

LINE ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	2020 Total	2022 Total
1	Erosion and Sediment Control	Lump	Sum	\$35,000.00	\$35,000.00	\$48,723.68
2	Excavation - Stormwater Basin	30,000	C.Y.	\$5.00	\$150,000.00	\$181,578.95
3	Excavation Including Embankment (Street)	10,000	C.Y.	\$7.00	\$70,000.00	\$84,736.84
4	Embankment (Floodplain Fill)	40,000	C.Y.	\$7.00	\$280,000.00	\$338,947.37
5	Public Roadway Typical Pavement Section	950	L.F.	\$500.00	\$475,000.00	\$575,000.00
6	Water Main Improvements	950	L.F.	\$90.00	\$85,500.00	\$103,500.00
7	Storm Sewer Improvements	Lump	Sum	\$285,000.00	\$285,000.00	\$327,750.00
8	Sanitary Sewer Improvements	2,100	L.F.	\$90.00	\$189,000.00	\$228,789.47
9	Traffic Signal Installation - Tech Center Drive	Lump	Sum	\$225,000.00	\$225,000.00	\$258,750.00
10	Pavement Marking - Tech Center Drive	Lump	Sum	\$10,000.00	\$10,000.00	\$12,105.26
11	Morrison Road Right Turn Lane Extension	220	L.F.	\$250.00	\$55,000.00	\$63,250.00
12	Street Lighting	Lump	Sum	\$150,000.00	\$150,000.00	\$181,578.95
13	Pedestrian Bridge - Across Stream	Lump	Sum	\$120,000.00	\$120,000.00	\$138,000.00
14	Dry Utilities (Gas, Electric, Communications, Fiber)	Lump	Sum	\$175,000.00	\$175,000.00	\$201,250.00
15	Landscaping (Street Trees, Islands, Entry Features)	Lump	Sum	\$300,000.00	\$300,000.00	\$363,157.89
				<b>Sub Total</b>	<b>\$2,604,500.00</b>	<b>\$3,107,118.42</b>
17				10% Contingency	<b>260,450.00</b>	<b>310,711.84</b>
18	Construction Staking (4%)				\$104,180.00	\$124,284.74
19	Inspection (4%)				\$104,180.00	\$124,284.74
20	Soil Engineering				\$21,600.00	\$26,147.37
21	Construction Management (15%)				\$390,675.00	\$466,067.76
22	Engineering Design (10%)				260,450.00	310,711.84
				<b>TOTAL</b>	<b>\$3,744,435.00</b>	<b>\$4,469,326.71</b>

TOTAL TIF REVENUE													
Year	Multifamily	Retail	Gas	Office	NCA	Annual TIF PILOTS	SIB Loan PMT	2 Million Dollar SIB Loan DSCR	SIB Loan Shortfall	Available Funds	Interest	PMT	Principal
0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	-	\$30,000	\$0	\$-	\$-	\$2,569,326.61
1	\$0	\$0	\$0	\$0	\$4,375	\$4,375	\$30,000	0.15	\$25,625	\$0	\$115,619.70	\$115,620	\$2,684,946.31
2	\$0	\$0	\$6,608	\$0	\$61,775	\$68,383	\$30,000	2.28	\$0	\$38,383	\$120,822.58	\$82,440	\$2,767,386.33
3	\$62,528	\$4,502	\$6,608	\$15,858	\$95,648	\$185,144	\$82,829	2.24	\$0	\$102,315	\$124,532.38	\$22,218	\$2,789,603.90
4	\$93,792	\$9,094	\$6,872	\$28,862	\$95,648	\$234,268	\$82,829	2.83	\$0	\$151,439	\$125,532.18	(\$25,907)	\$2,763,697.26
5	\$93,792	\$9,094	\$6,872	\$28,862	\$95,648	\$234,268	\$82,829	2.83	\$0	\$151,439	\$124,366.38	(\$27,072)	\$2,736,624.82
6	\$93,792	\$9,094	\$6,872	\$28,862	\$101,387	\$240,007	\$82,829	2.90	\$0	\$157,178	\$123,148.12	(\$34,030)	\$2,702,595.24
7	\$99,419	\$9,640	\$7,284	\$30,594	\$101,387	\$248,324	\$82,829	3.00	\$0	\$165,495	\$121,616.79	(\$43,878)	\$2,658,717.16
8	\$99,419	\$9,640	\$7,284	\$30,594	\$101,690	\$248,627	\$82,829	3.00	\$0	\$165,798	\$119,642.27	(\$46,156)	\$2,612,561.55
9	\$99,419	\$9,640	\$7,742	\$30,594	\$107,586	\$254,981	\$82,829	3.08	\$0	\$172,152	\$117,565.27	(\$54,587)	\$2,557,974.95
10	\$105,385	\$10,218	\$7,897	\$32,429	\$107,691	\$263,619	\$82,829	3.18	\$0	\$180,790	\$115,108.87	(\$65,682)	\$2,492,293.38
11	\$105,385	\$10,218	\$8,055	\$32,429	\$107,691	\$263,777	\$82,829	3.18	\$0	\$180,948	\$112,153.20	(\$68,795)	\$2,423,498.21
12	\$526,923	\$10,218	\$162,146	\$35,672	\$775,231	\$775,231	\$82,829	9.36	\$0	\$692,403	\$109,057.42	(\$583,345)	\$1,840,153.06
13	\$558,538	\$54,156	\$40,273	\$171,874	\$35,992	\$860,833	\$82,829	10.39	\$0	\$778,004	\$82,806.89	(\$695,198)	\$1,144,955.49
14	\$558,538	\$54,156	\$42,689	\$171,874	\$35,992	\$863,250	\$82,829	10.42	\$0	\$780,421	\$51,523.00	(\$728,898)	\$416,057.66
