$2,834,262	\$2,919,290		\$3,097,075	
570 Recordation/Transfer Tax, Properties over \$400k	2.90%	\$691,531	\$338,230	\$289,206	\$297,882	\$306,819	\$316,023	\$325,504	\$335,269	\$345,327	\$355,687	\$366,358
572 573 TOTAL DEED RECORDATION/TRANSFER TAX REVENUE		A004 504	\$338.230	\$000 000	£007.000	\$306.819	\$316.023	\$325.504	\$335.269	to 45 007	\$355.687	\$366.358
573 TOTAL DEED RECORDATION/TRANSFER TAX REVENUE		\$691,531	\$338,230	\$289,206	\$297,882	\$306,819	\$316,023	\$325,504	\$335,269	\$345,327	\$355,687	\$366,358
575 INCOME TAX												
577 EMPLOYEE INCOME												
579 Office												
580 Number of Employees	300 GSF/Employee	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081
581 Average Employee Income 582 Taxable Employee Income	\$76,100 80% taxable	\$102,272 \$81,818	\$105,340 \$84,272	\$108,500 \$86,800	\$111,755 \$89,404	\$115,108 \$92,086	\$118,561 \$94,849	\$122,118 \$97,695	\$125,782 \$100,625		\$133,442 \$106,753	\$137,445 \$109,956
583 Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
584 Retail Income Tax, \$40,000 +	\$2,200.00	\$5,754	\$5,963	\$6,178	\$6,399	\$6,627	\$6,862	\$7,104	\$7,353		\$7,874	\$8,146
585 % of Employees Living in Washington D.C. 586 Employee Income Tax Revenue 597	35.0%	35.0% \$6,204,529	35.0% \$6,429,481	35.0% \$6,661,180	35.0% \$6,899,831	35.0% \$7,145,642	35.0% \$7,398,826	35.0% \$7,659,606	35.0% \$7,928,210		35.0%	35.0% \$8,783,343
588 Retail [In-Line]												
589 Number of Employees	350 GSF/Employee	72	72	72	72	72	72	72	72		72	72
590 Average Employee Income	\$26,400	\$35,479	\$36,544	\$37,640	\$38,769	\$39,932	\$41,130	\$42,364	\$43,635		\$46,293	\$47,681
591 Taxable Employee Income 592 Retail Income Tax, \$10,000 - \$40,000	80% taxable \$400.00	\$28,384 \$1,503	\$29,235 \$1,554	\$30,112 \$1,607	\$31,015 \$1,661	\$31,946 \$1,717	\$32,904 \$1,774	\$33,891 \$1,833	\$34,908 \$1,894		\$37,034 \$2,022	\$38,145 \$2,089
593 Retail Income Tax, \$40,000 +	\$2,200.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
594 % of Employees Living in Washington D.C. 595 Employee Income Tax Revenue	85.0%	85.0% \$92,428	85.0% \$95,570	85.0% \$98,806	85.0% \$102,139	85.0% \$105,572	85.0% \$109,108	85.0% \$112,750	85.0% \$116,502		85.0% \$124,346	85.0% \$128,445
J90		φ 3 Ζ,420	φ35,57U	000,060	φ102,139	φ105,57Z	\$109,108	φ112,750	200,001 پ	\$120,366	¢124,340	¢1∠0,445
597 Restaurants 598 Number of Employees	250 GSF/Employee	18	18	18	18	18	18	18	18	18	18	18
599 Average Employee Income	\$22,800	\$30,641	\$31,561	\$32,507	\$33,483	\$34,487	\$35,522	\$36,587	\$37,685	\$38,815	\$39,980	
600 Taxable Employee Income	80% taxable	\$24,513	\$25,248	\$26,006	\$26,786	\$27,590	\$28,417	\$29,270	\$30,148		\$31,984	\$32,943
601 Retail Income Tax, \$10,000 - \$40,000 602 Retail Income Tax, \$40,000 +	\$400.00	\$1,271 \$0	\$1,315 \$0	\$1,360 \$0	\$1,407 \$0	\$1,455 \$0	\$1,505 \$0	\$1,556 \$0	\$1,609 \$0		\$1,719 \$0	\$1,777 \$0
603 % of Employees Living in Washington D.C.	\$2,200.00	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	\$0 85.0%	\$0 85.0%		85.0%	85.0%
604 Employee Income Tax Revenue		\$19,443	\$20,118	\$20,813	\$21,530	\$22,267	\$23,027	\$23,810	\$24,616		\$26,301	\$27,182



В	С	D E	U	V	W	х	Y	Z	AA	AB	AC	AD	AE
7													
8		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9		(2010\$)											
	Retail [Grocery]												
607	Number of Employees	450 GSF/Employee	99	99	99	99	99	99	99	99	99	99	99
608 609	Average Employee Income	\$30,800	\$41,393	\$42,634	\$43,913	\$45,231	\$46,588	\$47,985	\$49,425	\$50,908	\$52,435	\$54,008	\$55,628
610	Taxable Employee Income	80% taxable	\$33,114	\$34,108	\$35,131	\$36,185	\$37,270	\$38,388	\$39,540	\$40,726	\$41,948	\$43,206	\$44,503 \$0
611	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 +	\$400.00 \$2,200.00	\$1,787 \$0	\$1,846 \$0	\$1,908 \$0	\$1,971 \$0	\$2,036 \$0	\$2,103 \$0	\$2,172 \$0	\$0 \$2,262	\$0 \$2,366	\$0 \$2,473	\$0 \$2,583
612	% of Employees Living in Washington D.C.	\$2,200.00	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	\$2,262	\$2,366	\$2,473	\$2,563
613	Employees Income Tax Revenue	85.0 %	\$150,869	\$155,902	\$161,086	\$166,425	\$171,924	\$177,589	\$183,423	\$190,965	\$199,733	\$208,765	\$218,068
613 623 624 625 626			\$150,003	ψ135,30Z	\$101,000	\$100, 4 20	ψ1/1,324	ψ177,503	\$105, 4 25	\$130,303	ψ133,733	\$200,703	φ2 10,000
624	Construction												
625	Construction Employee - FTE Jobs		0	0	0	0	0	0	0	0	0	0	0
626	Average Income - Construction Employees	\$69,700	\$93,671	\$96,481	\$99,376	\$102,357	\$105,428	\$108,590	\$111,848	\$115,203	\$118,660	\$122,219	\$125,886
627	Average Taxable Income	80% taxable	\$74,937	\$77,185	\$79,500	\$81,885	\$84,342	\$86,872	\$89,478	\$92,163	\$94,928	\$97,775	\$100,709
628	Construction Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
629	Construction Income Tax, \$40,000 +	\$2,200.00	\$5,170	\$5,361	\$5,558	\$5,760	\$5,969	\$6,184	\$6,406	\$6,634	\$6,869	\$7,111	\$7,360
630 631	% of Employees Living in Washington D.C.	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0% \$0
031	Total Const. Employee Income Tax Rev.		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Employees		3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270
	Total Employees - Excluding Construction		3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270
635	Total Employee Income Tax Revenue		\$6,467,269	\$6,701,070	\$6,941,885	\$7,189,924	\$7,445,405	\$7,708,550	\$7,979,589	\$8,260,292	\$8,550,417	\$8,849,245	\$9,157,038
636													
637	HOUSEHOLD INCOME												
639	Apartments - Market Rate												
640	Number of Households		289	289	289	289	289	289	289	289	289	289	289
641	Average Household Income	\$78.016	\$104,846	\$107,992	\$111,232	\$114,569	\$118.006	\$121,546	\$125,192	\$128,948	\$132.816	\$136.801	\$140,905
642	Taxable Household Income	80% taxable	\$83,877	\$86,393	\$88,985	\$91,655	\$94,404	\$97,237	\$100,154	\$103,158	\$106,253	\$109,441	\$112,724
643	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
644	Retail Income Tax, \$40,000 +	\$2,200.00	\$5,930	\$6,143	\$6,364	\$6,591	\$6,824	\$7,065	\$7,313	\$7,568	\$7,832	\$8,102	
645	Household Income Tax Revenue		\$1,712,456	\$1,774,226	\$1,837,850	\$1,903,382	\$1,970,881	\$2,040,404	\$2,112,013	\$2,185,770	\$2,261,740	\$2,339,989	\$2,420,585
654													
655	Senior Apartments - ADU												
656	Number of Households		82	82	82	82	82	82	82	82	82	82	82
657	Average Household Income	\$37,654	\$50,604	\$52,122	\$53,686	\$55,296	\$56,955	\$58,664	\$60,424	\$62,236	\$64,103	\$66,027	\$68,007
658 659	Taxable Household Income	80% taxable	\$40,483	\$41,698	\$42,948	\$44,237	\$45,564	\$46,931	\$48,339	\$49,789	\$51,283	\$52,821	\$54,406
659	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
660 661	Retail Income Tax, \$40,000 +	\$2,200.00	\$2,241	\$2,344	\$2,451	\$2,560	\$2,673	\$2,789	\$2,909	\$3,032	\$3,159	\$3,290	\$3,424
661 670	Household Income Tax Revenue		\$183,095	\$191,529	\$200,216	\$209,163	\$218,380	\$227,872	\$237,649	\$247,720	\$258,093	\$268,777	\$279,781
670	Townhomes - Market Rate	-											
672	Number of Households		156	156	156	156	156	156	156	156	156	156	156
673	Average Household Income	\$128.625	\$172,861	\$178,047	\$183,389	\$188,890	\$194,557	\$200,394	\$206,406	\$212,598	\$218,976	\$225,545	\$232,311
674	Taxable Household Income	\$128,825 80% taxable	\$138,289	\$142,438	\$146,711	\$151,112	\$155,646	\$160,315	\$165,124	\$170,078	\$175,181	\$180,436	\$185,849
675	Retail Income Tax. \$10.000 - \$40.000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
676	Retail Income Tax, \$40,000 +	\$2,200.00	\$10,555	\$10,907	\$11,270	\$11.645	\$12.030	\$12,427	\$12,836	\$13,257	\$13,690	\$14.137	\$14,597
677	Household Income Tax Revenue	\$2,200.00	\$1,646,514	\$1,701,526	\$1,758,187	\$1,816,549	\$1,876,661	\$1,938,577	\$2,002,351	\$2,068,037	\$2,135,694	\$2,205,381	\$2,277,159
678			T . (T . T . T	T	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
679	Townhomes - WDU								İ				
680	Number of Households		19	19	19	19	19	19	19	19	19	19	19
681	Average Household Income	\$93,200	\$125,253	\$129,011	\$132,881	\$136,867	\$140,973	\$145,203	\$149,559	\$154,045	\$158,667	\$163,427	\$168,330
682	Taxable Household Income	80% taxable	\$100,202	\$103,208	\$106,305	\$109,494	\$112,779	\$116,162	\$119,647	\$123,236	\$126,933	\$130,741	\$134,664
			**			**	# 0			\$0		C O	\$0
683	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$U	\$0	\$0	φυ
683 684 685	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 +	\$400.00 \$2,200.00	\$0 \$7,317	\$0 \$7,573	\$0 \$7,836	\$0 \$8,107	\$0 \$8,386 \$159,338	\$0 \$8,674	\$0 \$8,970	\$0 \$9,275	\$0 \$9,589	\$0 \$9,913	\$10,246 \$194,682



	С	DE	U	V	W	Х	Y	Z	AA	AB	AC	AD	AE
7													
8		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9		(2010\$)											
694													
695	Condo - WDU		400	404	404	101	404	404	404	101	404	404	404
696	Number of Households	¢00.000	186	191	191	191	191	191	191	191	191	191	191
697	Average Household Income	\$82,800	\$111,276	\$114,615	\$118,053	\$121,595	\$125,242	\$129,000	\$132,870	\$136,856	\$140,961	\$145,190	\$149,546
698 699	Taxable Household Income	80% taxable	\$89,021	\$91,692	\$94,442	\$97,276	\$100,194	\$103,200	\$106,296	\$109,485	\$112,769	\$116,152	\$119,637
700	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0 \$6,367	\$0 \$6,594	\$0 \$6,828	\$0 \$7,068	\$0 \$7,316	\$0 \$7,572	\$0 \$7,835	\$0	\$0 \$8,385	\$0 \$8,673	\$0 \$8,969
700	Retail Income Tax, \$40,000 + Household Income Tax Revenue	\$2,200.00		\$6,594				\$7,572 \$1,446,248		\$8,106			
701	Household Income Tax Revenue		\$1,185,583	\$1,259,414	\$1,304,072	\$1,350,071	\$1,397,449	\$1,446,248	\$1,496,512	\$1,548,283	\$1,601,607	\$1,656,532	\$1,713,104
702	Total Residents		1.487	1,496	1.496	1.496	1.496	1,496	1,496	1,496	1.496	1,496	1.496
703	Total Households		732	737	737	737	737	737	737	737	737	737	737
704	Total Household Income Tax Revenue		\$4.866.675	\$5,070,576	\$5.249.208	\$5.433.198	\$5.622.708	\$5.817.903	\$6.018.954	\$6,226,037	\$6.439.332	\$6,659,026	\$6.885.311
705			φ 4 ,000,073	\$5,070,570	\$5,245,200	\$5,455,150	\$3,022,700	\$3,017,303	\$0,010,354	\$0,220,037	\$0, 4 33,332	\$0,033,020	\$0,003,311
	TOTAL INCOME TAX REVENUE		\$11.333.944	\$11,771,647	\$12.191.093	\$12.623.122	\$13.068.113	\$13.526.453	\$13.998.543	\$14.486.329	\$14.989.749	\$15,508,271	\$16.042.349
708			\$11,000,011	••••,•••,•••	¢.2,.0.,000	·	\$10,000,110	\$10,020,100	\$10,000,010	¢,	••••	¢.0,000,211	¢.0,0.12,0.10
	PARKING TAX REVENUE												
710													
711	Average Annual Revenue per Space (Monthly & Public)	\$2,279	\$3,063	\$3,155	\$3,249	\$3,347	\$3,447	\$3,551	\$3,657	\$3,767	\$3.880	\$3.996	\$4.116
712	Total Income-Generating Parking Spaces	0	0	0	0	0	0	0	0	0	0	0	0
713	<u> </u>												
714	Total Parking Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
715													
716	Parking Tax Revenue	12%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
717													
	TOTAL PARKING TAX REVENUES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
719													
720	VISCELLANEOUS REVENUES												
721	MISCELLANEOUS REVENUES												
722 723	Miscellaneous Revenues (See Appendix)												
724	Per Employee	\$1.011	\$1,359	\$1,400	\$1.442	\$1,485	\$1,530	\$1,576	\$1,623	\$1,672	\$1,722	\$1,774	\$1,827
725	No. Employees	\$1,011	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3.270	\$3.270	\$3,270
726	Misc Rev (Employee)		\$4,445,303	\$4.578.662	\$4.716.022	\$4.857.502	\$5.003.227	\$5,153,324	\$5.307.924	\$5,467,162	\$5,631,176	\$5,800,112	\$5.974.115
727	wise nev (Employee)		φ+,++0,000	φ4,010,002	φ4,1 10,022	φ4,001,002	\$0,000,221	¢0,100,024	¢0,007,024	ψ0,401,102	φ0,001,170	φ0,000,112	φ0,074,110
728	Per Resident	\$640	\$860	\$886	\$913	\$940	\$968	\$997	\$1,027	\$1,058	\$1,090	\$1,123	\$1,156
729	No. Residents		1,487	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496
730	Misc Rev (Resident)		\$1,279,475	\$1,325,919	\$1,365,696	\$1,406,667	\$1,448,867	\$1,492,333	\$1,537,103	\$1,583,216	\$1,630,713	\$1,679,634	\$1,730,023
731													
	TOTAL MISCELLANEOUS REVENUES		\$5,724,778	\$5,904,581	\$6,081,718	\$6,264,170	\$6,452,095	\$6,645,658	\$6,845,027	\$7,050,378	\$7,261,889	\$7,479,746	\$7,704,138
733													
734	TOTAL REVENUES		\$33,490,200	\$34,236,600	\$35,271,600	\$36,396,800	\$37,555,700	\$38,749,400	\$39,978,800	\$41,246,800	\$42,553,700	\$43,900,000	\$45,286,400
735	Real Property Tax		\$13,187,900	\$13,587,300	\$13,998,700	\$14,422,300	\$14,858,800	\$15,308,200	\$15,771,200	\$16,248,100	\$16,739,300	\$17,245,200	\$17,766,300
736	Personal Property Tax		\$256,800	\$264,700	\$272,700	\$280,900	\$289,300	\$298,000	\$306,900	\$316,100	\$325,600	\$335,400	\$345,400
737 738	Sales Tax		\$1,899,500	\$1,962,200	\$2,018,000	\$2,075,500	\$2,134,800	\$2,195,800	\$2,258,700	\$2,323,400	\$2,390,100	\$2,458,800	\$2,529,500
/38	Meals Tax		\$395,800	\$408,000	\$420,200	\$432,900	\$445,800	\$459,200	\$473,000	\$487,200	\$501,800	\$516,900	\$532,400
740	Deed Recordation/Transfer Tax Income Tax		\$691,500 \$11,333,900	\$338,200 \$11,771,600	\$289,200 \$12,191,100	\$297,900 \$12,623,100	\$306,800 \$13,068,100	\$316,000 \$13,526,500	\$325,500 \$13,998,500	\$335,300 \$14,486,300	\$345,300 \$14,989,700	\$355,700 \$15,508,300	\$366,400 \$16,042,300
741	Parking Tax		\$11,333,900	\$11,771,600	\$12,191,100	\$12,623,100	\$13,068,100	\$13,526,500	\$13,998,500	\$14,486,300	\$14,989,700	\$15,508,300	ຈ 10,042,300 ¢ດ
742	Miscellaneous Revenues		\$5,724,800	\$5,904,600	\$6,081,700	\$6,264,200	\$6,452,100	\$6,645,700	\$6,845,000	\$7,050,400	\$7,261,900	\$7,479,700	\$7,704,100
743			ψJ,1 24,000	\$3,30 4 ,000	φ0,001,700	ψ0,20 4 ,200	ψ0,+32,100	90,043,700	φ0,0 4 0,000	φr,030,400	ψ1,201,300	φ1, 4 13,100	\$7,704,700
/ ++													



