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Condominium Community
Estimated Annual Revenues
217 Mill Street
Randolph, MA

Program: Proposed 10-unit townhome condominium community consisting of three units restricted to 80% AMI households, three units to 100% AMI households, three units to 110% AMI households and one market rate unit. The income restriction for the nine units will be in place for 10 years. The 1.7-acre site will include private and guest parking, common open space areas and private greenspace.

Estimated Revenues: The proposed condominium will generate annual revenue to the community from three primary sources: property taxes, CPA Surcharge – 2% and vehicle excise taxes.

Property Taxes: Based on the estimated sales prices of the affordable units, which are restricted based upon income, along with the market rate unit, the proposed residential community is estimated to have an assessed value of $3,916,000 and generate $45,347 in annual property taxes as outlined in Table 1.

Table 1

# Units	Estimated Assessment	Estimated Annual Property Taxes
10	$3,916,000	**$45,347**

CPA Surcharge: The 2% CPA surcharge is assessed as a percentage of the property taxes paid for the property, taking into account a $100,000 per unit assessment exemption. The resulting CPA revenue stream is estimated to total **$675** annually.

Vehicle Excise Taxes: Based on an estimated 18 vehicles registered[1] on the property, with an average value of $15,000, $6,750 in annual excise taxes are estimated as summarized in Table 2.

Table 2

# Vehicles	Value	Total
18	$15,000	$270,000
$12/$1000	**$6,750**	

Total Revenue: At project completion, as outlined in Table 3, the proposed condominium community is estimated to generate $52,772 in annual revenue.

Table 3

Estimated Property Taxes	$45,347
Estimated CPA Surcharge	$675
Estimated Annual Excise Taxes	$6,750
Total Estimated Annual Revenue	**$52,772**

[1] Estimated 1.75 vehicles per unit.

Estimated Revenue – 2037: With this development program, the affordable provisions related to the nine units will be released in 10 years and the units will become market rate. This will increase the properties assessments along with tax revenue. To estimate future revenue, we valued all units at market rate and added a 1% increase in value over the 10-year period. We have also assumed that tax rate has remained unchanged.

Property Taxes: Based on the estimated assessments of the units, the proposed residential community is estimated to have an assessed value of $5,499,234 and generate $63,681 in annual property taxes as outlined in Table 4.

Table 4

# Units	Estimated Assessment	Estimated Annual Property Taxes
10	$5,499,234	**$63,681**

CPA Surcharge: The 2% CPA surcharge is assessed as a percentage of the property taxes paid for the property, taking into account a $100,000 per unit assessment exemption. The resulting CPA revenue stream is estimated to total **$1,042** annually.

Vehicle Excise Taxes: Based on an estimated 18 vehicles registered on the property, with an average value of $15,000, an estimated $6,750 in annual excise taxes are estimated as summarized in Table 5.

Table 5

# Vehicles	Value	Total
18	$15,000	$270,000
$12/$1000	**$6,750**	

Total Revenue: In 10 years when the income restrictions are lifted from the affordable units, as outlined in Table 6, the condominium community is estimated to generate $71,473 in annual revenue. This is a 35.4% increase in revenue compared to the first scenario.

Table 6

Estimated Property Taxes	$63,681
Estimated CPA Surcharge	$1,042
Estimated Annual Excise Taxes	$6,750
Total Estimated Annual Revenue	**$71,473**