15	\$558,538	\$54,156	\$42,689	\$171,874	\$37,812	\$865,070	\$82,829	10.44	\$0	\$782,241	\$18,722.59	(\$416,057)	\$-
16	\$592,051	\$57,405	\$42,689	\$182,187	\$38,151	\$912,483	\$82,829	11.02	\$0	\$829,654	\$-	\$-	\$-
17	\$592,051	\$57,405	\$45,251	\$182,187	\$38,151	\$915,045	\$82,829	11.05	\$0	\$832,216	\$-	\$-	\$-
18	\$592,051	\$57,405	\$45,251	\$182,187	\$40,081	\$916,974	\$82,829	11.07	\$0	\$834,145	\$-	\$-	\$-
19	\$627,574	\$60,850	\$45,251	\$193,118	\$40,440	\$967,232	\$82,829	11.68	\$0	\$884,403	\$-	\$-	\$-
20	\$627,574	\$60,850	\$47,966	\$193,118	\$40,440	\$969,947	\$82,829	11.71	\$0	\$887,118	\$-	\$-	\$-
21	\$627,574	\$60,850	\$47,966	\$193,118	\$42,486	\$971,993	\$82,829	11.73	\$0	\$889,164	\$-	\$-	\$-
22	\$665,228	\$64,501	\$47,966	\$204,705	\$42,867	\$1,025,266	\$82,829	12.38	\$0	\$942,437	\$-	\$-	\$-
23	\$665,228	\$64,501	\$50,844	\$204,705	\$42,867	\$1,028,144	\$82,829	12.41	\$0	\$945,315	\$-	\$-	\$-
24	\$665,228	\$64,501	\$50,844	\$204,705	\$45,035	\$1,030,312	\$82,829	12.44	\$0	\$947,483	\$-	\$-	\$-
25	\$705,142	\$68,371	\$50,844	\$216,987	\$45,439	\$1,086,782	\$82,829	13.12	\$0	\$1,003,953	\$-	\$-	\$-
26	\$705,142	\$68,371	\$53,894	\$216,987	\$45,439	\$1,089,833	\$82,829	13.16	\$0	\$1,007,004	\$-	\$-	\$-
27	\$705,142	\$68,371	\$53,894	\$216,987	\$47,737	\$1,092,131	\$82,829	13.19	\$0	\$1,009,302	\$-	\$-	\$-
28	\$747,450	\$72,473	\$53,894	\$230,007	\$48,165	\$1,151,989	\$82,829	13.91	\$0	\$1,069,160	\$-	\$-	\$-
29	\$747,450	\$72,473	\$57,128	\$230,007	\$48,165	\$1,155,223	\$82,829	13.95	\$0	\$1,072,394	\$-	\$-	\$-
30	\$747,450	\$72,473	\$57,128	\$230,007	\$50,601	\$1,157,659	\$82,829	13.98	\$0	\$1,074,830	\$-	\$-	\$-
<b>Total</b>	<b>\$13,067,800.95</b>	<b>\$1,224,621</b>	<b>\$988,823</b>	<b>\$4,017,865</b>	<b>\$1,782,058</b>	<b>\$21,081,168</b>							

Infrastructure Costs	\$ 4,469,326.00
Capital Interested/Transaction Cost	\$ 100,000.00
Total Cost	\$ 4,569,326.00
SIB Loan	\$ 2,000,000.00
Developer Funding	\$ 2,569,326.00
SIB Loan	\$ 2,000,000.00
Rate	1.50%
3 years I/O followed by 27 year amort	
Developer Funding	\$ 2,569,326.00
Rate	4.50%
All excess funds go toward repayment	

City Revenue					
	Future Office (Site)	In-Contract Medical User (Site)	Office Income Buckles Court North	TIF Pilots	City Revenue
2023	\$ -	\$ -	\$ 567,500.00	\$ -	\$ 567,500.00
2024	\$ -	\$ 625,000.00	\$ 576,012.50	\$ -	\$ 1,201,012.50
2025	\$ 375,000.00	\$ 634,375.00	\$ 584,652.69	\$ -	\$ 1,594,027.69
2026	\$ 380,625.00	\$ 643,890.63	\$ 593,422.48	\$ -	\$ 1,617,938.10
2027	\$ 386,334.38	\$ 653,548.98	\$ 602,323.81	\$ -	\$ 1,642,207.17
2028	\$ 392,129.39	\$ 663,352.22	\$ 611,358.67	\$ -	\$ 1,666,840.28
2029	\$ 398,011.33	\$ 673,302.50	\$ 620,529.05	\$ -	\$ 1,691,842.89
2030	\$ 403,981.50	\$ 683,402.04	\$ 629,836.99	\$ -	\$ 1,717,220.53
2031	\$ 410,041.22	\$ 693,653.07	\$ 639,284.54	\$ -	\$ 1,742,978.84
2032	\$ 416,191.84	\$ 704,057.87	\$ 648,873.81	\$ -	\$ 1,769,123.52
2033	\$ 422,434.72	\$ 714,618.73	\$ 658,606.92	\$ -	\$ 1,795,660.37
2034	\$ 428,771.24	\$ 725,338.02	\$ 668,486.02	\$ -	\$ 1,822,595.28
2035	\$ 435,202.81	\$ 736,218.09	\$ 678,513.31	\$ -	\$ 1,849,934.21
2036	\$ 441,730.85	\$ 747,261.36	\$ 688,691.01	\$ -	\$ 1,877,683.22
2037	\$ 448,356.81	\$ 758,470.28	\$ 699,021.38	\$ -	\$ 1,905,848.47
2038	\$ 455,082.17	\$ 769,847.33	\$ 709,506.70	\$ 347,460.89	\$ 2,281,897.09
2039	\$ 461,908.40	\$ 781,395.04	\$ 720,149.30	\$ 829,654.45	\$ 2,793,107.19
2040	\$ 468,837.02	\$ 793,115.97	\$ 730,951.54	\$ 832,215.81	\$ 2,825,120.34
2041	\$ 475,869.58	\$ 805,012.71	\$ 741,915.81	\$ 834,145.35	\$ 2,856,943.45
2042	\$ 483,007.62	\$ 817,087.90	\$ 753,044.55	\$ 884,403.45	\$ 2,937,543.52
2043	\$ 490,252.74	\$ 829,344.22	\$ 764,340.22	\$ 887,118.48	\$ 2,971,055.66