	ВС	DE	U	V	W	х	Y	Z	AA	AB	AC	AD	AE
7													
8		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9	EXPENDITURES	(2010\$)				I.	I		l	l.			
745								1	1		1	1	
740													
748													
749		\$476	\$639.25	\$658.42	\$678.18	\$698.52	\$719.48	\$741.06	\$763.29	\$786.19	\$809.78	\$834.07	\$859.09
750		\$470	3.270	3.270	3.270	3.270	3.270	3.270	3.270	3.270	3.270	3.270	3.270
751			\$2.090.508	\$2,153,223	\$2.217.820	\$2,284,355	\$2.352.885	\$2,423,472	\$2,496,176	\$2.571.061	\$2,648,193	\$2,727,639	\$2,809,468
752							1.72.72.72						
753	Per Resident	\$986	\$1,325	\$1,365	\$1,406	\$1,448	\$1,491	\$1,536	\$1,582	\$1,630	\$1,679	\$1,729	\$1,781
754			1,487	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496
755			\$1,970,457	\$2,041,982	\$2,103,242	\$2,166,339	\$2,231,329	\$2,298,269	\$2,367,217	\$2,438,233	\$2,511,380	\$2,586,722	\$2,664,324
756													
757			\$4,060,965	\$4,195,205	\$4,321,062	\$4,450,694	\$4,584,214	\$4,721,741	\$4,863,393	\$5,009,295	\$5,159,574	\$5,314,361	\$5,473,792
758													
	CAPITAL EXPENDITURES												
760 761		AE 450 007 and and	\$0	\$0	<u>^</u>	* 0	*0	* 0	\$0	* 0	\$0		<u></u>
761		\$5,159,037 per acre	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0
763			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
764			φ 0	φU	φυ	φU	φυ	φυ	φU	φυ	φU	φU	پ 0
	Annual Payment on 20 Year Bond	5.0% Interest Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
766	Cumulative Bond Payments		\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860	\$4.894.860
766 767	Cumulative Bond Payments		\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860
			\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860	\$4,894,860 \$4,894,860
767 768 769	TOTAL CAPITAL EXPENDITURES												
767 768 769 770	TOTAL CAPITAL EXPENDITURES												
767 768 769 770 771	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES												
767 768 769 770 771 772	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation		\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860	\$4,894,860
767 768 769 770 771 772 773	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate	0.24 per household	\$4,894,860 69	\$4,894,860 69	\$4,894,860 69	\$4,894,860 69							
767 768 769 770 771 772 773 775	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU	0.00 per household	\$4,894,860 69 0	\$4,894,860 69 0									
767 768 769 770 771 772 773 775 777	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate	0.00 per household 0.35 per household	\$4,894,860 69 0 55	\$4,894,860									
767 768 769 770 771 772 773 775 777 778	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WAR	0.00 per household 0.35 per household 0.35 per household	\$4,894,860 69 0 55 7	\$4,894,860 69 0 55 7									
767 768 769 770 771 772 773 775 777 778 780	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU	0.00 per household 0.35 per household	\$4,894,860 69 0 55	\$4,894,860 69 0									
767 768 769 770 771 772 773 775 777 778	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU	0.00 per household 0.35 per household 0.35 per household	\$4,894,860 69 0 55 7	\$4,894,860 69 0 55 7									
767 768 769 770 771 772 773 775 777 778 780 781	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils	0.00 per household 0.35 per household 0.35 per household	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13									
767 768 769 770 771 772 773 775 777 778 780 781 782 783	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 7 13 13	\$4,894,860 69 0 55 7 13 144
767 768 769 770 771 772 773 775 777 778 780 781 782 783 784 783	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil	0.00 per household 0.35 per household 0.35 per household	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 7 7 13 14	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13	\$4,894,860 69 0 55 7 13
767768 76997700 77117722 7733775577777 7788 7800 7811782 7833784 7833784 7855786	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 7 7 13 14	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 13 144	\$4,894,860 69 0 55 7 7 13 13	\$4,894,860 69 0 55 7 13 144
767768 7689 7700 77117722 77337755 77777778 7800 7811 7822 7833 7844 7855 7860 7877	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620	\$4,894,860 69 0 55 7 7 13 144 \$19,419 \$2,795,029
7677768 76897700 77117722773 77757777777777777777777777777777	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WARKEt Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES TOTAL OPERATING EXPENDITURES	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923 \$11,030,800	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157 \$11,232,300	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422 \$11,422,400	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614 \$11,618,200	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793 \$11,819,900	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017 \$12,027,600	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347 \$12,241,600	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847 \$12,462,000	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583 \$12,689,100	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620 \$12,922,900	\$4,894,860 69 0 55 77 13 144 \$19,419 \$2,795,029 \$13,163,700
7677768777697770777777777777777777777777	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES TOTAL OPERATING EXPENDITURES Misc./Non-Educational Operating Expenditures	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923 \$11,030,800 \$4,061,000	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157 \$11,232,300 \$4,195,200	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422 \$11,422,400 \$4,321,100	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614 \$11,618,200 \$4,450,700	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793 \$11,819,900 \$4,584,200	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017 \$12,027,600 \$4,721,700	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347 \$12,241,600 \$4,863,400	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847 \$12,462,000 \$5,009,300	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583 \$12,689,100 \$5,159,600	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620 \$12,922,900 \$5,314,400	\$4,894,860 69 0 55 7 13 144 \$19,419 \$2,795,029 \$13,163,700 \$5,473,800
7677768 76997700 77117722 77337755 777777788 780078117822 7833788 78447855786 78777888 786678777888 78897900	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES TOTAL OPERATING EXPENDITURES Misc./Non-Educational Operating Expenditures Capital Expenditures	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923 \$11,030,800 \$4,061,000 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157 \$11,232,300 \$4,195,200 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422 \$11,422,400 \$4,321,100 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614 \$11,618,200 \$4,450,700 \$4,864,900	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793 \$11,819,900 \$4,584,200 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017 \$12,027,600 \$4,721,700 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347 \$12,241,600 \$4,863,400 \$4,863,400	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847 \$12,462,000 \$5,009,300 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583 \$12,639,100 \$5,159,600 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620 \$12,922,900 \$5,314,400 \$4,894,900	\$4,894,860 69 0 55 7 7 13 144 \$19,419 \$2,795,029 \$13,163,700 \$5,473,800 \$4,894,900
767 768 769 770 771 772 773 775 777 778 780 781 785 786 783 785 786 785 786 785 786 787 788 789 790 791	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES TOTAL OPERATING EXPENDITURES Misc./Non-Educational Operating Expenditures Capital Expenditures Educational Expenditures	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923 \$11,030,800 \$4,061,000	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157 \$11,232,300 \$4,195,200	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422 \$11,422,400 \$4,321,100	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614 \$11,618,200 \$4,450,700	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793 \$11,819,900 \$4,584,200	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017 \$12,027,600 \$4,721,700	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347 \$12,241,600 \$4,863,400	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847 \$12,462,000 \$5,009,300	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583 \$12,689,100 \$5,159,600	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620 \$12,922,900 \$5,314,400	\$4,894,860 69 0 55 7 13 144 \$19,419 \$2,795,029 \$13,163,700 \$5,473,800
7677768 76997700 771177227733 7755777777777777777777777777777	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES TOTAL OPERATING EXPENDITURES Capital Expenditures Capital Expenditures Educational Caperating Expenditures Educational Expenditures	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923 \$11,030,800 \$4,061,000 \$4,894,900 \$2,074,900	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157 \$11,232,300 \$4,195,200 \$4,894,900 \$2,142,200	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422 \$11,422,400 \$4,321,100 \$4,894,900 \$2,206,400	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614 \$11,618,200 \$4,450,700 \$4,894,900 \$2,272,600	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793 \$11,819,900 \$4,584,200 \$4,894,900 \$2,340,800	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017 \$12,027,600 \$4,721,700 \$4,894,900 \$2,411,000	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347 \$12,241,600 \$4,853,400 \$4,854,900 \$2,483,300	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847 \$12,462,000 \$5,009,300 \$4,894,900 \$2,557,800	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583 \$12,689,100 \$5,159,600 \$4,894,900 \$2,634,600	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620 \$12,922,900 \$5,314,400 \$4,894,900 \$2,713,600	\$4,894,860 69 0 55 7 13 144 \$19,419 \$2,795,029 \$13,163,700 \$4,894,900 \$2,795,000
7677768 76997700 771177227733 7755777777777777777777777777777	TOTAL CAPITAL EXPENDITURES EDUCATIONAL EXPENDITURES Pupil Generation Apartments - Market Rate Senior Apartments - ADU Townhomes - Market Rate Townhomes - Market Rate Townhomes - WDU Condo - WDU Total On-Site Pupils School Expenditures per Pupil TOTAL SCHOOL OPERATING EXPENDITURES TOTAL OPERATING EXPENDITURES Misc./Non-Educational Operating Expenditures Capital Expenditures Educational Expenditures Educational Expenditures NET FISCAL IMPACT	0.00 per household 0.35 per household 0.35 per household 0.07 per household	\$4,894,860 69 0 55 7 13 144 \$14,450 \$2,074,923 \$11,030,800 \$4,061,000 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$14,883 \$2,142,157 \$11,232,300 \$4,195,200 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$15,330 \$2,206,422 \$11,422,400 \$4,321,100 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$15,789 \$2,272,614 \$11,618,200 \$4,450,700 \$4,864,900	\$4,894,860 69 0 55 7 13 144 \$16,263 \$2,340,793 \$11,819,900 \$4,584,200 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$16,751 \$2,411,017 \$12,027,600 \$4,721,700 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$17,254 \$2,483,347 \$12,241,600 \$4,863,400 \$4,863,400	\$4,894,860 69 0 55 7 13 144 \$17,771 \$2,557,847 \$12,462,000 \$5,009,300 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$18,304 \$2,634,583 \$12,639,100 \$5,159,600 \$4,894,900	\$4,894,860 69 0 55 7 13 144 \$18,853 \$2,713,620 \$12,922,900 \$5,314,400 \$4,894,900	\$4,894,860 69 0 55 7 1 13 144 \$19,419 \$2,795,029 \$13,163,700 \$5,473,800 \$4,894,900