2044	\$ 497,606.53	\$ 841,784.38	\$ 775,805.32	\$ 889,163.80	\$ 3,004,360.03
2045	\$ 505,070.63	\$ 854,411.14	\$ 787,442.40	\$ 942,437.38	\$ 3,089,361.56
2046	\$ 512,646.69	\$ 867,227.31	\$ 799,254.04	\$ 945,315.32	\$ 3,124,443.36
2047	\$ 520,336.39	\$ 880,235.72	\$ 811,242.85	\$ 947,483.36	\$ 3,159,298.31
2048	\$ 528,141.43	\$ 893,439.26	\$ 823,411.49	\$ 1,003,953.36	\$ 3,248,945.54
2049	\$ 536,063.55	\$ 906,840.85	\$ 835,762.66	\$ 1,007,003.97	\$ 3,285,671.03
2050	\$ 544,104.51	\$ 920,443.46	\$ 848,299.10	\$ 1,009,302.09	\$ 3,322,149.16
2051	\$ 552,266.08	\$ 934,250.11	\$ 861,023.59	\$ 1,069,160.29	\$ 3,416,700.06
2052	\$ 560,550.07	\$ 948,263.86	\$ 873,938.94	\$ 1,072,393.94	\$ 3,455,146.81
2053	\$ 568,958.32	\$ 962,487.82	\$ 887,048.03	\$ 1,074,829.95	\$ 3,493,324.11
	<b>\$ 13,499,512.82</b>	<b>\$23,461,675.85</b>	<b>\$22,190,249.70</b>	<b>\$ 14,576,041.89</b>	<b>\$73,727,480.26</b>

CRESCENT AT CENTRAL PARK 30-YEAR COMMERCIAL NON-SCHOOL TIF (No School Taxes Captured) <i>Multi-Family</i>									
Year	Units Built-Year	Units Subject to TIF	Total Market Value of Improvements (1)	Total Market Value with Triennial Appreciation	Assessed Value of Improvements Subject to TIF (2)	Estimated Property Taxes Collected After Abatement (3)	Taxes to County(4)	Non-TIF to Schools (5)	Annual TIF PILOTS (6)
2023	0	0	\$0	\$0	0	0	0	0	0
2024	200	200	\$25,000,000	\$25,000,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2025	96	296	\$37,000,000	\$37,500,000	\$8,750,000	\$0	\$0	\$0	\$0
2026	0	296	\$37,000,000	\$37,500,000	\$13,125,000	\$158,499	\$0	\$95,971	\$62,528
2027	0	296	\$37,000,000	\$37,500,000	\$13,125,000	\$237,749	\$0	\$143,957	\$93,792
2028	0	296	\$37,000,000	\$39,750,000	\$13,125,000	\$237,749	\$0	\$143,957	\$93,792
2029	0	296	\$37,000,000	\$39,750,000	\$13,912,500	\$237,749	\$0	\$143,957	\$93,792
2030	0	296	\$37,000,000	\$39,750,000	\$13,912,500	\$252,014	\$0	\$152,594	\$99,419
2031	0	296	\$37,000,000	\$42,135,000	\$13,912,500	\$252,014	\$0	\$152,594	\$99,419
2032	0	296	\$37,000,000	\$42,135,000	\$14,747,250	\$252,014	\$0	\$152,594	\$99,419
2033	0	296	\$37,000,000	\$42,135,000	\$14,747,250	\$267,135	\$0	\$161,750	\$105,385
2034	0	296	\$37,000,000	\$44,663,100	\$14,747,250	\$267,135	\$0	\$161,750	\$105,385
2035	0	296	\$37,000,000	\$44,663,100	\$15,632,085	\$1,335,673	\$0	\$808,750	\$526,923
2036	0	296	\$37,000,000	\$44,663,100	\$15,632,085	\$1,415,813	\$0	\$857,275	\$558,538
2037	0	296	\$37,000,000	\$47,342,886	\$15,632,085	\$1,415,813	\$0	\$857,275	\$558,538
2038	0	296	\$37,000,000	\$47,342,886	\$16,570,010	\$1,415,813	\$0	\$857,275	\$558,538
2039	0	296	\$37,000,000	\$47,342,886	\$16,570,010	\$1,500,762	\$0	\$908,711	\$592,051
2040	0	296	\$37,000,000	\$50,183,459	\$16,570,010	\$1,500,762	\$0	\$908,711	\$592,051
2041	0	296	\$37,000,000	\$50,183,459	\$17,564,211	\$1,500,762	\$0	\$908,711	\$592,051
2042	0	296	\$37,000,000	\$50,183,459	\$17,564,211	\$1,590,808	\$0	\$963,234	\$627,574
2043	0	296	\$37,000,000	\$53,194,467	\$17,564,211	\$1,590,808	\$0	\$963,234	\$627,574
2044	0	296	\$37,000,000	\$53,194,467	\$18,618,063	\$1,590,808	\$0	\$963,234	\$627,574
2045	0	296	\$37,000,000	\$53,194,467	\$18,618,063	\$1,686,256	\$0	\$1,021,028	\$665,228
2046	0	296	\$37,000,000	\$56,386,135	\$18,618,063	\$1,686,256	\$0	\$1,021,028	\$665,228
2047	0	296	\$37,000,000	\$56,386,135	\$19,735,147	\$1,686,256	\$0	\$1,021,028	\$665,228
2048	0	296	\$37,000,000	\$56,386,135	\$19,735,147	\$1,787,431	\$0	\$1,082,290	\$705,142
2049	0	296	\$37,000,000	\$59,769,303	\$19,735,147	\$1,787,431	\$0	\$1,082,290	\$705,142
2050	0	296	\$37,000,000	\$59,769,303	\$20,919,256	\$1,787,431	\$0	\$1,082,290	\$705,142
2051	0	296	\$37,000,000	\$59,769,303	\$20,919,256	\$1,894,677	\$0	\$1,147,227	\$747,450