F	3 C	DE	U	V	W	Х	Y	Z	AA	AB	AC	AD	AE
7 8		ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9 795		(2010\$)											
796 I 797	DEDICATED REVENUE STREAMS (NON-GENERAL FUND RE	VENUE)		,	1							1	
798 N	NEIGHBORHOOD INVESTMENT FUND												
799 800	PERSONAL PROPERTY TAX REVENUES - NEIGHBORHOOD	D INVESTMENT FUND											
801 803	Total Personal Property Tax Collected		\$310,875	\$320,498	\$330,113	\$340.016	\$350.217	\$360,723	\$371,545	\$382,691	\$394,172	\$405,997	\$418,177
804	Neighborhood Investment Fund Revenues	17.4%	\$54,092	\$55,767	\$57,440	\$59,163	\$60,938	\$62,766	\$64,649	\$66,588	\$68,586	\$70,644	\$72,763
805 806	TOTAL PERSONAL PROPERTY TAX REVENUE - NEIGHBOP	RHOOD INVESTMENT FUND	\$54,092	\$55,767	\$57,440	\$59,163	\$60,938	\$62,766	\$64,649	\$66,588	\$68,586	\$70,644	\$72,763
807 1 808	TOTAL NEIGHBORHOOD INVESTMENT FUND REVENUE		\$54,092	\$55,767	\$57,440	\$59,163	\$60,938	\$62,766	\$64,649	\$66,588	\$68,586	\$70,644	\$72,763
809													
810	CONVENTION CENTER FUND												
812 813	MEALS TAX - CONVENTION CENTER FUND												
814	Total Restaurant Sales On-Site		\$2,419,049	\$2,491,621	\$2,566,370	\$2,643,361	\$2,722,662	\$2,804,341	\$2,888,472	\$2,975,126	\$3,064,380	\$3,156,311	\$3,251,000
815 816	Meals Tax Revenues (on-site restaurants)	1.00% Effective Rate to Conven	\$24,190	\$24,916	\$25,664	\$26,434	\$27,227	\$28,043	\$28,885	\$29,751	\$30,644	\$31,563	\$32,510
817 818	Total Restaurant Expenditures Off-Site from Residents		\$476,577	\$494,901	\$509,748	\$525,040	\$540,791	\$557,015	\$573,726	\$590,937	\$608,665	\$626,925	\$645,733
819 820	Total Effective Residential Meals Tax Revenues	1.00% Effective Rate to Convent	\$4,766	\$4,949	\$5,097	\$5,250	\$5,408	\$5,570	\$5,737	\$5,909	\$6,087	\$6,269	\$6,457
821 822	TOTAL MEALS TAX REVENUE - CONVENTION CENTER FUI	ND	\$28,956	\$29,865	\$30,761	\$31,684	\$32,635	\$33,614	\$34,622	\$35,661	\$36,730	\$37,832	\$38,967
	TOTAL CONVENTION CENTER FUND REVENUE		\$28,956	\$29,865	\$30,761	\$31,684	\$32,635	\$33,614	\$34,622	\$35,661	\$36,730	\$37,832	\$38,967
835 836													
837 I 838					1		i i		1			· · ·	
839		IMPLAN Categories											
840 841 1	Indirect/Inducted Construction Jobs	34,37	0	0	0	0	0	0	0	0	0	0	0 0
842 843	Indirect/Induced Full Time Employment												
844	Office	394, 396, 397	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103
845 846	Retail [In-Line] Restaurants	325, 327, 328, 330, 419, 421 413	10 2	10 2	10 2								
847 849 1	Retail [Grocery] TOTAL INDIRECT/INDUCED FULL-TIME JOBS (EXCLUDING C	324	16 1,132	16 1,132	16 1,132								
850	NDIRECT GROSS OUTPUT SALES TAX REVENUE												
852													
853 854	Retail [In-Line] Indirect Impact	On-site Sales: Categories 325, 327, 328, 330, 419, 421	\$11,910,493 \$3,013,355	\$12,267,807 \$3,103,755	\$12,635,842 \$3,196,868	\$13,014,917 \$3,292,774	\$13,405,364 \$3,391,557	\$13,807,525 \$3,493,304	\$14,221,751 \$3,598,103	\$14,648,403 \$3,706,046	\$15,087,856 \$3,817,227	\$15,540,491 \$3,931,744	\$16,006,706 \$4,049,697
855 856	Restaurants	On-site Sales: Categories	\$2,419,049	\$2,491,621	\$2,566,370	\$2,643,361	\$2,722,662	\$2,804,341	\$2,888,472	\$2,975,126	\$3,064,380	\$3,156,311	\$3,251,000
857	Indirect Impact	413	\$2,419,049 \$612,020	\$2,491,621	\$2,566,570 \$649,292	\$2,043,301 \$668,770	\$2,722,002 \$688,833	\$2,804,341 \$709,498	\$2,000,472 \$730,783	\$2,975,120 \$752,707	\$3,064,380 \$775,288	\$3,156,311 \$798,547	\$3,251,000 \$822,503
858 859	Retail [Grocery]	On-site Sales	\$30,036,531	\$30,937,627	\$31,865,756	\$32,821,728	\$33,806,380	\$34,820,572	\$35,865,189	\$36,941,145	\$38,049,379	\$39,190,860	\$40,366,586
009		324	\$7,599,242	\$7,827,220	\$8,062,036	\$8,303,897	\$8,553,014	\$8,809,605	\$9,073,893	\$9,346,110	\$9,626,493	\$9,915,288	\$10,212,746
860	Indirect Impact	324		1	1	1							
860 864	Indirect Impact		\$10,663,386	\$10,983,287	\$11,312,786	\$11,652,169	\$12,001,735	\$12,361,787	\$12,732,640	\$13,114,619	\$13,508,058	\$13,913,300	\$14,330,699



	ВС	D	F	U	V	W	Х	V	7	AA	AB	AC	AD	AE
7	÷	U	E	U	v	vv	^	T	2	AA	AD	AC	AD	AE
8		++	ASSUMPTION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
9			(2010\$)											
	INDIRECT/INDUCED INCOME TAX	1											II II II	
870							1			1			1	
871	Office													
872	Total Employees			3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081
873	Average Employee Income			\$102,272	\$105,340	\$108,500	\$111,755	\$115,108	\$118,561	\$122,118	\$125,782	\$129,555	\$133,442	\$137,445
874	Total Employee Income - DC		35% Emp. living in DC	\$110,270,227	\$113,578,333	\$116,985,683	\$120,495,254	\$124,110,112	\$127,833,415	\$131,668,417	\$135,618,470	\$139,687,024	\$143,877,635	\$148,193,964
875				\$63,956,731	\$65,875,433	\$67,851,696	\$69,887,247	\$71,983,865	\$74,143,381	\$76,367,682	\$78,658,713	\$81,018,474	\$83,449,028	\$85,952,499
876 877	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$3,837,404	\$3,952,526	\$4,071,102	\$4,193,235	\$4,319,032	\$4,448,603	\$4,582,061	\$4,719,523	\$4,861,108	\$5,006,942	\$5,157,150
877														
878	Retail [In-Line]													
879				72	72	72	72	72	72	72	72		72	72
880				\$35,479	\$36,544	\$37,640	\$38,769		\$41,130	\$42,364	\$43,635		\$46,293	\$47,681
881			85% Emp. living in DC	\$2,181,808	\$2,247,262	\$2,314,680	\$2,384,120	\$2,455,644	\$2,529,313	\$2,605,193	\$2,683,348		\$2,846,764	\$2,932,167
882				\$1,230,540	\$1,267,456	\$1,305,479	\$1,344,644	\$1,384,983	\$1,426,533	\$1,469,329	\$1,513,408		\$1,605,575	\$1,653,742
883	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$73,832	\$76,047	\$78,329	\$80,679	\$83,099	\$85,592	\$88,160	\$90,805	\$93,529	\$96,335	\$99,225
884		<u> </u>												
885														
886	Total Employees			18	18	18	18	18	18	18	18		18	18
887 888	Average Employee Income			\$30,641	\$31,561	\$32,507	\$33,483	\$34,487	\$35,522	\$36,587	\$37,685		\$39,980	\$41,179
888	Total Employee Income - DC		85% Emp. living in DC	\$468,812	\$482,876	\$497,362	\$512,283	\$527,652	\$543,481	\$559,786	\$576,579		\$611,693	\$630,044
889				\$243,782	\$251,096	\$258,628	\$266,387	\$274,379	\$282,610	\$291,089	\$299,821	\$308,816	\$318,080	\$327,623
890	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$14,627	\$15,066	\$15,518	\$15,983	\$16,463	\$16,957	\$17,465	\$17,989	\$18,529	\$19,085	\$19,657
891 892	P Retail [Grocery]													
893				99	99	99	99	99	99	99	99	99	99	99
894		++		\$41.393	\$42.634	\$43.913	\$45.231	\$46,588	\$47.985	\$49,425	\$50,908	\$52.435	\$54.008	\$55.628
895		++	85% Emp. living in DC	\$3,494,917	\$3,599,765	\$3,707,758	\$3,818,990	\$3,933,560	\$4.051.567	\$4,173,114	\$4,298,307	\$4,427,257	\$4,560,074	\$4.696.877
896			65% Emp. IVing in Do	\$2,131,900	\$2,195,857	\$2,261,732	\$2,329,584	\$2,399,472	\$2,471,456	\$2,545,600	\$2,621,968		\$2,781,645	\$2,865,095
897	Income Tax from Indirect/Induced Labor Income	++	6% Blended Income Tax Rate	\$127,914	\$131.751	\$135.704	\$139.775	\$143.968	\$148.287	\$152.736	\$157.318	\$162.038	\$166.899	\$171,906
905		++	o // Dichaca moome Tax Nate	ψ127,01 4	ψ101,701	ψ100,70 4	ψ100, <i>11</i> 0	ψ140,000	ψ1-10,207	ψ10 <u>2</u> ,750	ψ107,010	ψ102,000	φ100,000	φ171,500
906		++												
907	Total Employees	1		0	0	0	0	0	0	0	0	0	0	0
908	Average Employee Income	++		\$93,671	\$96,481	\$99.376	\$102,357	\$105,428	\$108,590	\$111,848	\$115,203	\$118,660	\$122,219	\$125,886
909	Total Employee Income - DC	1	40% Emp. living in DC	\$0	\$0	\$00,010	\$0	\$0	\$0	\$0	\$0		\$0	\$0
910		1	,	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
911	Income Tax from Indirect/Induced Labor Income	1	6% Blended Income Tax Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
912		1												
913		ENU	E	\$4,053,777	\$4,175,390	\$4,300,652	\$4,429,672	\$4,562,562	\$4,699,439	\$4,840,422	\$4,985,635	\$5,135,204	\$5,289,260	\$5,447,938
914														
915				\$4,693,777	\$4,834,390	\$4,979,652	\$5,128,672	\$5,282,562	\$5,441,439	\$5,604,422	\$5,772,635	\$5,945,204	\$6,124,260	\$6,307,938
916													Î	
								1.1		1-7 7	1.17 7000			



_	ВС	D	E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
8			ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9			(2010\$)											
10	ESCALATIONS													
12			3	.0% 1.860	1.916	1.974	2.033	2.094	2.157	2.221	2.288	2.357	2.427	2.500
13				.0% 1.860	1.916	1.974	2.033	2.094	2.157	2.221	2.288	2.357	2.427	2.500
14	Residential			1.860	1.916	1.974	2.033	2.094	2.157	2.221	2.288	2.357	2.427	2.500
15			3	.0% 1.860	1.916	1.974	2.033	2.094	2.157	2.221	2.288	2.357	2.427	2.500
10	DEVELOPMENT PROGRAM													
19														
20 21				0 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756	0 756
21				/ 50	/ 50	7 36	750	/ 36	750	/50	/36	/50	730	/36
23 24	For-Rent Residential Delivery (Units)			0	0	0	0	0	0	0	0	0	0	
24	Cumulative Units			390	390	390	390	390	390	390	390	390	390	390
25 20 27	Anorthe Maduat Data				590	550	0.90	550	530	550	550			530
27 28	Apartments - Market Rate Delivery (Units)			0	0	0	0	0	0	0	0	0	0	
29	Cumulative Units			304	304	304	304	304	304	304	304	304	304	304
35 36 37	Senior Apartments - ADU													
36	Delivery (Units) Cumulative Units			0	0 86	0 86	0 86	0						
30					80	80	00	80	00	80	80	80	80	80
43				0	0	0	0		0	0	0	0		
44 45	Delivery Cumulative GSF			366	366	366	366	0 366	366	366	366	366	0 366	366
45										000	000			
47	Townhomes - Market Rate Delivery (Units)			0	0	0	0	0	0	0	0	0	0	0
48 49 50	Cumulative Units			156	156	156	156	156	156	156	156	156	156	156
50 51	Townhomes - WDU													
52	Delivery (Units)			0	0	0	0	0	0	0	0	0	0	0
53	Cumulative Units			19	19	19	19	19	19	19	19	19	19	19
59	Condo - WDU													
59 60	Delivery (Units)			0	0	0	0	0	0	0	0	0	0	0
61	Cumulative Units			191	191	191	191	191	191	191	191	191	191	191
61 62 63	Commercial													
64	Delivery (GSF)			0	0	0	0	0	0	0	0	0	0	0
64 65 67	Cumulative GSF			1,104,697	1,104,697	1,104,697	1,104,697	1,104,697	1,104,697	1,104,697	1,104,697	1,104,697	1,104,697	1,104,697
67	Office													
68	Delivery (GSF)			0	0	0	0 1,026,862	0 1,026,862	0	0	0	0	0	0 1,026,862
69 70	Cumulative GSF			1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862
71														
72	Delivery (GSF) Cumulative GSF			0 77,835	0 77,835	0 77,835	0 77,835	0 77,835	0 77,835	0 77,835	0 77,835	0 77,835	0 77,835	0 77,835
73 74 75 76				11,000	11,000	11,000	11,030	11,000	11,635	11,000	11,000	11,000	11,035	11,635
75	Retail (In-line) Delivery			0	0	0	0	0	0	0	0	0		
77	Cumulative GSE			28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135
78 79	Restaurants									.,	.,			
80				0	0	0	0	0	0	0	0	0	0	0
81	Cumulative GSF			5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
83	Retail [Grocery]													
84	Delivery			0	0	0	0	0	0	0	0	0	0	0
85	Cumulative GSF			44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700	44,700
93														



	B C D	E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7		ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9		(2010\$)	2001	2002	2000	2004	2000	2000	2007	2000	2005	2040	2041
94	EMPLOYEE RATIOS	(20100)											
95	Office	300 GSF per Employee	300	300	300	300	300	300	300	300	300	300	300
97	Vacancy Rate	10.0%	000	000	000	000	000	000	000	000	000	000	000
98	Vacancy rate	10.070											
99	Retail [In-Line]	350 GSF per Employee	350	350	350	350	350	350	350	350	350	350	350
101	Vacancy Rate	10.0%											
102													
103	Restaurants	250 GSF per Employee	250	250	250	250	250	250	250	250	250	250	250
105 106 107	Vacancy Rate	10.0%											
106													
107	Retail [Grocery]	450 GSF per Employee	450	450	450	450	450	450	450	450	450	450	450
109 114	Vacancy Rate	0.0%											
114													
115	HOUSEHOLD RATIOS												
116													
117		1.9 Residents per Household	549	549	549	549	549	549	549	549	549	549	549
118 122	Occupancy Rate	95.0%											
122													
123 124 128	Senior Apartments - ADU	1.5 Residents per Household	123	123	123	123	123	123	123	123	123	123	123
124	Occupancy Rate	95.0%											
128	Townhomes - Market Rate	2.6 Residents per Household	412	412	412	412	412	412	412	412	412	412	410
	Townnomes - Market Rate	2.6 Residents per Household	412	412	412	412	412	412	412	412	412	412	412
130 131	Townhomes - WDU	2.6 Residents per Household	50	50	50	50	50	50	50	50	50	50	50
134	Townhomes - WDO	2.6 Residents per Household	50	50	50	50	50	50	50	50	50	50	50
134	Condo - WDU	1.9 Residents per Household	363	363	363	363	363	363	363	363	363	363	363
136	Condo - WDO	1.9 Residents per riousenoid	505	505	505	505	505	505	505	505	505	505	505
137	CONSTRUCTION VALUE (HARD COSTS FOR CONSTRUCTION	I SALES)											
138													
139	Apartments - Market Rate												
139 140	Construction Costs per Unit	\$229,934 per SF	\$427,745	\$440,577	\$453,795	\$467,408	\$481,431	\$495.874	\$510,750	\$526.072	\$541,854	\$558,110	\$574,853
141	Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
	Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
143	Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
150													
151	Senior Apartments - ADU												
152	Construction Costs per Unit	\$262,840 per SF	\$488,961	\$503,629	\$518,738	\$534,300	\$550,329	\$566,839	\$583,845			\$637,983	\$657,122
153	Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0			\$0	\$0
154	Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0			0	0
155	Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
163													
164	Townhomes - Market Rate												
142 143 150 151 152 153 154 155 163 164 165 166 167 168 169 170	Construction Costs per Unit	\$269,219 per SF	\$500,826	\$515,851	\$531,326	\$547,266	\$563,684	\$580,594	\$598,012			\$653,464	\$673,068
166	Construction Value		\$0	\$0	\$0 0	\$0	\$0 0	\$0	\$0			\$0	\$0
160	Total Construction Hours Total FTE Construction Jobs	9.7 per \$1K const. value 2025 hours/year	0	0	0	0	0	0	0			0	0
100		2025 HOURS/year			U	U	0		0	0	0		
170	Townhomes - WDU												
171	Construction Costs per Unit	\$223,718 per SF	\$416,181	\$428,666	\$441,526	\$454,772	\$468,415	\$482,467	\$496,941	\$511,850	\$527,205	\$543,021	\$559,312
172	Construction Costs per Onit	ψ223,1 10 per 3F	\$410,181	\$428,000	\$441,520	\$454,772	\$408,415	\$462,407	\$490,941			\$043,021	\$559,312
172 173 174	Total Construction Hours	9.7 per \$1K const. value											
174	Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0			0	0
181		2020 10013/year		U			0		0	0	0		
.01		· · · · · · · · · · · · · · · · · · ·				l.							