2052	0	296	\$37,000,000	\$63,355,461	\$20,919,256	\$1,894,677	\$0	\$1,147,227	\$747,450
2053	0	296	\$37,000,000	\$63,355,461	\$22,174,411	\$1,894,677	\$0	\$1,147,227	\$747,450
2054	0	296	\$37,000,000	\$63,355,461	\$22,174,411	\$2,008,358	\$0	\$1,216,061	\$792,297
<b>Total</b>	296						\$0	\$21,273,231	\$13,860,098
<b>Value Per Unit</b>									
<b>Improvement Value</b>		\$125,000					Franklin Cty	Tax District #025	
<b>Land Value</b>		\$20,000							
<b>Total Value</b>		\$145,000							
<b>Annual Appreciation</b>		2.00%			County % Yrs 0-10	0.00%	Years for TIF	30	
<b>County % of Total Taxes</b>		0.00%			County % Yrs 11-15	0.00%	Eff. Tax Rate	0.09057097	For 2019
<b>Schools % of Taxes*</b>		60.55%			County % Yrs 16-30	0.00%	Begin	2021	
(1) # of Total Units Built x Value Per Unit in Present Dollars, Less Land Value									
(2) Total Market Value With Appreciation, Multiplied By 35%									
(3) Assessed Value For Prior Year Multiplied By District Millage Rate, Less 2.5% Owner Occupied Reduction									
(4) Estimated Property Tax Payments Multiplied By County's Negotiated Share of Taxes to Agencies									
(5) Estimated Property Tax Payments Multiplied By Schools' Portion of Taxes									
(6) Estimated Property Tax Payments Less School and County Shares									

CRESCENT AT CENTRAL PARK 30-YEAR COMMERCIAL NON-SCHOOL TIF (No School Taxes Captured)							12,000 Total SF Retail		
Year	Units Built-Year	Units Subject to TIF	Total Market Value of Improvements (1)	Total Market Value with Triennial Appreciation	Assessed Value of Improvements Subject to TIF (2)	Estimated Property Taxes Collected After Abatement (3)	Taxes to County(4)	Non-TIF to Schools (5)	Annual TIF PILOTS (6)
2023	0	0	\$0	\$0	0	0	0	0	0
2024	1	1	\$1,800,000	\$1,800,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2025	1	2	\$3,600,000	\$3,636,000	\$630,000	\$0	\$0	\$0	\$0
2026	0	2	\$3,600,000	\$3,636,000	\$1,272,600	\$11,412	\$0	\$6,910	\$4,502
2027	0	2	\$3,600,000	\$3,636,000	\$1,272,600	\$23,052	\$0	\$13,958	\$9,094
2028	0	2	\$3,600,000	\$3,854,160	\$1,272,600	\$23,052	\$0	\$13,958	\$9,094
2029	0	2	\$3,600,000	\$3,854,160	\$1,348,956	\$23,052	\$0	\$13,958	\$9,094
2030	0	2	\$3,600,000	\$3,854,160	\$1,348,956	\$24,435	\$0	\$14,796	\$9,640
2031	0	2	\$3,600,000	\$4,085,410	\$1,348,956	\$24,435	\$0	\$14,796	\$9,640
2032	0	2	\$3,600,000	\$4,085,410	\$1,429,893	\$24,435	\$0	\$14,796	\$9,640
2033	0	2	\$3,600,000	\$4,085,410	\$1,429,893	\$25,901	\$0	\$15,683	\$10,218
2034	0	2	\$3,600,000	\$4,330,534	\$1,429,893	\$25,901	\$0	\$15,683	\$10,218
2035	0	2	\$3,600,000	\$4,330,534	\$1,515,687	\$25,901	\$0	\$15,683	\$10,218
2036	0	2	\$3,600,000	\$4,330,534	\$1,515,687	\$137,277	\$0	\$83,121	\$54,156
2037	0	2	\$3,600,000	\$4,590,366	\$1,515,687	\$137,277	\$0	\$83,121	\$54,156
2038	0	2	\$3,600,000	\$4,590,366	\$1,606,628	\$137,277	\$0	\$83,121	\$54,156
2039	0	2	\$3,600,000	\$4,590,366	\$1,606,628	\$145,514	\$0	\$88,109	\$57,405
2040	0	2	\$3,600,000	\$4,865,788	\$1,606,628	\$145,514	\$0	\$88,109	\$57,405
2041	0	2	\$3,600,000	\$4,865,788	\$1,703,026	\$145,514	\$0	\$88,109	\$57,405
2042	0	2	\$3,600,000	\$4,865,788	\$1,703,026	\$154,245	\$0	\$93,395	\$60,850
2043	0	2	\$3,600,000	\$5,157,735	\$1,703,026	\$154,245	\$0	\$93,395	\$60,850
2044	0	2	\$3,600,000	\$5,157,735	\$1,805,207	\$154,245	\$0	\$93,395	\$60,850
2045	0	2	\$3,600,000	\$5,157,735	\$1,805,207	\$163,499	\$0	\$98,999	\$64,501
2046	0	2	\$3,600,000	\$5,467,200	\$1,805,207	\$163,499	\$0	\$98,999	\$64,501
2047	0	2	\$3,600,000	\$5,467,200	\$1,913,520	\$163,499	\$0	\$98,999	\$64,501
2048	0	2	\$3,600,000	\$5,467,200	\$1,913,520	\$173,309	\$0	\$104,939	\$68,371
2049	0	2	\$3,600,000	\$5,795,232	\$1,913,520	\$173,309	\$0	\$104,939	\$68,371