BCD	E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7 8	ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9 182 Condo - WDU	(2010\$)											
183 Construction Costs per Unit	\$266,360 per SF	\$495,508	\$510,373	\$525,684	\$541,455	\$557,699	\$574,430	\$591,662	\$609,412	\$627,695	\$646,526	\$665,921
184 Construction Value		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
185 Total Construction Hours 186 Total FTE Construction Jobs	9.7 per \$1K const. value 2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
187	2020 Hoursiyear								Ű			Ű
188 Total Residential Construction Value		\$0	\$0	\$0 0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
189 Total Residential FTE Construction Jobs 190		U	0	0	0	0	0	0	0	0	0	0
191 Office												
192 Construction Costs per GSF	\$348 /FAR SF	\$648	\$667	\$687	\$708	\$729	\$751	\$774	\$797	\$821	\$845	\$871
193 Construction Value 194 Total Construction Hours	9.7 per \$1K const. value	\$0 0	\$00	\$0 0	\$0 0							
195 Total FTE Construction Jobs 196	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
197 Retail [In-Line] 198 Construction Costs per GSF	\$270 /GSF	\$503	\$518	\$533	\$549	\$566	\$583	\$600	\$618	\$637	\$656	\$676
199 Construction Value	\$2707001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
200 Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
201 Total FTE Construction Jobs 202	2025 hours/year	0	0	0	0	0	0	0	0	0		0
203 Restaurants												
204 Construction Costs per GSF	\$270 /GSF	\$503	\$518	\$533	\$549	\$566	\$583	\$600	\$618	\$637	\$656	\$676
205 Construction Value 206 Total Construction Hours	9.7 per \$1K const. value	\$0	\$0 0	\$0	\$0 0	\$0 0	\$0 0	\$0 0	\$0 0	\$00	\$0	\$0
207 Total FTE Construction Jobs	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
208												
209 Retail [Grocery]	\$270 /GSF	\$503	\$518	\$533	\$549	\$566	\$583	\$600	\$618	\$637	\$656	\$676
210 Construction Costs per GSF 211 Construction Value	\$2707G3F	\$003	\$518	\$035	\$0	\$300	\$383	\$000	\$018	\$037	\$050	\$070
212 Total Construction Hours	9.7 per \$1K const. value	0	0	0	0	0	0	0	0	0	0	0
213 Total FTE Construction Jobs 220	2025 hours/year	0	0	0	0	0	0	0	0	0	0	0
220 221 Total Commercial Construction Value - 2 Years Prior to Delive	erv	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
222 Total Commercial FTE Construction Jobs		0	0	0	0	0	0	0	0	0	0	0
223 224 Total Construction Value - 2 Years Prior to Delivery		\$0		\$0	**		\$0	*	\$0			
224 Total Construction Value - 2 Years Prior to Delivery 225 Total FTE Construction Jobs		\$U 0	\$0 0	\$U 0	\$0 0	\$0 0	\$U 0	\$0 0	\$U 0	\$0	\$0 0	\$0 0
226												
227												
228 ASSESSED VALUE												
230 PROJECT VALUE - UNIMPROVED LAND BASE												
231 Unimproved Land Base Value per Acre 232 231 Land Takedown	\$1,654,238 /Acre	\$3,077,370	\$3,169,691	\$3,264,782	\$3,362,725	\$3,463,607	\$3,567,515	\$3,674,541	\$3,784,777	\$3,898,320	\$4,015,270	\$4,135,728
233 Land Takedown		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
234 Cumulative Land Takedown 236 Cumulative Development of Unimproved Land		11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1
236 Cumulative Development of Unimproved Land		11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1
238 Remaining Land Area - Taken Down & Unimproved		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
239 Remaining Value of Unimproved Land Base 240		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
241 Total Value of Unimproved Land		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
242											İ	
243 INTERIM PROJECT VALUE BASED ON CONSTRUCTION COST 244	1											
244 245 Residential												
246 Apartments - Market Rate											1	
247 Units Under Construction	6000 00 <i>4</i> // 1	0	0	0	0	0	0	0	0 \$0	0	0	0
248 Under Construction Value 253	\$229,934 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
254 Senior Apartments - ADU											I	
255 Units Under Construction	¢000.040 // 1-14	0	0	0	0	0	0	0	0	0	0	0
256 Under Construction Value 261	\$262,840 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
262 Townhomes - Market Rate											I	
263 Units Under Construction		0	0	0	0	0	0	0	0	0	0	0
264 Under Construction Value 265	\$269,219 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
266 Townhomes - WDU												
267 Units Under Construction		0	0	0	0	0	0	0	0	0	0	0
268 Under Construction Value	\$223,718 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



	C	DE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7		ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9		(2010\$)											
273		<u> </u>											
274	Condo - WDU												
275	Units Under Construction		0	0	0	0	0		0	0	0	0	0
276	Under Construction Value	\$266,360 /Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
277													
278 279	Total Residential Units Under Construction		0 \$0	0 \$0	0 \$0	0 \$0	0 \$0		0 \$0	0 \$0	0	0 \$0	\$0
279	Total Residential Project Value Under Construction		Φ U		Φ U		φU			\$U	\$U		
281	Retail												
282	Office												
283	GSF Under Construction		0	0	0	0	0	0	0	0	0	0	0
284	Under Construction Value	\$348 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
285 286													
286	Retail (In-line)												
287	GSF Under Construction	\$070 FAD OF	0	0	0	0	0		0	0	0	0	0
288 289	Under Construction Value	\$270 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
289 290	Restaurants												
290	GSF Under Construction		0	0	0	0	0	0	0	0	0	0	0
292	Under Construction Value	\$270 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
293								\$	\$		¢0		ţ,
291 292 293 294 295	Retail [Grocery]												
295	GSF Under Construction		0	0	0	0	0		0	0		0	0
296 301	Under Construction Value	\$270 /FAR SF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
301													
302	Total Commercial GSF Under Construction		0	0	0	0	0		0	0	0	0	0
303 304	Total Commercial Project Value Under Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
304	Total Interim Project Value Based on Construction Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
306	Total Internit Project value Dased on Construction Cost		ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ	ψυ
307	PROJECT VALUE BASED ON INCOME APPROACH												
308													
309	Residential												
310	Apartments - Market Rate												
311	Units Completed		304	304	304	304	304		304	304		304	304
312	Developed Units Assessed Value	\$238,444 /Unit	\$134,846,918	\$138,892,326	\$143,059,096	\$147,350,869	\$151,771,395	\$156,324,537	\$161,014,273	\$165,844,701	\$170,820,042	\$175,944,643	\$181,222,982
317 318	Conjer Anostmonto ADU												
318	Senior Apartments - ADU Units Completed		86	86	86	86	86	86	86	86	86	86	86
	Developed Units Assessed Value	\$125,431 /Unit	\$20,067,155	\$20,669,169	\$21,289,245	\$21,927,922			\$23,961,232			\$26,183,085	
320 325		¢120,40170111	φ£0,007,100	φ20,000,100	ψ <u>2</u> 1,200,2 1 0	Ψ21,021,022	Ψ <u>2</u> 2,000,700	φ20,200,002	φ20,001,202	φ24,000,000	ψ 20, 420,471	φ20,100,000	φ20,000,010
326	Townhomes - Market Rate												
327	Units Completed		156	156	156	156	156		156	156	156	156	156
328	Developed Units Assessed Value	\$483,333 /Unit	\$140,266,211	\$144,474,197	\$148,808,423	\$153,272,676	\$157,870,856	\$162,606,982	\$167,485,191	\$172,509,747	\$177,685,039	\$183,015,590	\$188,506,058
329													
330	Townhomes - WDU												
331 332	Units Completed	\$346,957 /Unit	19 \$12,263,395	19 \$12,631,297	19 \$13,010,236	19 \$13,400,543			19 \$14,643,135	19 \$15,082,429		19 \$16,000,949	19 \$16,480,977
332 337	Developed Units Assessed Value	\$346,957 /Unit	\$12,203,395	\$12,031,297	φ13,010,23 6	a13,400,543	⇒ 13,00∠,559	\$14,210,030	a 14,043,135	⇒ 10,00∠,429	a10,004,902	\$ 10,000,949	\$10,400,977
338	Condo - WDU												
339	Units Completed		191	191	191	191	191	191	191	191	191	191	191
340 341	Developed Units Assessed Value	\$308,241 /Unit	\$109,522,892				\$123,268,980					\$142,902,533	
341													
342	Total Residential Units Completed		756	756	756	756	756		756	756	756	756	756
343	Total Residential Project Value - Completed		\$416,966,571	\$429,475,568	\$442,359,835	\$455,630,630	\$469,299,549	\$483,378,536	\$497,879,892	\$512,816,288	\$528,200,777	\$544,046,800	\$560,368,204



	ВС	D E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7		ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9		(2010\$)											
344 345	Retail												
345	Office												
346 347	GSF Completed		1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862	1,026,862			1,026,862	1,026,862
348	Developed GSF Value	\$400 /GSF	\$764,106,289	\$787,029,478	\$810,640,362	\$834,959,573	\$860,008,361	\$885,808,611	\$912,382,870	\$939,754,356	\$967,946,986	\$996,985,396	\$1,026,894,958
349 350	Retail (In-line)												
351 352	GSF Completed		28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135	28,135
352	Developed GSF Value	\$356 /GSF	\$18,609,560	\$19,167,847	\$19,742,882	\$20,335,169	\$20,945,224	\$21,573,581	\$22,220,788	\$22,887,412	\$23,574,034	\$24,281,255	\$25,009,693
353 354	Restaurants												
355 356	GSF Completed		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
356	Developed GSF Value	\$356 /GSF	\$3,307,190	\$3,406,406	\$3,508,598	\$3,613,856	\$3,722,272	\$3,833,940	\$3,948,958		\$4,189,450	\$4,315,133	\$4,444,587
357 358	Detall (Oronal)												
358 359	Retail [Grocery] GSF Completed		44,700	44,700	44,700	44.700	44,700	44,700	44.700	44.700	44,700	44,700	44.700
360	Developed GSF Value	\$222 /GSF	\$18,478,926	\$19,033,294			\$20,798,194	\$21,422,140	\$22,064,804			\$24,110,807	\$24,834,131
365													
366 367	Total Commercial Project Value Completed		\$804,501,966	\$828,637,025	\$853,496,136	\$879,101,020	\$905,474,050	\$932,638,272	\$960,617,420	\$989,435,943	\$\$1,019,119,021	\$1,049,692,592	\$1,081,183,369
367	Total Project Value Based on Income Approach		\$1,221,468,537	\$1,258,112,593	\$1,295,855,971	\$1,334,731.650	\$1,374,773,599	\$1,416,016.807	\$1,458,497,312	\$1,502,252,231	\$1,547,319,798	\$1,593,739,392	\$1,641,551,574
369							1 /2 / 1/22						
	REVENUES												
371 372	REAL PROPERTY REVENUES									<u> </u>			
373													
374	Assessed Value of Unimproved Land		\$0	\$0	\$0		\$0	\$0	\$0			\$0	\$0
375 376	Value Subject to Real Property Tax Real Property Tax - Unimproved Land	\$5.000 per \$100 AV	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0			\$0 \$0	
311	· · · · · · · · · · · · · · · · · · ·	\$3.000 per \$100 AV											
378 379			\$0	\$0	\$0		\$0	\$0	\$0			\$0	\$0
379	Value Subject to Real Property Tax Real Property Tax - Commercial Uses Under Construction	\$1.850 per \$100 AV	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0	\$0 \$0				
381	Real Property Tax - Commercial Uses Under Construction	\$1.650 per \$100 AV	\$0	\$0				\$0	\$0				\$0
382	Total Real Property Tax - Commercial Uses Under Const.		\$0	\$0				\$0	\$0				\$0
383 384	Assessed Value of Residential Uses Under Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
385	Value Subject to Real Property Tax		\$0	\$0			\$0	\$0	\$0				
386	Real Property Tax - Residential Uses Under Const.	\$0.850 per \$100 AV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
387 388	Assessed Value of Commercial - Completed		\$804,501,966	\$828,637,025	\$853,496,136	\$879,101,020	\$905,474,050	\$932,638,272	\$960,617,420	\$989 435 943	\$1,019,119,021	\$1 049 692 592	\$1 081 183 369
389	Value Subject to Real Property Tax		\$804,501,966	\$828,637,025				\$932,638,272	\$960,617,420		\$1,019,119,021		
390		\$1.850 per \$100 AV	\$14,877,286	\$15,323,785	\$15,783,679		\$16,745,270	\$17,247,808	\$17,765,422				
391 392	Real Property Tax - Commercial Uses - Completed	\$1.650 per \$100 AV	\$49,500	\$49,500	\$49,500	\$49,500	\$49,500	\$49,500	\$49,500			\$49,500	\$49,500
393			\$14,926,786	\$15,373,285	\$15,833,179			\$17,297,308	\$17,814,922				
394	Assessed Value of Residential Uses - Completed		\$416,966,571	\$429,475,568			\$469,299,549	\$483,378,536	\$497,879,892				
395 396	Owner Occupied Condos Owner Occupied Townhomes	80% owner occupied units 80% owner occupied units	153 140	153 140	153 140	153 140	153 140	153 140	153 140			153 140	153 140
396	Homestead Exemption	\$67,500 per Unit	\$19,764,000	\$19,764,000			\$19,764,000	\$19,764,000	\$19,764,000				\$19,764,000
398	Value Subject to Real Property Tax		\$397,202,571	\$409,711,568	\$422,595,835	\$435,866,630	\$449,535,549	\$463,614,536	\$478,115,892	\$493,052,288	\$508,436,777	\$524,282,800	\$540,604,204
399 400	Real Property Tax - Residential Uses - Completed	\$0.850 per \$100 AV	\$3,376,222	\$3,482,548	\$3,592,065	\$3,704,866	\$3,821,052	\$3,940,724	\$4,063,985	\$4,190,944	\$4,321,713	\$4,456,404	\$4,595,136
	TOTAL REAL PROPERTY REVENUES		\$18,303,008	\$18,855,833	\$19,425,243	\$20,011,735	\$20,615,822	\$21,238,032	\$21,878,907	\$22,539,009	\$23,218,914	\$23,919,217	\$24,640,528
402													
	PERSONAL PROPERTY TAX REVENUES												
404 405										<u> </u>			
405	Personal Property Tax Revenues per Resident	\$24 per resident	\$44	\$45	\$47	\$48	\$49	\$51	\$52	\$54	\$56	\$57	\$59
407	Total Residents		1,496	1,496	1,496	1,496	1,496	1,496	1,496			1,496	1,496
408	Total Resident-Driven Personal Property Tax Revenues		\$65,599	\$67,567	\$69,594	\$71,682	\$73,832	\$76,047	\$78,329	\$80,679	\$83,099	\$85,592	\$88,160
409 410	Employee-Driven Personal Property Tax Revenues												
410	Personal Property Tax Revenues per Employee	\$60 per employee	\$112	\$115	\$118	\$122	\$126	\$129	\$133	\$137	\$141	\$146	\$150
412	Total Employees		3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270
413	Total Employee-Driven Personal Property Tax Revenues		\$365,123	\$376,077	\$387,359	\$398,980	\$410,950	\$423,278	\$435,976	\$449,056	\$462,527	\$476,403	\$490,695
	TOTAL PERSONAL PROPERTY TAX REVENUE		\$430,723	\$443,644	\$456,954	\$470,662	\$484,782	\$499,325	\$514,305	\$529,734	\$545,626	\$561,995	\$578,855
428	Funds Directed to Neighborhood Investment Fund	17.4%	\$74,946	\$77,194	\$79,510	\$81,895	\$84,352	\$86,883	\$89,489	\$92,174	\$94,939	\$97,787	\$100,721
	TOTAL PERSONAL PROPERTY TAX REVENUE - GENERAL F		\$355,777	\$366,450	\$377,444	\$388,767	\$400,430	\$412,443	\$424,816	\$437,561	\$450,687	\$464,208	\$478,134
430													