2050	0	2	\$3,600,000	\$5,795,232	\$2,028,331	\$173,309	\$0	\$104,939	\$68,371
2051	0	2	\$3,600,000	\$5,795,232	\$2,028,331	\$183,708	\$0	\$111,235	\$72,473
2052	0	2	\$3,600,000	\$6,142,945	\$2,028,331	\$183,708	\$0	\$111,235	\$72,473
2053	0	2	\$3,600,000	\$6,142,945	\$2,150,031	\$183,708	\$0	\$111,235	\$72,473
2054	0	2	\$3,600,000	\$6,142,945	\$2,150,031	\$194,730	\$0	\$117,909	\$76,821
<b>Total</b>	<b>2</b>						<b>\$0</b>	<b>\$1,997,524</b>	<b>\$1,301,442</b>
<b>Value Per Unit</b>									
<b>Improvement Value</b>		<b>\$1,800,000</b>					<b>Franklin Cty</b>	<b>Tax District #025</b>	
<b>Land Value</b>		<b>\$750,000</b>	<b>3 acres x \$250K/ac</b>						
<b>Total Value</b>		<b>\$2,550,000</b>							
<b>Annual Appreciation</b>		<b>2.00%</b>							
<b>County % of Total Taxes</b>		<b>0.00%</b>			<b>County % Yrs 0-10</b>	<b>0.00%</b>	<b>Years for TIF</b>	<b>30</b>	
<b>Schools % of Taxes*</b>		<b>60.55%</b>			<b>County % Yrs 11-15</b>	<b>0.00%</b>	<b>Eff. Tax Rate</b>	<b>0.09057097</b>	<b>For 2019</b>
					<b>County % Yrs 16-30</b>	<b>0.00%</b>	<b>Begin</b>	<b>2021</b>	
(1) # of Total Units Built x Value Per Unit in Present Dollars, Less Land Value									
(2) Total Market Value With Appreciation, Multiplied By 35%									
(3) Assessed Value For Prior Year Multiplied By District Millage Rate, Less 2.5% Owner Occupied Reduction									
(4) Estimated Property Tax Payments Multiplied By County's Negotiated Share of Taxes to Agencies									
(5) Estimated Property Tax Payments Multiplied By Schools' Portion of Taxes									
(6) Estimated Property Tax Payments Less School and County Shares									

CRESCENT AT CENTRAL PARK 30-YEAR COMMERCIAL NON-SCHOOL TIF (No School Taxes Captured) Free Standing Retail									
Year	Units Built-Year	Units Subject to TIF	Total Market Value of Improvements (1)	Total Market Value with Triennial Appreciation	Assessed Value of Improvements Subject to TIF (2)	Estimated Property Taxes Collected (3)	Taxes to County(4)	Non-TIF to Schools (5)	Annual TIF PILOTS (6)
2023	1	1	\$2,500,000	\$2,500,000	0	0	0	0	0
2024	0	1	\$2,500,000	\$2,500,000	\$875,000	\$0.00	\$0.00	\$0.00	\$0.00
2025	0	1	\$2,500,000	\$2,600,000	\$875,000	\$16,749	\$0	\$10,142	\$6,607.56
2026	0	1	\$2,500,000	\$2,600,000	\$910,000	\$16,749	\$0	\$10,142	\$6,608
2027	0	1	\$2,500,000	\$2,600,000	\$910,000	\$17,419	\$0	\$10,547	\$6,872
2028	0	1	\$2,500,000	\$2,756,000	\$910,000	\$17,419	\$0	\$10,547	\$6,872
2029	0	1	\$2,500,000	\$2,756,000	\$964,600	\$17,419	\$0	\$10,547	\$6,872
2030	0	1	\$2,500,000	\$2,929,148	\$964,600	\$18,464	\$0	\$11,180	\$7,284
2031	0	1	\$2,500,000	\$2,987,731	\$1,025,202	\$18,464	\$0	\$11,180	\$7,284
2032	0	1	\$2,500,000	\$3,047,486	\$1,045,706	\$19,624	\$0	\$11,883	\$7,742
2033	0	1	\$2,500,000	\$3,047,486	\$1,066,620	\$20,017	\$0	\$12,120	\$7,897
2034	0	1	\$2,500,000	\$3,047,486	\$1,066,620	\$20,417	\$0	\$12,363	\$8,055
2035	0	1	\$2,500,000	\$3,230,335	\$1,066,620	\$102,086	\$0	\$61,813	\$40,273
2036	0	1	\$2,500,000	\$3,230,335	\$1,130,617	\$102,086	\$0	\$61,813	\$40,273
2037	0	1	\$2,500,000	\$3,230,335	\$1,130,617	\$108,211	\$0	\$65,522	\$42,689
2038	0	1	\$2,500,000	\$3,424,155	\$1,130,617	\$108,211	\$0	\$65,522	\$42,689
2039	0	1	\$2,500,000	\$3,424,155	\$1,198,454	\$108,211	\$0	\$65,522	\$42,689
2040	0	1	\$2,500,000	\$3,424,155	\$1,198,454	\$114,704	\$0	\$69,453	\$45,251
2041	0	1	\$2,500,000	\$3,629,605	\$1,198,454	\$114,704	\$0	\$69,453	\$45,251
2042	0	1	\$2,500,000	\$3,629,605	\$1,270,362	\$114,704	\$0	\$69,453	\$45,251
2043	0	1	\$2,500,000	\$3,629,605	\$1,270,362	\$121,586	\$0	\$73,620	\$47,966
2044	0	1	\$2,500,000	\$3,847,381	\$1,270,362	\$121,586	\$0	\$73,620	\$47,966
2045	0	1	\$2,500,000	\$3,847,381	\$1,346,583	\$121,586	\$0	\$73,620	\$47,966