В	C D	E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7		ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9		(2010\$)	2001	2002	2000	2004	2000	2000	2007		2000	2040	2041
431 S 432	ALES TAX REVENUES												
433 C	ONSTRUCTION SALES												
434 435	Commercial Construction (2 Yrs Prior to Delivery) Commercial Improvement Value (hard costs minus labor)	% of improvement 85% of Construction Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
435	% Materials and Purchased in the District	45% of Construction Value	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0	\$0	\$0 \$0		\$0	\$0 \$0
437	Retail Sales Tax Rev (Commercial Construction)	6.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
439	For-Rent Residential Construction (2 Yrs. Prior to Delivery)	% of improvement											
440 441	Residential Improvement Value (hard costs minus labor) % Materials and Purchased in the District	75% of Construction Value 30% of Construction Value	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
442	Retail Sales Tax Rev (Residential Construction)	6.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
444	For-Sale Residential Construction (2 Yrs. Prior to Delivery)	% of improvement											
445 446	Residential Improvement Value (hard costs minus labor) % Materials and Purchased in the District	60% of Construction Value 30% of Construction Value	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0
447	Retail Sales Tax Rev (Residential Construction)	6.00%	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0
440 449 R	ETAIL ON-SITE SALES												
450	Effective Retail SF												
451 452	Retail [In-Line] Retail [Grocery]		25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700	25,322 44,700
453	Total Effective Square Feet		70,022	70,022	70,022	70,022	70,022	70,022	70,022	70,022		70,022	70,022
454 455	Retail Sales	Sales/SF											
456	Retail [In-Line]	\$350 per GSF	15,662,562	16,132,439	16,616,412	17,114,904	17,628,351	18,157,202	18,701,918	19,262,975		20,436,091	21,049,173
457 450 459	Retail [Grocery]	\$500 per GSF	2,078,879	2,141,246	2,205,483	2,271,647	2,339,797	2,409,991	2,482,290	2,556,759	2,633,462	2,712,466	2,793,840
460	Total Sales Retail Sales Tax Rev (On-Site Retail)	6.00%	\$17,741,441 \$1,064,486	\$18,273,684 \$1,096,421	\$18,821,895 \$1,129,314	\$19,386,552 \$1,163,193	\$19,968,148 \$1,198,089	\$20,567,193 \$1,234,032	\$21,184,208 \$1,271,053	\$21,819,735 \$1,309,184	\$22,474,327 \$1,348,460	\$23,148,556 \$1,388,913	\$23,843,013 \$1,430,581
401	ETAIL SALES FROM RESIDENTS			T , T , T , T , T , T , T , T ,					* · 1 · 1 · 1 · 1 · 1	+,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		+ + + + + + + + + + + + + + + + + + + +
463	Residential Taxable Sales	% Spent on Retail (Excluding Food)											
464 466	Apartments - Market Rate Senior Apartments - ADU	20%	\$8,382,822 \$1,738,174	\$8,634,307 \$1,790,319	\$8,893,336 \$1,844,029	\$9,160,136 \$1,899,350	\$9,434,940 \$1,956,330	\$9,717,988 \$2,015,020	\$10,009,528 \$2,075,471	\$10,309,814 \$2,137,735	\$10,619,108 \$2,201,867	\$10,937,682 \$2,267,923	\$11,265,812 \$2,335,960
468	Townhomes - Market Rate	20%	\$7,465,557	\$7,689,524	\$7,920,209	\$8,157,815	\$8,402,550	\$8,654,626	\$8,914,265	\$9,181,693	\$9,457,144	\$9,740,858	\$10,033,084
469 471	Townhomes - WDU	30%	\$1,000,529	\$1,030,544	\$1,061,461	\$1,093,305	\$1,126,104	\$1,159,887	\$1,194,684	\$1,230,524	\$1,267,440	\$1,305,463	\$1,344,627
472	Condo - WDU	30%	\$8,935,600	\$9,203,668	\$9,479,778	\$9,764,171	\$10,057,096	\$10,358,809	\$10,669,573	\$10,989,661	\$11,319,350	\$11,658,931	\$12,008,699
473 474	Total Retail Taxable Sales Retail Expenditures Made Off-Site, In DC	95% taxable 60%	\$26,146,547 \$15,687,928	\$26,930,944 \$16,158,566	\$27,738,872 \$16,643,323	\$28,571,038 \$17,142,623	\$29,428,169 \$17,656,902	\$30,311,014 \$18,186,609	\$31,220,345 \$18,732,207	\$32,156,955 \$19,294,173		\$34,115,314 \$20,469,188	\$35,138,773 \$21,083,264
475	Total Residential Sales Tax Revenues	9.00%	\$1,411,914	\$1,454,271	\$1,497,899	\$1,542,836	\$1,589,121	\$1,636,795	\$1,685,899	\$1,736,476		\$1,842,227	\$1,897,494
477 A	LCOHOL SALES ON-SITE												
478 479	Alcohol Sales Retail [In-Line]	Sales/SF \$350 per GSF		0									
479	Grocery Store	\$350 per GSF \$500 per GSF	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500	1,117,500
481 482	Total Sales	9.00%	\$1,117,500 \$100,575	\$1,117,500 \$100,575	\$1,117,500 \$100,575	\$1,117,500 \$100,575	\$1,117,500 \$100,575	\$1,117,500 \$100,575	\$1,117,500 \$100,575	\$1,117,500	\$1,117,500 \$100,575	\$1,117,500	\$1,117,500
	Sales Tax from Alcohol Sales LCOHOL SALES FROM RESIDENTS	9.00%	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575	\$100,575
485	Residential Taxable Sales - Alcohol	%Spent on Alcohol											
486	Apartments - Market Rate	1%	\$419,141	\$431,715	\$444,667	\$458,007	\$471,747	\$485,899	\$500,476	\$515,491	\$530,955	\$546,884	\$563,291
488 490	Senior Apartments - ADU Townhomes - Market Rate	1%	\$57,229 \$373,278	\$58,946 \$384,476	\$60,714 \$396,010	\$62,536 \$407,891	\$64,412 \$420,127	\$66,344 \$432,731	\$68,334 \$445,713	\$70,384 \$459,085	\$72,496 \$472,857	\$74,671 \$487,043	\$76,911 \$501,654
491	Townhomes - WDU	1%	\$32,942	\$33,930	\$34,948	\$35,997	\$37,077	\$38,189	\$39,335	\$40,515	\$41,730	\$42,982	\$44,271
493 495	Condo - WDU	1%	\$294,202	\$303,028	\$312,119	\$321,482	\$331,127	\$341,061	\$351,292	\$361,831	\$372,686	\$383,867	\$395,383
495 496	Total Alcohol Taxable Sales Alcohol Expenditures Made Off-Site, In DC	80% taxable 30% taxable	\$941,433 \$282,430	\$969,676 \$290,903	\$998,767 \$299,630	\$1,028,730 \$308,619	\$1,059,592 \$317,877	\$1,091,379 \$327,414	\$1,124,121 \$337,236	\$1,157,844 \$347,353		\$1,228,357 \$368,507	\$1,265,208 \$379,562
497	Total Residential Alcohol Sales Tax Revenues	9.00%	\$25,419	\$26,181	\$26,967	\$27,776	\$28,609	\$29,467	\$30,351	\$31,262		\$33,166	\$34,161
498 499 T	OTAL SALES TAX REVENUE		\$2,602,394	\$2,677,448	\$2,754,754	\$2,834,380	\$2,916,394	\$3,000,869	\$3,087,877	\$3,177,496	\$3,269,804	\$3,364,881	\$3,462,810
500			φ 2,002, 394	φ2,077,440	φ2,1 37,1 34	φ 2,0 5 4 ,300	φ 2,310,3 34	\$3,000,003	<i>40,001,011</i>	<i>4</i> 5,177,490	φ 5,20 3,004	40,00 1 ,001	<i>4</i> 0,402,010
501 N 502	EALS TAX Restaurants		4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
503	Total Restaurant Sales	\$400 per GSF	\$3,348,530	\$3,448,986	\$3,552,456	\$3,659,029	\$3,768,800	\$3,881,864	\$3,998,320	\$4,118,270	\$4,241,818	\$4,369,072	\$4,500,145
504 505	Prepared Foods at Grocery Meals Tax Revenues (on-site restaurants)	5% 9.0%	\$2,078,879 \$488.467	\$2,141,246 \$503,121	\$2,205,483 \$518.214	\$2,271,647 \$533,761	\$2,339,797 \$549.774	\$2,409,991 \$566.267	\$2,482,290 \$583.255	\$2,556,759 \$600.753	\$2,633,462 \$618,775	\$2,712,466 \$637,338	\$2,793,840 \$656.459
506		9.0%	ψ + 00,407	φ 303,121	¢010,214	<i>\$333,1</i> 01	<i>\$</i> 343,114	<i>4300,201</i>	<i>4</i> J03,233	φ000, <i>1</i> 33	φ010,773	<i>φ</i> υστ,330	<i>4000,409</i>
507 508	Residential Meals Tax Revenues		\$26,146,547	\$26,930,944	\$27,738,872	\$28,571,038	\$29,428,169	\$30,311,014	\$31,220,345	\$22 4E6 0EE	\$33,121,664	\$34,115,314	¢25 400 770
508	Total Taxable Sales Meals at Eating Places % of Retail Spending	3.4%	\$26,146,547 \$886,807	\$26,930,944 \$913,411	\$27,738,872	\$28,571,038 \$969,038	\$29,428,169 \$998,109	\$30,311,014 \$1,028,052	\$31,220,345 \$1,058,894	\$32,156,955 \$1,090,661	\$33,121,664 \$1,123,380	\$34,115,314 \$1,157,082	\$35,138,773 \$1,191,794
510	% of Expenditures Off-Site & in DC	75.0%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
511 512	Restaurant Expenditures Made Off-Site Total Effective Residential Meals Tax Revenues	9.00% Effective Rate to Ge	\$665,105 \$59,859	\$685,058 \$61,655	\$705,610 \$63,505	\$726,778 \$65,410	\$748,582 \$67,372	\$771,039 \$69,394	\$794,170 \$71,475	\$817,995 \$73,620	\$842,535 \$75,828	\$867,811 \$78,103	\$893,846 \$80,446
513													
514 T	OTAL MEALS TAX REVENUE	I	\$548,326	\$564,776	\$581,719	\$599,171	\$617,146	\$635,660	\$654,730	\$674,372	\$694,603	\$715,441	\$736,905