2046	0	1	\$2,500,000	\$3,847,381	\$1,346,583	\$128,881	\$0	\$78,037	\$50,844
2047	0	1	\$2,500,000	\$4,078,224	\$1,346,583	\$128,881	\$0	\$78,037	\$50,844
2048	0	1	\$2,500,000	\$4,078,224	\$1,427,378	\$128,881	\$0	\$78,037	\$50,844
2049	0	1	\$2,500,000	\$4,078,224	\$1,427,378	\$136,614	\$0	\$82,720	\$53,894
2050	0	1	\$2,500,000	\$4,322,917	\$1,427,378	\$136,614	\$0	\$82,720	\$53,894
2051	0	1	\$2,500,000	\$4,322,917	\$1,513,021	\$136,614	\$0	\$82,720	\$53,894
2052	0	1	\$2,500,000	\$4,322,917	\$1,513,021	\$144,811	\$0	\$87,683	\$57,128
2053	0	1	\$2,500,000	\$4,582,292	\$1,513,021	\$144,811	\$0	\$87,683	\$57,128
2054	0	1	\$2,500,000	\$4,582,292	\$1,603,802	\$144,811	\$0	\$87,683	\$57,128
<b>Total</b>	<b>1</b>						<b>\$0</b>	<b>\$1,605,383</b>	<b>\$1,045,951</b>
<b>Value Per Unit</b>									
<b>Improvement Value</b>		<b>\$2,500,000</b>					<b>Franklin Cty</b>	<b>Tax District #025</b>	
<b>Land Value</b>		<b>\$750,000</b>	<b>3 acres at \$250K/ac</b>						
<b>Total Value</b>		<b>\$3,000,000</b>							
<b>Annual Appreciation</b>		<b>2.00%</b>			<b>County % Yrs 0-10</b>	<b>0.00%</b>	<b>Years for TIF</b>	<b>30</b>	
<b>County % of Total Taxes</b>		<b>0.00%</b>			<b>County % Yrs 11-15</b>	<b>0.00%</b>	<b>Eff. Tax Rate</b>	<b>0.0957097</b>	<b>For 2019</b>
<b>Schools % of Taxes*</b>		<b>60.55%</b>			<b>County % Yrs 16-30</b>	<b>0.00%</b>	<b>Begin</b>	<b>2021</b>	
(1) # of Total Units Built x Value Per Unit in Present Dollars, Less Land Value									
(2) Total Market Value With Appreciation, Multiplied By 35%									
(3) Assessed Value For Prior Year Multiplied By District Millage Rate, Less 2.5% Owner Occupied Reduction									
(4) Estimated Property Tax Payments Multiplied By County's Negotiated Share of Taxes to Agencies									
(5) Estimated Property Tax Payments Multiplied By Schools' Portion of Taxes									
(6) Estimated Property Tax Payments Less School and County Shares									

**CRESCENT AT CENTRAL PARK 30-YEAR COMMERCIAL NON-SCHOOL TIF (No School Taxes Captured) 50,000 SF Office and 40,000 SF Office**

Year	Units Built-Year	Units Subject to TIF	Total Market Value of Improvements (1)	Total Market Value with Triennial Appreciation	Assessed Value of Improvements Subject to TIF (2)	Estimated Property Taxes Collected (3)	Taxes to County(4)	Non-TIF to Schools (5)	Annual TIF PILOTS (6)
2023	0	0	\$0	\$0	0	0	0	0	0
2024	5	5	\$6,000,000	\$6,000,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2025	4	9	\$10,800,000	\$10,920,000	\$2,100,000	\$0	\$0	\$0	\$0
2026	0	9	\$10,800,000	\$10,920,000	\$3,822,000	\$40,198	\$0	\$24,340	\$15,858
2027	0	9	\$10,800,000	\$10,920,000	\$3,822,000	\$73,160	\$0	\$44,299	\$28,862
2028	0	9	\$10,800,000	\$11,575,200	\$3,822,000	\$73,160	\$0	\$44,299	\$28,862
2029	0	9	\$10,800,000	\$11,575,200	\$4,051,320	\$73,160	\$0	\$44,299	\$28,862
2030	0	9	\$10,800,000	\$11,575,200	\$4,051,320	\$77,550	\$0	\$46,957	\$30,594
2031	0	9	\$10,800,000	\$12,269,712	\$4,051,320	\$77,550	\$0	\$46,957	\$30,594
2032	0	9	\$10,800,000	\$12,269,712	\$4,294,399	\$77,550	\$0	\$46,957	\$30,594
2033	0	9	\$10,800,000	\$12,269,712	\$4,294,399	\$82,203	\$0	\$49,774	\$32,429
2034	0	9	\$10,800,000	\$13,005,895	\$4,294,399	\$82,203	\$0	\$49,774	\$32,429
2035	0	9	\$10,800,000	\$13,005,895	\$4,552,063	\$411,016	\$0	\$248,870	\$162,146
2036	0	9	\$10,800,000	\$13,005,895	\$4,552,063	\$435,677	\$0	\$263,802	\$171,874
2037	0	9	\$10,800,000	\$13,786,248	\$4,552,063	\$435,677	\$0	\$263,802	\$171,874
2038	0	9	\$10,800,000	\$13,786,248	\$4,825,187	\$435,677	\$0	\$263,802	\$171,874
2039	0	9	\$10,800,000	\$13,786,248	\$4,825,187	\$461,817	\$0	\$279,630	\$182,187
2040	0	9	\$10,800,000	\$14,613,423	\$4,825,187	\$461,817	\$0	\$279,630	\$182,187
2041	0	9	\$10,800,000	\$14,613,423	\$5,114,698	\$461,817	\$0	\$279,630	\$182,187