	3 C [D E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7 8		ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9		(2010\$)											
515 525	DEED RECORDATION/TRANSFER TAX												
526													
527 528	Land Taken Down (Acres) Land Sale - Assessed Value per Acre	¢1 654 000	0.0	0.0 \$3,169,691	0.0 \$3,264,782	0.0 \$3,362,725	0.0 \$3,463,607	0.0 \$3,567,515	0.0 \$3,674,541	0.0 \$3,784,777			0.0 \$4,135,728
520 529	Total Land Sales and Transaction Costs	\$1,654,238	\$3,077,370 \$0	\$3,109,091	\$3,204,782	\$3,362,725	\$3,463,607	\$3,567,515	\$3,674,541	\$3,764,777			
529 530													
531	Deed Recordation/Transfer Tax on Land Sale	2.90%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
533 534	New Owner Occupied Unit Sales - Under \$400k Townhomes - Market Rate	\$483,333	\$0	\$0	\$0	¢0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
535	Townhomes - MDU	\$463,535 \$346,957	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			
537	Condo - WDU	\$308,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
539	Owner Occupied Households in Turnover												
540	Townhomes - Market Rate Townhomes - WDU	6.7% turnover per yr 3.0% turnover per yr	10	10	10	10	10	10	10	10		10	10
541 543	Condo - WDU	3.0% turnover per yr	6	6	6	6	6	6	6			6	6
545	Value of Housing Unit Sales in Turnover - Under \$400K												
546	Townhomes - Market Rate	\$483,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
547 549	Townhomes - WDU Condo - WDU	\$346,957 \$308,241	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			
551		2.20%	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0			
551 553	Recordation/Transfer Tax, Properties under \$400k	2.20%	<u>۵</u> ۵	şυ	<u>۵</u> ۵	20	\$U	\$0	\$0	\$0	\$0	\$0	\$0
553 554	New Owner Occupied Unit Sales - Over \$400k Townhomes - Market Rate	\$483,333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
555	Townhomes - WDU	\$346,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
557	Condo - WDU	\$308,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
559	Owner Occupied Households in Turnover												
560 561	Townhomes - Market Rate Townhomes - WDU	6.7% turnover per yr 3.0% turnover per yr	10	10	10	10	10	10	10	10		10	10
563	Condo - WDU	3.0% turnover per yr	6	6	6	6	6	6	6			6	6
565	Value of Housing Unit Sales in Turnover - Over \$400K												
566	Townhomes - Market Rate	\$483,333	\$9,358,423	\$9,639,176	\$9,928,351	\$10,226,202	\$10,532,988	\$10,848,977	\$11,174,447	\$11,509,680		\$12,210,620	
567 569	Townhomes - WDU Condo - WDU	\$346,957 \$308,241	\$367,902 \$3,285,687	\$378,939 \$3,384,257	\$390,307 \$3,485,785	\$402,016 \$3,590,359	\$414,077 \$3,698,069	\$426,499 \$3,809,011	\$439,294 \$3,923,282	\$452,473 \$4,040,980		\$480,028 \$4,287,076	
570	Recordation/Transfer Tax, Properties over \$400k	2.90%	\$377,348	\$388,669	\$400,329	\$412,339	\$424,709	\$437,450	\$450,574	\$464,091			\$507,125
572		2.0078	\$011,040	\$000,000	\$400,025	¥112,000	<i><i>q</i>q</i><i>qq</i><i>qqqq</i>	¥401,400	\$400,014	<u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u>	\$410,014	\$432,004	\$507,120
573	TOTAL DEED RECORDATION/TRANSFER TAX REVENUE		\$377,348	\$388,669	\$400,329	\$412,339	\$424,709	\$437,450	\$450,574	\$464,091	\$478,014	\$492,354	\$507,125
574 575	NCOME TAX												
570													
577 578													
579 580	Office Number of Employees	300 GSF/Employee	3,081	3,081	3,081	3,081	3.081	3,081	3,081	3,081	3,081	3.081	3,081
580 581	Average Employee Income	300 GSF/Employee \$76,100	\$141,568	\$145,815	\$150,190	\$154,696	\$159,337	\$164,117	\$169,040	\$174,111			
582	Taxable Employee Income	80% taxable	\$113,255	\$116,652	\$120,152	\$123,757	\$127,469	\$131,293	\$135,232	\$139,289	\$143,468	\$147,772	\$152,205
583 584	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 +	\$400.00 \$2,200.00	\$0 \$8,427	\$0 \$8,715	\$0 \$9,013	\$0 \$9,319	\$0 \$9,635	\$0 \$9,960	\$0 \$10,295	\$0 \$10,640			\$0 \$11,737
585	% of Employees Living in Washington D.C.	\$2,200.00	\$8,427	35.0%	35.0%	\$9,319	35.0%	\$9,960	\$10,295	\$10,640		35.0%	35.0%
586	Employee Income Tax Revenue		\$9,085,659	\$9,397,044	\$9,717,771	\$10,048,120	\$10,388,379	\$10,738,845	\$11,099,826				
588	Retail [In-Line]												
589	Number of Employees	350 GSF/Employee	72	72	72	72	72	72	72	72			
590 591	Average Employee Income Taxable Employee Income	\$26,400 80% taxable	\$49,112 \$39,289	\$50,585 \$40,468	\$52,103 \$41,682	\$53,666 \$42,933	\$55,276 \$44,221	\$56,934 \$45,547	\$58,642 \$46,914				\$66,002 \$52,802
592	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$2,157	\$40,468	\$0	\$42,933	\$44,221	\$45,547	\$0	\$46,321			\$0
593	Retail Income Tax, \$40,000 +	\$2,200.00	\$0	\$2,240	\$2,343	\$2,449	\$2,559	\$2,672	\$2,788	\$2,907	\$3,031	\$3,157	\$3,288
594 595	% of Employees Living in Washington D.C. Employee Income Tax Revenue	85.0%	85.0% \$132,667	85.0% \$137,736	85.0% \$144,082	85.0% \$150,618	85.0% \$157,351	85.0% \$164,285	85.0% \$171,427	85.0% \$178,784		85.0% \$194,166	85.0% \$202,205
290			ψ132,007	φ137,730	ψ1 44 ,002	9100,010	φ107,301	ψ10 4 ,203	ψ1/1,42/	\$170,704	φ100,301	φ194,100	\$202,205
597 598	Restaurants Number of Employees	250 GSF/Employee	18	18	18	18	18	18	18	18	18	18	19
599	Average Employee Income	\$22,800	\$42,415	\$43,687	\$44,998	\$46,348	\$47,738	\$49,170	\$50,645	\$52,165			\$57,002
600	Taxable Employee Income	80% taxable	\$33,932	\$34,950	\$35,998	\$37,078	\$38,191	\$39,336	\$40,516	\$41,732	\$42,984	\$44,273	\$45,601
601 602 603	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 +	\$400.00 \$2,200.00	\$1,836 \$0	\$1,897	\$1,960 \$0	\$2,025 \$0	\$2,091 \$0	\$2,160 \$0	\$0 \$2,244	\$0 \$2,347			\$0 \$2,676
002	% of Employees Living in Washington D.C.	\$2,200.00	85.0%	\$0 85.0%	85.0%	\$0 85.0%	\$0	\$0 85.0%	\$2,244	\$2,347 85.0%		\$2,563	\$2,676
603 604			\$28,089	\$29,024	\$29,986	\$30,978	\$31,999	\$33,051	\$34,331	\$35,912			



607 608 609 610 611 612 613 624 625 626 627 628 629 630 631 533 533 Tof 634 Tof	tail [Grocery] Number of Employees Average Employee Income Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue nstruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees Total Const. Employees	ASSUMPTION (2010\$) 450 GSF/Employee \$30,800 80% taxable \$400.00 \$2,200.00 \$5,200.00 \$5,200.00 85.0% \$69,700 80% taxable \$400.00 \$2,200.00 \$40.0%	2031 99 \$57,297 \$45,838 \$0 \$2,696 85,0% \$227,649 0 \$129,663 \$103,730 \$103,730 \$103,730 \$103,730 \$0 \$7,617 40,0%	2032 99 \$59,016 \$47,213 \$0 \$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0 \$7,882	2033 99 \$60,786 \$48,629 \$0 \$2,933 85,0% \$247,683 0 \$137,559 \$110,047 \$0	2034 99 \$62,610 \$50,088 \$0 \$3,057 85,0% \$258,154 0 0 \$141,686 \$113,349	2035 99 \$64,488 \$51,591 \$0 \$3,185 85,0% \$268,938 0 \$145,936	2036 99 \$66,423 \$53,138 \$0 \$3,317 85.0% \$280,046 0	2037 99 \$68,416 \$54,733 \$0 \$3,452 85.0% \$291,486 0	2038 99 \$70,468 \$56,375 \$0 \$3,592 85.0% \$303,271	2039 99 \$72,582 \$58,066 \$0 \$3,736 85.0% \$315,408	2040 99 \$74,760 \$59,808 \$0 \$3,884 85.0% \$327,910	2041 99 \$77,002 \$61,602 \$0 \$4,036 85.0% \$340,787
9 606 Ret 607 607 608 609 611 612 610 613 624 622 626 627 628 629 631 633 70 633 633 70 633	Number of Employees Average Employee Income Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue Instruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees	(2010\$) 450 GSF/Employee \$30,800 80% taxable \$400.00 \$2,200.00 85.0% \$69,700 80% taxable \$400.00 \$2,200.00	99 \$57,297 \$45,838 \$0 \$2,696 85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	99 \$59,016 \$47,213 \$0 \$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0	99 \$60,786 \$48,629 \$0 \$2,933 85.0% \$247,683 0 \$137,559 \$110,047	99 \$62,610 \$50,088 \$0 \$3,057 85.0% \$258,154 0 \$141,686	99 \$64,488 \$51,591 \$0 \$3,185 85.0% \$268,938	99 \$66,423 \$53,138 \$0 \$3,317 85,0% \$280,046 0	99 \$68,416 \$54,733 \$0 \$3,452 85,0% \$291,486 0	99 \$70,468 \$56,375 \$0 \$3,592 85.0% \$303,271	99 \$72,582 \$58,066 \$0 \$3,736 85,0% \$315,408	99 \$74,760 \$59,808 \$0 \$3,884 85.0%	99 \$77,002 \$61,602 \$0 \$4,036 85.0%
606 Ref 607 608 609 610 611 612 613 624 625 626 628 629 630 631 533 706 634 Tot	Number of Employees Average Employee Income Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue Instruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees	450 GSF/Employee \$30,800 80% taxable \$400.00 \$2,200.00 85.0% \$69,700 80% taxable \$400.00 \$2,200.00	\$57,297 \$45,838 \$0 \$2,696 85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	\$59,016 \$47,213 \$0 \$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0	\$60,786 \$48,629 \$0 \$2,933 85.0% \$247,683 0 \$137,559 \$110,047	\$62,610 \$50,088 \$0 \$3,057 85,0% \$258,154 0 \$141,686	\$64,488 \$51,591 \$0 \$3,185 85.0% \$268,938 0	\$66,423 \$53,138 \$0 \$3,317 85.0% \$280,046 0	\$68,416 \$54,733 \$0 \$3,452 85.0% \$291,486 0	\$70,468 \$56,375 \$0 \$3,592 85.0% \$303,271	\$72,582 \$58,066 \$0 \$3,736 85.0% \$315,408	\$74,760 \$59,808 \$0 \$3,884 85.0%	\$77,002 \$61,602 \$0 \$4,036 85.0%
607 608 609 610 611 612 613 624 625 626 627 628 629 630 631 533 533 Tof 634 Tof	Number of Employees Average Employee Income Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue Instruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees	\$30,800 80% faxable \$400.00 \$2,200.00 85.0% \$5.0% \$69,700 80% faxable \$400.00 \$2,200.00	\$57,297 \$45,838 \$0 \$2,696 85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	\$59,016 \$47,213 \$0 \$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0	\$60,786 \$48,629 \$0 \$2,933 85.0% \$247,683 0 \$137,559 \$110,047	\$62,610 \$50,088 \$0 \$3,057 85,0% \$258,154 0 \$141,686	\$64,488 \$51,591 \$0 \$3,185 85.0% \$268,938 0	\$66,423 \$53,138 \$0 \$3,317 85.0% \$280,046 0	\$68,416 \$54,733 \$0 \$3,452 85.0% \$291,486 0	\$70,468 \$56,375 \$0 \$3,592 85.0% \$303,271	\$72,582 \$58,066 \$0 \$3,736 85.0% \$315,408	\$74,760 \$59,808 \$0 \$3,884 85.0%	\$77,002 \$61,602 \$0 \$4,036 85.0%
608 609 610 611 611 612 623 626 626 627 628 629 630 631 053 Tof 634 Tof	Average Employee Income Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue nstruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees Tat Employee Tat Emplo	\$30,800 80% faxable \$400.00 \$2,200.00 85.0% \$5.0% \$69,700 80% faxable \$400.00 \$2,200.00	\$57,297 \$45,838 \$0 \$2,696 85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	\$59,016 \$47,213 \$0 \$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0	\$60,786 \$48,629 \$0 \$2,933 85.0% \$247,683 0 \$137,559 \$110,047	\$62,610 \$50,088 \$0 \$3,057 85,0% \$258,154 0 \$141,686	\$64,488 \$51,591 \$0 \$3,185 85.0% \$268,938 0	\$66,423 \$53,138 \$0 \$3,317 85.0% \$280,046 0	\$68,416 \$54,733 \$0 \$3,452 85.0% \$291,486 0	\$70,468 \$56,375 \$0 \$3,592 85.0% \$303,271	\$72,582 \$58,066 \$0 \$3,736 85.0% \$315,408	\$74,760 \$59,808 \$0 \$3,884 85.0%	\$77,002 \$61,602 \$0 \$4,036 85.0%
609 610 611 612 613 523 624 Coi 625 626 627 628 630 631 533 Toi 633 Toi	Taxable Employee Income Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue nstruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	80% taxable \$400.00 \$2,200.00 85.0% \$69.700 80% taxable \$400.00 \$2,200.00	\$45,838 \$0 \$2,696 85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	\$47,213 \$0 \$2,813 85,0% \$237,518 0 \$133,552 \$106,842 \$0	\$48,629 \$0 \$2,933 85.0% \$247,683 0 \$137,559 \$110,047	\$50,088 \$0 \$3,057 85.0% \$258,154 0 \$141,686	\$51,591 \$0 \$3,185 85.0% \$268,938 0	\$53,138 \$0 \$3,317 85.0% \$280,046 0	\$54,733 \$0 \$3,452 85.0% \$291,486 0	\$56,375 \$0 \$3,592 85.0% \$303,271	\$58,066 \$0 \$3,736 85.0% \$315,408	\$59,808 \$0 \$3,884 85.0%	\$61,602 \$0 \$4,036 85.0%
610 611 611 612 613 023 624 Col 625 626 627 628 630 631 033 Tol 633 Tol	Retail Income Tax, \$10,000 - \$40,000 Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue Instruction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees Itemployees	\$400.00 \$2,200.00 85.0% \$69,700 80% taxable \$400.00 \$2,200.00	\$0 \$2,696 85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	\$0 \$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0	\$0 \$2,933 85.0% \$247,683 0 \$137,559 \$110,047	\$0 \$3,057 85.0% \$258,154 0 \$141,686	\$0 \$3,185 85.0% \$268,938 0	\$0 \$3,317 85.0% \$280,046 0	\$0 \$3,452 85.0% \$291,486 0	\$0 \$3,592 85.0% \$303,271	\$0 \$3,736 85.0% \$315,408	\$0 \$3,884 85.0%	\$0 \$4,036 85.0%
611 612 613 023 624 Coi 625 626 627 628 629 630 633 Toi 633 Toi	Retail Income Tax, \$40,000 + % of Employees Living in Washington D.C. Employee Income Tax Revenue Instruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$10,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees Tat Employees	\$2,200.00 85.0% \$69,700 80% taxable \$400.00 \$2,200.00	85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	\$2,813 85.0% \$237,518 0 \$133,552 \$106,842 \$0	85.0% \$247,683 0 \$137,559 \$110,047	85.0% \$258,154 0 \$141,686	85.0% \$268,938 0	85.0% \$280,046 0	85.0% \$291,486 0	\$3,592 85.0% \$303,271	85.0% \$315,408	85.0%	85.0%
612 613 624 625 626 627 628 629 630 633 633 Tot	% of Employees Living in Washington D.C. Employee Income Tax Revenue nstruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	85.0% \$69,700 80% taxable \$400.00 \$2,200.00	85.0% \$227,649 0 \$129,663 \$103,730 \$0 \$7,617 40.0%	85.0% \$237,518 0 \$133,552 \$106,842 \$0	85.0% \$247,683 0 \$137,559 \$110,047	85.0% \$258,154 0 \$141,686	85.0% \$268,938 0	85.0% \$280,046 0	85.0% \$291,486 0	85.0% \$303,271	85.0% \$315,408	85.0%	85.0%
613 624 Cor 625 626 627 628 629 630 631 032 633 Tot 634 Tot	Employee Income Tax Revenue nstruction Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees	80% taxable \$400.00 \$2,200.00	0 \$129,663 \$103,730 \$0 \$7,617 40.0%	0 \$133,552 \$106,842 \$0	0 \$137,559 \$110,047	0 \$141,686	0	0	0			\$327,910	\$340,787
624 Coi 625 626 627 628 629 630 631 032 633 Tot 634 Tot	Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees Tat Employees - Excluding Construction	80% taxable \$400.00 \$2,200.00	\$103,730 \$0 \$7,617 40.0%	\$133,552 \$106,842 \$0	\$137,559 \$110,047	\$141,686	•	0	-	0	0	0	
625 626 627 628 629 630 631 032 633 634	Construction Employee - FTE Jobs Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees Tat Employees - Excluding Construction	80% taxable \$400.00 \$2,200.00	\$103,730 \$0 \$7,617 40.0%	\$133,552 \$106,842 \$0	\$137,559 \$110,047	\$141,686	•	0	-	0	n		
626 627 628 629 630 631 633 Tot 634 Tot	Average Income - Construction Employees Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	80% taxable \$400.00 \$2,200.00	\$103,730 \$0 \$7,617 40.0%	\$133,552 \$106,842 \$0	\$137,559 \$110,047	\$141,686	•	U	-	U			
627 628 629 630 631 632 633 Tot 634	Average Taxable Income Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	80% taxable \$400.00 \$2,200.00	\$103,730 \$0 \$7,617 40.0%	\$106,842 \$0	\$110,047		\$145,930		\$154,824	\$159,469	\$164.253	\$169,180	\$174.256
628 629 630 631 632 633 Tot 634 Tot	Construction Income Tax, \$10,000 - \$40,000 Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	\$400.00 \$2,200.00	\$0 \$7,617 40.0%	\$0		9113,349	\$116,749	\$150,314 \$120,252	\$154,624	\$159,469	\$131,402	\$135,344	\$174,256
629 630 631 633 633 Tot 634	Construction Income Tax, \$40,000 + % of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	\$2,200.00	\$7,617 40.0%			\$0	\$116,749	\$120,252	\$123,659	\$127,575	\$131,402	\$135,344	\$139,404
630 631 632 633 Tot 634 Tot	% of Employees Living in Washington D.C. Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction		40.0%	Ψ1,002	\$8,154	\$8.435	\$8.724	\$9.021	\$9.328	\$9.644	\$9,969	\$10.304	\$10.649
631 032 633 Tot 634 Tot	Total Const. Employee Income Tax Rev. tal Employees tal Employees - Excluding Construction	40.0 %		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
633 Tot 634 Tot	tal Employees tal Employees - Excluding Construction			\$0	\$0	\$0	\$0.078	\$0	\$0	\$0	\$0	\$0	\$0
634 Tot	tal Employees - Excluding Construction												
			3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270
635 Tot			3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270
	tal Employee Income Tax Revenue		\$9,474,065	\$9,801,322	\$10,139,523	\$10,487,869	\$10,846,666	\$11,216,226	\$11,597,071	\$11,989,603	\$12,393,911	\$12,810,347	\$13,239,278
636													
637 HO	DUSEHOLD INCOME												
639 Apa	artments - Market Rate												
640	Number of Households		289	289	289	289	289	289	289	289	289	289	289
	Average Household Income	\$78,016	\$145,132	\$149,486	\$153,971	\$158,590	\$163,347	\$168,248	\$173,295	\$178,494	\$183,849	\$189,364	\$195,045
	Taxable Household Income	80% taxable	\$116,106	\$119,589	\$123,176	\$126,872	\$130,678	\$134,598	\$138,636	\$142,795	\$147,079	\$151,491	\$156,036
	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Retail Income Tax, \$40,000 +	\$2,200.00	\$8,669	\$8,965	\$9,270	\$9,584	\$9,908	\$10,241	\$10,584	\$10,938	\$11,302	\$11,677	\$12,063
	Household Income Tax Revenue		\$2,503,600	\$2,589,104	\$2,677,174	\$2,767,886	\$2,861,320	\$2,957,556	\$3,056,680	\$3,158,777	\$3,263,937	\$3,372,252	\$3,483,816
654													
	nior Apartments - ADU												
	Number of Households		82	82	82	82	82	82	82	82	82	82	82
	Average Household Income	\$37,654	\$70,048	\$72,149	\$74,313	\$76,543	\$78,839	\$81,204	\$83,640	\$86,150	\$88,734	\$91,396	\$94,138
	Taxable Household Income	80% taxable	\$56,038	\$57,719	\$59,451	\$61,234	\$63,071	\$64,963	\$66,912	\$68,920	\$70,987	\$73,117	\$75,310
	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Retail Income Tax, \$40,000 +	\$2,200.00	\$3,563	\$3,706	\$3,853	\$4,005	\$4,161	\$4,322	\$4,488	\$4,658	\$4,834	\$5,015	\$5,201
661 670	Household Income Tax Revenue		\$291,116	\$302,791	\$314,816	\$327,201	\$339,959	\$353,099	\$366,633	\$380,573	\$394,931	\$409,720	\$424,953
	wnhomes - Market Rate												
	Number of Households	<u> </u>	156	156	156	156	156	156	156	156	156	156	156
	Average Household Income	\$128,625	\$239,281	\$246,459	\$253,853	\$261,468	\$269,312	\$277,392	\$285,714	\$294,285	\$303,114	\$312,207	\$321,573
	Taxable Household Income	\$128,625 80% taxable	\$191.425	\$246,459	\$203.082	\$209,175	\$269,312	\$277,392 \$221,913	\$205,714	\$235,428	\$242,491	\$249,766	\$257,259
-	Retail Income Tax. \$10.000 - \$40.000	\$400.00	\$191,425	\$197,107	\$203,082	\$209,175	\$215,450	\$221,913	\$228,571	\$235,428	\$242,491	\$249,700	\$257,259
	Retail Income Tax, \$40,000 +	\$2,200.00	\$15,071	\$15,559	\$16,062	\$16,580	\$17.113	\$17.663	\$18,229	\$18.811	\$19.412	\$20.030	\$20,667
	Household Income Tax Revenue	\$2,200.00	\$2,351,089	\$2,427,238	\$2,505,671	\$2,586,457	\$2.669.667	\$2,755,373	\$2.843.650	\$2,934,576	\$3,028,229	\$3,124,692	\$3,224,049
678			¢2,001,000	\$2, .27 ,200	\$2,000,0.1	22,000,101	¢2,000,001	\$2,100,010	¢2,010,000	\$2,001,070	\$0,020,220	20, 12 1,002	\$0,22.,040
	wnhomes - WDU												
	Number of Households		19	19	19	19	19	19	19	19	19	19	19
	Average Household Income	\$93,200	\$173,379	\$178,581	\$183,938	\$189,456	\$195,140	\$200,994	\$207,024	\$213,235	\$219,632	\$226,221	\$233,007
	Taxable Household Income	80% taxable	\$138,704	\$142,865	\$147,151	\$151,565	\$156,112	\$160,795	\$165,619	\$170,588	\$175,706	\$180,977	\$186,406
	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Retail Income Tax, \$40,000 +	\$2,200.00	\$10,590	\$10,943	\$11,308	\$11,683	\$12,070	\$12,468	\$12,878	\$13,300	\$13,735	\$14,183	\$14,645
685	Household Income Tax Revenue		\$201,206	\$207,926	\$214,848	\$221,978	\$229,321	\$236,885	\$244,675	\$252,699	\$260,964	\$269,477	\$278,246



	С	D E	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7			7.0	710	741	7.0	7.0	743	712	,	7.0.1	710	7.0
8		ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9		(2010\$)											
694													
695	Condo - WDU												
696	Number of Households		191	191	191	191	191	191	191	191	191	191	191
697	Average Household Income	\$82,800	\$154,032	\$158,653	\$163,413	\$168,315	\$173,365	\$178,566	\$183,923	\$189,440	\$195,124	\$200,977	\$207,007
698	Taxable Household Income	80% taxable	\$123,226	\$126,923	\$130,730	\$134,652	\$138,692	\$142,853	\$147,138	\$151,552	\$156,099	\$160,782	\$165,605
699	Retail Income Tax, \$10,000 - \$40,000	\$400.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0
700	Retail Income Tax, \$40,000 +	\$2,200.00	\$9,274	\$9,588	\$9,912	\$10,245	\$10,589	\$10,942	\$11,307	\$11,682	\$12,068	\$12,466	\$12,876
701	Household Income Tax Revenue		\$1,771,373	\$1,831,390	\$1,893,208	\$1,956,880	\$2,022,462	\$2,090,012	\$2,159,588	\$2,231,252	\$2,305,066	\$2,381,094	\$2,459,402
702													
703	Total Residents		1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496		1,496	1,496
704	Total Households		737	737	737	737	737	737	737	737	737	737	737
705	Total Household Income Tax Revenue		\$7,118,384	\$7,358,449	\$7,605,717	\$7,860,402	\$8,122,729	\$8,392,924	\$8,671,226	\$8,957,877	\$9,253,127	\$9,557,235	\$9,870,466
706													
	OTAL INCOME TAX REVENUE		\$16,592,449	\$17,159,772	\$17,745,240	\$18,348,271	\$18,969,394	\$19,609,151	\$20,268,297	\$20,947,480	\$21,647,038	\$22,367,583	\$23,109,744
708													
	ARKING TAX REVENUE												
710													
711	Average Annual Revenue per Space (Monthly & Public)	\$2,279	\$4,240	\$4,367	\$4,498	\$4,633	\$4,772	\$4,915	\$5,062	\$5,214	\$5,371	\$5,532	\$5,698
712 713	Total Income-Generating Parking Spaces	0	0	0	0	0	0	0	0	0	0	0	0
713	Total Parking Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
714	I otal Parking Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<u>۵</u> ۵	\$0
715	Parking Tax Revenue	12%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
717		12 /0	φυ	φU	φU	φU	φU	φυ	φυ		φU	φU	φυ
	OTAL PARKING TAX REVENUES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
719					**		~	~			* *		
720													
721	ISCELLANEOUS REVENUES												
722													
723	Miscellaneous Revenues (See Appendix)												
724	Per Employee	\$1,011	\$1,882	\$1,938	\$1,996	\$2,056	\$2,118	\$2,181	\$2,247	\$2,314	\$2,384	\$2,455	\$2,529
725	No. Employees		\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270
726	Misc Rev (Employee)		\$6,153,339	\$6,337,939	\$6,528,077	\$6,723,919	\$6,925,637	\$7,133,406	\$7,347,408	\$7,567,830	\$7,794,865	\$8,028,711	\$8,269,573
727													
728	Per Resident	\$640	\$1,191	\$1,227	\$1,264	\$1,301	\$1,340	\$1,381	\$1,422	\$1,465		\$1,554	\$1,601
729	No. Residents		1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496
730	Misc Rev (Resident)		\$1,781,924	\$1,835,382	\$1,890,443	\$1,947,157	\$2,005,571	\$2,065,738	\$2,127,710	\$2,191,542	\$2,257,288	\$2,325,007	\$2,394,757
731													
	OTAL MISCELLANEOUS REVENUES		\$7,935,263	\$8,173,321	\$8,418,520	\$8,671,076	\$8,931,208	\$9,199,144	\$9,475,119	\$9,759,372	\$10,052,153	\$10,353,718	\$10,664,329
733			\$40 7 44 5 00	¢ 40, 400, 000	¢ 40 700 400	¢54.005.000	\$50.075.000	\$54500 888	AFO 040 899	¢57 000 500	¢50.044.000	A04 077 499	¢00 500 400
	TOTAL REVENUES		\$46,714,500	\$48,186,300	\$49,703,100	\$51,265,800	\$52,875,000	\$54,532,800	\$56,240,300	\$57,999,500		\$61,677,400	\$63,599,400
735	Real Property Tax		\$18,303,000	\$18,855,800	\$19,425,200	\$20,011,700	\$20,615,800	\$21,238,000	\$21,878,900	\$22,539,000		\$23,919,200	\$24,640,500
736	Personal Property Tax		\$355,800	\$366,500	\$377,400	\$388,800	\$400,400	\$412,400	\$424,800	\$437,600	\$450,700	\$464,200	\$478,100
737 738	Sales Tax Meals Tax		\$2,602,400	\$2,677,400 \$564,800	\$2,754,800	\$2,834,400	\$2,916,400	\$3,000,900	\$3,087,900	\$3,177,500	\$3,269,800	\$3,364,900	\$3,462,800
738	Deed Recordation/Transfer Tax		\$548,300		\$581,700	\$599,200	\$617,100 \$424,700	\$635,700	\$654,700	\$674,400		\$715,400 \$492,400	\$736,900
740	Income Tax		\$377,300 \$16,592,400	\$388,700 \$17,159,800	\$400,300 \$17,745,200	\$412,300 \$18,348,300	\$424,700 \$18,969,400	\$437,500 \$19.609.200	\$450,600 \$20,268,300	\$464,100 \$20.947.500		\$492,400	\$507,100 \$23,109,700
741	Parking Tax		\$16,592,400	\$17,159,800	\$17,745,200	\$18,348,300	\$18,969,400	\$19,609,200	\$20,268,300	\$20,947,500		\$22,367,600	\$23,109,700
742	Miscellaneous Revenues		\$7,935,300	\$8,173,300	\$8,418,500	\$8,671,100	\$8,931,200	\$9,199,100	\$9,475,100	\$9,759,400		\$10,353,700	\$10,664,300
743			\$1,835,300	φο, 17 3, 300	φ0,410,000	φο,071,100	φο,931,200	aa, 199, 100	ş9,475,100	φ 9 ,759,400	φ10,052,200	\$10,353,700	ş 10,004,300
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7							0005						
8		ASSUMPTION (2010\$)	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	EXPENDITURES	(2010\$)		I								I.	
746							1		1	1		1	
747		E APPENDIX)											
748													
749	Expenditures Per Employee	\$476	\$884.87	\$911.41	\$938.76	\$966.92	\$995.93	\$1,025.80	\$1,056.58	\$1,088.28	\$1,120.92	\$1,154.55	\$1,189.19
750			3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270	3,270
751	Op. Expenditures (Employee)		\$2,893,752	\$2,980,565	\$3,069,982	\$3,162,081	\$3,256,944	\$3,354,652	\$3,455,291	\$3,558,950	\$3,665,719	\$3,775,690	\$3,888,961
752													
753	Per Resident	\$986	\$1,834	\$1,889	\$1,946	\$2,004	\$2,064	\$2,126	\$2,190	\$2,256	\$2,323	\$2,393	\$2,465
754			1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496
755			\$2,744,253	\$2,826,581	\$2,911,378	\$2,998,720	\$3,088,681	\$3,181,342	\$3,276,782	\$3,375,085	\$3,476,338	\$3,580,628	\$3,688,047
756 757											4- 110 05-		AT 577 000
	TOTAL MISC./NON-EDUC OPERATING EXPENDITURES		\$5,638,005	\$5,807,146	\$5,981,360	\$6,160,801	\$6,345,625	\$6,535,993	\$6,732,073	\$6,934,035	\$7,142,057	\$7,356,318	\$7,577,008
758	CAPITAL EXPENDITURES												
760													
761		\$5,159,037 per acre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
762		\$3,133,037 per acie	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
763	Net Land Development Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
764			ψũ			\$	φ υ	¢0					
765	Annual Payment on 20 Year Bond	5.0% Interest Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
766	Cumulative Bond Payments		\$4,894,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
767													
768			\$4,894,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
769													
	EDUCATIONAL EXPENDITURES												
771													
	Pupil Generation												
773		0.24 per household	69	69	69	69	69 0	69	69 0	69	69 0	69	69
775		0.00 per household 0.35 per household	55	0 55	55	55	55	55	55	0 55	55	55	55
778		0.35 per household	7	7	7	7	7	7	7	7	55	7	
780		0.07 per household	13	13	13	13	13	13	13	13	13	13	13
781			15	15	15		13	15	13	13	13		
782			144	144	144	144	144	144	144	144	144	144	144
783													
784		\$10,752 per pupil	\$20,002	\$20,602	\$21,220	\$21,856	\$22,512	\$23,187	\$23,883	\$24,600	\$25,338	\$26,098	\$26,881
785													
786	TOTAL SCHOOL OPERATING EXPENDITURES		\$2,878,880	\$2,965,246	\$3,054,204	\$3,145,830	\$3,240,205	\$3,337,411	\$3,437,533	\$3,540,659	\$3,646,879	\$3,756,285	\$3,868,974
787													
	TOTAL OPERATING EXPENDITURES		\$13,411,800	\$8,772,300	\$9,035,600	\$9,306,600	\$9,585,800	\$9,873,400	\$10,169,600	\$10,474,700	\$10,789,000	\$11,112,600	\$11,446,000
789	Misc./Non-Educational Operating Expenditures		\$5,638,000	\$5,807,100	\$5,981,400	\$6,160,800	\$6,345,600	\$6,536,000	\$6,732,100	\$6,934,000	\$7,142,100	\$7,356,300	\$7,577,000
790			\$4,894,900	\$0 \$2.965.200	\$0	\$0	\$0 \$3.240.200	\$0	\$0 \$3,437,500	\$0	\$0	\$0	\$0
791 792			\$2,878,900	\$2,905,200	\$3,054,200	\$3,145,800	\$3,240,200	\$3,337,400	\$3,437,500	\$3,540,700	\$3,646,900	\$3,756,300	\$3,869,000
	NET FISCAL IMPACT		\$33.302.700	\$39.414.000	\$40.667.500	\$41,959,200	\$43.289.200	\$44.659.400	\$46.070.700	\$47.524.800	\$49.022.200	\$50.564.800	\$52.153.400
793			\$33,302,700	\$35,414,000	\$4 0,007,500	94 1,959,200	943,263,2 00	\$44,059,400	\$40,070,700	\$47,524,6 00	\$43,022,200	\$30,304,800	\$52,155,400
1 34													I