2042	0	9	\$10,800,000	\$14,613,423	\$5,114,698	\$489,526	\$0	\$296,408	\$193,118
2043	0	9	\$10,800,000	\$15,490,229	\$5,114,698	\$489,526	\$0	\$296,408	\$193,118
2044	0	9	\$10,800,000	\$15,490,229	\$5,421,580	\$489,526	\$0	\$296,408	\$193,118
2045	0	9	\$10,800,000	\$15,490,229	\$5,421,580	\$518,898	\$0	\$314,193	\$204,705
2046	0	9	\$10,800,000	\$16,419,642	\$5,421,580	\$518,898	\$0	\$314,193	\$204,705
2047	0	9	\$10,800,000	\$16,419,642	\$5,746,875	\$518,898	\$0	\$314,193	\$204,705
2048	0	9	\$10,800,000	\$16,419,642	\$5,746,875	\$550,032	\$0	\$333,044	\$216,987
2049	0	9	\$10,800,000	\$17,404,821	\$5,746,875	\$550,032	\$0	\$333,044	\$216,987
2050	0	9	\$10,800,000	\$17,404,821	\$6,091,687	\$550,032	\$0	\$333,044	\$216,987
2051	0	9	\$10,800,000	\$17,404,821	\$6,091,687	\$583,034	\$0	\$353,027	\$230,007
2052	0	9	\$10,800,000	\$18,449,110	\$6,091,687	\$583,034	\$0	\$353,027	\$230,007
2053	0	9	\$10,800,000	\$18,449,110	\$6,457,189	\$583,034	\$0	\$353,027	\$230,007
2054	0	9	\$10,800,000	\$18,449,110	\$6,457,189	\$618,016	\$0	\$374,208	\$243,807
<b>Total</b>	<b>9</b>						<b>\$0</b>	<b>\$6,541,045</b>	<b>\$4,261,672</b>
<b>Value Per Unit</b>									
<b>Improvement Value</b>		<b>\$1,200,000</b>	<b>Per 10,000 SF</b>				<b>Franklin Cty</b>	<b>Tax District #025</b>	
<b>Land Value</b>		<b>\$3,000,000</b>	<b>Per 10,000 SF</b>						
<b>Total Value</b>		<b>\$1,500,000</b>	<b>Per 10,000 SF</b>						
<b>Annual Appreciation</b>		<b>2.00%</b>					<b>Years for TIF</b>	<b>30</b>	
<b>County % of Total Taxes</b>		<b>0.00%</b>			<b>County TIF %</b>	<b>0.00%</b>	<b>Eff. Tax Rate</b>	<b>0.0957097</b>	<b>For 2019</b>
<b>Schools % of Taxes</b>		<b>60.55%</b>					<b>Begin</b>	<b>2021</b>	
(1) # of Total Units Built x Value Per Unit in Present Dollars, Less Land Value									
(2) Total Market Value With Appreciation, Multiplied By 35%									
(3) Assessed Value For Prior Year Multiplied By District Millage Rate									
(4) Estimated Property Tax Payments Multiplied By County's Full Share of Taxes, Negotiated Share, and 50%									
(5) Estimated Property Tax Payments Multiplied By Schools' Portion of Taxes									
(6) Estimated Property Tax Payments Less School and County Shares									

TOTAL TIF REVENUE								
Year	Annual TIF PILOTS	SIB Loan PMT	2 Million Dollar SIB Loan DSCR	SIB Loan Shortfall	Available Funds	Interest	PMT	Principal
0	\$0	\$30,000	-	\$30,000	\$0	\$-	\$-	\$2,569,326.61
1	\$4,375	\$30,000	0.15	\$25,625	\$0	\$ 115,619.70	\$115,620	\$ 2,684,946.31
2	\$68,363	\$30,000	2.28	\$0	\$38,363	\$ 120,522.58	\$82,440	\$ 2,767,396.33
3	\$185,144	\$82,829	2.24	\$0	\$102,315	\$ 124,532.38	\$22,218	\$ 2,789,603.90
4	\$234,268	\$82,829	2.83	\$0	\$151,439	\$ 125,532.18	(\$25,907)	\$ 2,763,697.26
5	\$234,268	\$82,829	2.83	\$0	\$151,439	\$ 124,366.38	(\$27,072)	\$ 2,736,624.82
6	\$240,007	\$82,829	2.90	\$0	\$157,178	\$ 123,148.12	(\$34,030)	\$ 2,702,595.24
7	\$240,324	\$82,829	3.00	\$0	\$165,495	\$ 121,616.79	(\$43,878)	\$ 2,658,717.16
8	\$248,627	\$82,829	3.00	\$0	\$165,798	\$ 119,842.27	(\$46,158)	\$ 2,612,561.55
9	\$254,981	\$82,829	3.08	\$0	\$172,152	\$ 117,565.27	(\$54,587)	\$ 2,557,974.95
10	\$263,619	\$82,829	3.18	\$0	\$180,790	\$ 115,108.87	(\$65,682)	\$ 2,492,293.38
11	\$263,777	\$82,829	3.18	\$0	\$180,948	\$ 112,153.20	(\$68,795)	\$ 2,423,498.21
12	\$775,231	\$82,829	9.36	\$0	\$692,403	\$ 109,057.42	(\$83,345)	\$ 1,840,153.06
13	\$860,833	\$82,829	10.39	\$0	\$778,004	\$ 82,806.89	(\$65,198)	\$ 1,144,955.49
14	\$863,250	\$82,829	10.42	\$0	\$780,421	\$ 51,523.00	(\$78,898)	\$ 416,057.66
15	\$865,070	\$82,829	10.44	\$0	\$782,241	\$ 18,722.59	(\$416,057)	\$ -
16	\$912,463	\$82,829	11.02	\$0	\$829,654	\$ -	\$ -	\$ -