ВС	DE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
8 9	ASSUMPTION (2010\$)	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
795												
796 DEDICATED REVENUE STREAMS (NON-GENERAL FUND REV 797	/ENUE)					1						
798 NEIGHBORHOOD INVESTMENT FUND												
800 PERSONAL PROPERTY TAX REVENUES - NEIGHBORHOOD 801	DINVESTMENT FUND											
803 Total Personal Property Tax Collected		\$430,723	\$443,644	\$456,954	\$470,662	\$484,782	\$499,325	\$514,305	\$529,734	\$545,626	\$561,995	\$578,855
804 Neighborhood Investment Fund Revenues 805 TOTAL PERSONAL PROPERTY TAX REVENUE - NEIGHBOR	17.4%	\$74,946 \$74,946	\$77,194 \$77,194	\$79,510 \$79,510	\$81,895 \$81,895	\$84,352 \$84,352	\$86,883 \$86,883	\$89,489 \$89,489	\$92,174 \$92,174	\$94,939 \$94,939	\$97,787 \$97,787	\$100,721 \$100,721
806 807 TOTAL NEIGHBORHOOD INVESTMENT FUND REVENUE		\$74,946	\$77,194	\$79,510	\$81,895	\$84,352	\$86,883	\$89,489	\$92,174	\$94,939	\$97,787	\$100,721
808		\$14,340	\$77,134	\$75,510	\$01,035	\$0 4 ,332	\$00,003	\$03,403	4 32,174	\$34,333	\$31,101	\$100,721
809 810 CONVENTION CENTER FUND											1	
811 812 MEALS TAX - CONVENTION CENTER FUND												
813												
814 Total Restaurant Sales On-Site 815		\$3,348,530	\$3,448,986	\$3,552,456	\$3,659,029	\$3,768,800	\$3,881,864	\$3,998,320	\$4,118,270	\$4,241,818	\$4,369,072	\$4,500,145
816 Meals Tax Revenues (on-site restaurants) 817	1.00% Effective Rate to Convent	\$33,485	\$34,490	\$35,525	\$36,590	\$37,688	\$38,819	\$39,983	\$41,183	\$42,418	\$43,691	\$45,001
818 Total Restaurant Expenditures Off-Site from Residents 819		\$665,105	\$685,058	\$705,610	\$726,778	\$748,582	\$771,039	\$794,170	\$817,995	\$842,535	\$867,811	\$893,846
20 Total Effective Residential Meals Tax Revenues 221	1.00% Effective Rate to Convent	\$6,651	\$6,851	\$7,056	\$7,268	\$7,486	\$7,710	\$7,942	\$8,180	\$8,425	\$8,678	\$8,938
22 TOTAL MEALS TAX REVENUE - CONVENTION CENTER FUN 223	ND	\$40,136	\$41,340	\$42,581	\$43,858	\$45,174	\$46,529	\$47,925	\$49,363	\$50,844	\$52,369	\$53,940
834 TOTAL CONVENTION CENTER FUND REVENUE 835		\$40,136	\$41,340	\$42,581	\$43,858	\$45,174	\$46,529	\$47,925	\$49,363	\$50,844	\$52,369	\$53,940
836												
837 INDIRECT/INDUCED EMPLOYMENT 838		1				-		-	1		1	
839	IMPLAN Categories											
840 Indirect/Inducted Construction Jobs 841 TOTAL INDIRECT/INDUCED CONSTRUCTION JOBS	34,37	0	0	0	0 0	0	0 0	0 0	0	0	0	0
842 843 Indirect/Induced Full Time Employment												
844 Office	394, 396, 397	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103	1,103
845 Retail [In-Line] 846 Restaurants	<u>325, 327, 328, 330, 419, 421</u> 413	10 2	10	10 2	10 2	10 2	10 2	10 2	10 2	10 2	10	10 2
847 Retail [Grocery] 849 TOTAL INDIRECT/INDUCED FULL-TIME JOBS (EXCLUDING CO	324 ONSTRUCTION	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132	16 1,132
850		1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102	1,102
851 INDIRECT GROSS OUTPUT SALES TAX REVENUE 852												
853 Retail [In-Line] 854 Indirect Impact	On-site Sales: Categories 325, 327, 328, 330, 419, 421	\$16,486,907	\$16,981,514	\$17,490,960	\$18,015,689	\$18,556,159 \$4,694,708	\$19,112,844 \$4,835,550	\$19,686,229	\$20,276,816	\$20,885,121	\$21,511,674	\$22,157,025
855		\$4,171,188	\$4,296,323	\$4,425,213	\$4,557,969			\$4,980,616	\$5,130,035	\$5,283,936	\$5,442,454	\$5,605,727
856 Restaurants 857 Indirect Impact	On-site Sales: Categories 413	\$3,348,530 \$847,178	\$3,448,986 \$872,593	\$3,552,456 \$898,771	\$3,659,029 \$925,734	\$3,768,800 \$953,506	\$3,881,864 \$982,112	\$3,998,320 \$1,011,575	\$4,118,270 \$1,041,922	\$4,241,818 \$1,073,180	\$4,369,072 \$1,105,375	\$4,500,145 \$1,138,537
858							·····					
859 Retail [Grocery] 860 Indirect Impact	On-site Sales 324	\$41,577,584 \$10,519,129	\$42,824,911 \$10,834,703	\$44,109,659 \$11,159,744	\$45,432,948 \$11,494,536	\$46,795,937 \$11,839,372	\$48,199,815 \$12,194,553	\$49,645,809 \$12,560,390	\$51,135,184 \$12,937,201	\$52,669,239 \$13,325,317	\$54,249,316 \$13,725,077	\$55,876,796 \$14,136,829
864						\$16,613,207	\$17,111,604	\$17,624,952	\$18,153,700	\$18,698,311	\$19,259,261	\$19,837,038
265 TOTAL CROSS OUTPUT SALES TO THE DISTRICT												319.837.038
865 TOTAL GROSS OUTPUT SALES TO THE DISTRICT 866 867 TOTAL ESTIMATED INDIRECT SALES TAX REVENUES		\$14,760,620 \$886,000	\$15,203,438 \$912,000	\$15,659,541 \$940,000	\$16,129,328 \$968,000	\$997,000	\$1,027,000	\$1,057,000	\$1,089,000	\$1,122,000	\$1,156,000	\$1,190,000



	С	D	F	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP
7		U	E	AF	AG	АП	AI	AJ	An	AL	AIVI	AN	AU	AP
8			ASSUMPTION	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
9			(2010\$)											
	NDIRECT/INDUCED INCOME TAX													
870								1					1	
871	Office													
872	Total Employees			3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081	3,081
873	Average Employee Income			\$141,568	\$145,815	\$150,190	\$154,696	\$159,337	\$164,117	\$169,040	\$174,111	\$179,335	\$184,715	\$190,256
874	Total Employee Income - DC		35% Emp. living in DC	\$152,639,783	\$157,218,976	\$161,935,545	\$166,793,612		\$176,951,343	\$182,259,883	\$187,727,679			\$205,135,104
875	Indirect/Induced Labor Income			\$88,531,074	\$91,187,006	\$93,922,616	\$96,740,295	\$99,642,504	\$102,631,779	\$105,710,732	\$108,882,054	\$112,148,516	\$115,512,971	\$118,978,360
876	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$5,311,864	\$5,471,220	\$5,635,357	\$5,804,418	\$5,978,550	\$6,157,907	\$6,342,644	\$6,532,923	\$6,728,911	\$6,930,778	\$7,138,702
877														
878	Retail [In-Line]													
879	Total Employees			72	72	72	72	72	72	72	72		72	72
880	Average Employee Income			\$49,112	\$50,585	\$52,103	\$53,666	\$55,276	\$56,934	\$58,642	\$60,401	\$62,213	\$64,080	\$66,002
881	Total Employee Income - DC		85% Emp. living in DC	\$3,020,132	\$3,110,736	\$3,204,058	\$3,300,180	\$3,399,185	\$3,501,161	\$3,606,196	\$3,714,382	\$3,825,813	\$3,940,588	\$4,058,805
882	Indirect/Induced Labor Income			\$1,703,355	\$1,754,455	\$1,807,089	\$1,861,302	\$1,917,141	\$1,974,655	\$2,033,894	\$2,094,911	\$2,157,759	\$2,222,491	\$2,289,166
883	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$102,201	\$105,267	\$108,425	\$111,678	\$115,028	\$118,479	\$122,034	\$125,695	\$129,466	\$133,349	\$137,350
884														
885	Restaurants													
886	Total Employees			18	18	18	18	18	18	18	18	18	18	18
887 888	Average Employee Income		25% 5	\$42,415	\$43,687	\$44,998	\$46,348	\$47,738	\$49,170	\$50,645	\$52,165	\$53,730	\$55,342	\$57,002
888	Total Employee Income - DC		85% Emp. living in DC	\$648,945	\$668,414	\$688,466	\$709,120	\$730,393	\$752,305	\$774,874	\$798,121	\$822,064	\$846,726	\$872,128
889	Indirect/Induced Labor Income		0% Plandad la serie Tau Pate	\$337,451	\$347,575 \$20,855	\$358,002	\$368,742	\$379,805	\$391,199	\$402,935	\$415,023	\$427,473	\$440,298	\$453,507
890	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$20,247	\$20,855	\$21,480	\$22,125	\$22,788	\$23,472	\$24,176	\$24,901	\$25,648	\$26,418	\$27,210
892	Retail [Grocery]													
893	Total Employees			99	99	99	99	99	99	99	99	99	99	99
894	Average Employee Income			\$57.297	\$59.016	\$60,786	\$62.610	\$64.488	\$66,423	\$68.416	\$70.468	\$72.582	\$74,760	\$77.002
895	Total Employee Income - DC		85% Emp. living in DC	\$4,837,783	\$4.982.916	\$5,132,404	\$5,286,376	\$5,444,967	\$5.608.316	\$5,776,566	\$5,949,863	\$6.128.359	\$6.312.209	\$6,501,576
896	Indirect/Induced Labor Income		03 % Emp. IVing in De	\$2,951,048	\$3.039.579	\$3,130,766	\$3,224,689	\$3.321.430	\$3,421.073	\$3,523,705	\$3,629,416	\$3,738,299	\$3,850,448	\$3,965,961
897	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$177.063	\$182.375	\$187.846	\$193,481	\$199.286	\$205.264	\$211,422	\$217,765	\$224,298	\$231.027	\$237,958
905				÷,500	¢.02,010	\$101,040	÷100,401	÷.00,200	\$200,204	Ψ 2 , TZZ	¢2,100	Q22 .,200	\$201,021	¢207,000
906	Construction													
907	Total Employees			0	0	0	0	0	0	0	0	0	0	0
908	Average Employee Income			\$129,663	\$133,552	\$137,559	\$141,686	\$145,936	\$150,314	\$154,824	\$159,469	\$164,253	\$169,180	\$174,256
909	Total Employee Income - DC		40% Emp. living in DC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
910	Indirect/Induced Labor Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
911	Income Tax from Indirect/Induced Labor Income		6% Blended Income Tax Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
912														
913	TOTAL ESTIMATED INDIRECT/INDUCED INCOME TAX REV	ENUE		\$5,611,376	\$5,779,717	\$5,953,108	\$6,131,702	\$6,315,653	\$6,505,122	\$6,700,276	\$6,901,284	\$7,108,323	\$7,321,572	\$7,541,220
914														
915	TOTAL INDIRECT/INDUCED REVENUES			\$6,497,376	\$6,691,717	\$6,893,108	\$7,099,702	\$7,312,653	\$7,532,122	\$7,757,276	\$7,990,284	\$8,230,323	\$8,477,572	\$8,731,220
916														