17	\$915,045	\$82,829	11.05	\$0	\$832,216	\$ -	\$ -	\$ -
18	\$916,974	\$82,829	11.07	\$0	\$834,145	\$ -	\$ -	\$ -
19	\$967,232	\$82,829	11.68	\$0	\$884,403	\$ -	\$ -	\$ -
20	\$969,947	\$82,829	11.71	\$0	\$887,118	\$ -	\$ -	\$ -
21	\$971,993	\$82,829	11.73	\$0	\$889,164	\$ -	\$ -	\$ -
22	\$1,025,266	\$82,829	12.38	\$0	\$942,437	\$ -	\$ -	\$ -
23	\$1,028,144	\$82,829	12.41	\$0	\$945,315	\$ -	\$ -	\$ -
24	\$1,030,312	\$82,829	12.44	\$0	\$947,483	\$ -	\$ -	\$ -
25	\$1,086,782	\$82,829	13.12	\$0	\$1,003,953	\$ -	\$ -	\$ -
26	\$1,089,833	\$82,829	13.16	\$0	\$1,007,004	\$ -	\$ -	\$ -
27	\$1,092,131	\$82,829	13.19	\$0	\$1,009,302	\$ -	\$ -	\$ -
28	\$1,151,989	\$82,829	13.91	\$0	\$1,069,160	\$ -	\$ -	\$ -
29	\$1,155,223	\$82,829	13.95	\$0	\$1,072,394	\$ -	\$ -	\$ -
30	\$1,157,659	\$82,829	13.98	\$0	\$1,074,830	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$21,081,168</b>							

City Revenue					
Future Office (Site)	In-Contract Medical User (Site)	Office Income Buckles Court North	TIF Pilots	City Revenue	
\$ -	\$ -	\$ 567,500.00	\$ -	\$ -	\$ 567,500.00
\$ -	\$ 625,000.00	\$ 576,012.50	\$ -	\$ -	\$ 1,201,012.50
\$ 375,000.00	\$ 634,375.00	\$ 584,652.69	\$ -	\$ -	\$ 1,594,027.69
\$ 380,625.00	\$ 643,890.63	\$ 593,422.48	\$ -	\$ -	\$ 1,617,838.10
\$ 386,334.38	\$ 653,548.98	\$ 602,323.81	\$ -	\$ -	\$ 1,642,207.17
\$ 392,129.39	\$ 663,352.22	\$ 611,358.67	\$ -	\$ -	\$ 1,666,840.28
\$ 398,011.33	\$ 673,302.50	\$ 620,529.05	\$ -	\$ -	\$ 1,691,842.89
\$ 403,981.50	\$ 683,402.04	\$ 629,836.99	\$ -	\$ -	\$ 1,717,220.53
\$ 410,041.22	\$ 693,653.07	\$ 639,284.54	\$ -	\$ -	\$ 1,742,978.84
\$ 416,191.84	\$ 704,057.87	\$ 648,873.81	\$ -	\$ -	\$ 1,769,123.52
\$ 422,434.72	\$ 714,618.73	\$ 658,606.92	\$ -	\$ -	\$ 1,795,660.37
\$ 428,771.24	\$ 725,338.02	\$ 668,486.02	\$ -	\$ -	\$ 1,822,595.28
\$ 435,202.81	\$ 736,218.09	\$ 678,513.31	\$ -	\$ -	\$ 1,849,934.21
\$ 441,730.85	\$ 747,261.36	\$ 688,691.01	\$ -	\$ -	\$ 1,877,683.22
\$ 448,356.81	\$ 758,470.28	\$ 699,021.38	\$ -	\$ -	\$ 1,905,848.47
\$ 455,082.17	\$ 769,847.33	\$ 709,506.70	\$ 347,460.89	\$ -	\$ 2,281,897.09
\$ 461,908.40	\$ 781,395.04	\$ 720,149.30	\$ 829,054.45	\$ -	\$ 2,793,107.19
\$ 468,837.02	\$ 793,115.97	\$ 730,951.54	\$ 832,215.81	\$ -	\$ 2,825,120.34
\$ 475,869.58	\$ 805,012.71	\$ 741,915.81	\$ 834,145.35	\$ -	\$ 2,856,943.45
\$ 483,007.62	\$ 817,087.90	\$ 753,044.55	\$ 884,403.45	\$ -	\$ 2,937,543.52
\$ 490,252.74	\$ 829,344.22	\$ 764,340.22	\$ 887,118.48	\$ -	\$ 2,971,055.66
\$ 497,606.53	\$ 841,784.38	\$ 775,805.32	\$ 889,163.80	\$ -	\$ 3,004,350.03
\$ 505,070.63	\$ 854,411.14	\$ 787,442.40	\$ 942,437.38	\$ -	\$ 3,089,361.56
\$ 512,646.69	\$ 867,227.31	\$ 799,254.04	\$ 945,315.32	\$ -	\$ 3,124,443.36
\$ 520,336.39	\$ 880,235.72	\$ 811,242.85	\$ 947,483.36	\$ -	\$ 3,169,298.31
\$ 528,141.43	\$ 893,439.26	\$ 823,411.49	\$ 1,003,953.36	\$ -	\$ 3,248,945.54
\$ 536,063.55	\$ 906,840.85	\$ 835,782.66	\$ 1,007,003.97	\$ -	\$ 3,285,671.03
\$ 544,104.51	\$ 920,443.46	\$ 848,299.10	\$ 1,009,302.09	\$ -	\$ 3,322,149.16
\$ 552,266.08	\$ 934,250.11	\$ 861,023.59	\$ 1,069,160.29	\$ -	\$ 3,416,700.06
\$ 560,550.07	\$ 948,263.86	\$ 873,938.94	\$ 1,072,393.94	\$ -	\$ 3,455,146.81
\$ 568,958.32	\$ 962,487.82	\$ 887,048.03	\$ 1,074,828.95	\$ -	\$ 3,493,324.11
<b>\$ 13,499,512.82</b>	<b>\$ 23,461,675.85</b>	<b>\$ 22,190,249.70</b>	<b>\$ 14,576,041.89</b>		<b>\$ 73,727,480.26</b>

Infrastructure Costs	\$ 4,468,326.00
Capital Interest/Transaction Cost	\$ 100,000.00
<b>Total Cost</b>	<b>\$ 4,569,326.00</b>
SIB Loan	\$ 2,000,000.00
Developer Funding	\$ 2,569,326.00
<b>SIB Loan</b>	<b>\$ 2,000,000.00</b>
Rate	1.50%
3 years I/O followed by 27 year amort	
<b>Developer Funding</b>	<b>\$ 2,569,326.00</b>
Rate	4.50%
All excess funds go toward repayment	