

**City of Whitewater Project Worksheet**

**TID**

Project Description

Location

Size

Number of Buildings

Timeline

Request

Construction Costs

But For

**Sources/Uses**

Uses/Sources	Total	Owner	Bank	City/TIF
Land				\$ -
Hard Costs				
Soft Costs			\$ -	
Totals		\$ -		

Guarantee

Clawback

# Single Project Projection Worksheet

**TID XX**

**XXXXXX County**

Type of District	Mixed Use	
District Creation Date	8/3/2021	
Valuation Date	Jan 1,	2021
Max life (Years)	20	
Expenditure Period/Termination	15	8/3/2036
Revenue Period/Final year	20 2042	
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	
Appreciation Factor	0.50%
Base Tax Rate	\$ 18.20
Rate Adjustment Factor (3 years)	-1.00%
Tax Exempt Discount Rate	4.25%
Taxable Discount Rate	5.50%

Construction Cost, Unit One	59,985.00
Construction Cost, Unit Two	-
Construction Cost, Unit Three	-
Assessment as % of Construction cost	85%
Land Value Contributed	
Land included in IRR?	No

Construction year	Assessed Increment Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue / Budget Year	Tax Rate	Requested Project Support	Tax Increment	Annual Cash Flow	Cumulative Cash Flow	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2022	2023	-	-	2024	\$ 19.22	-	-	-	-	-	-
2	2023	2024	-	-	2025	\$ 19.03	-	-	-	-	-	-
3	2024	2025	-	-	2026	\$ 18.84	-	-	-	-	-	-
4	2025	2026	-	6,000,000	2027	\$ 18.65	(100,705)	111,895	11,189	11,189	8,717	8,115
5	2026	2027	30,000	22,030,000	2028	\$ 18.65	(369,757)	410,841	41,084	52,274	39,417	36,358
6	2027	2028	110,150	28,140,150	2029	\$ 18.65	(472,311)	524,790	52,479	104,753	77,033	70,553
7	2028	2029	140,701	34,280,851	2030	\$ 18.65	(447,516)	639,309	191,793	296,545	208,904	189,010
8	2029	2030	171,404	40,452,255	2031	\$ 18.65	(678,960)	754,400	75,440	371,985	258,659	233,175
9	2030	2031	202,261	46,654,516	2032	\$ 18.65	(783,060)	870,067	87,007	458,992	313,704	281,456
10	2031	2032	233,273	52,887,789	2033	\$ 18.65	(887,681)	986,312	98,631	557,623	373,559	333,334
11	2032	2033	264,439	59,152,228	2034	\$ 18.65	(992,825)	1,103,139	110,314	667,937	437,775	388,332
12	2033	2034	295,761	59,447,989	2035	\$ 18.65	(997,789)	1,108,654	110,865	778,802	499,681	440,724
13	2034	2035	297,240	59,745,229	2036	\$ 18.65	(1,002,778)	1,114,198	111,420	890,222	559,360	490,632
14	2035	2036	298,726	60,043,955	2037	\$ 18.65	(1,007,792)	1,119,769	111,977	1,002,199	616,892	538,175
15	2036	2037	300,220	60,344,175	2038	\$ 18.65	(1,012,831)	1,125,367	112,537	1,114,736	672,354	583,465
16	2037	2038	301,721	60,645,896	2039	\$ 18.65	(1,017,895)	1,130,994	113,099	1,227,835	725,822	626,609
17	2038	2039	303,229	60,949,125	2040	\$ 18.65	(1,022,984)	1,136,649	113,665	1,341,500	777,367	667,708
18	2039	2040	304,746	61,253,871	2041	\$ 18.65	(1,028,099)	1,142,332	114,233	1,455,733	827,057	706,859
19	2040	2041	306,269	61,560,140	2042	\$ 18.65	(1,033,240)	1,148,044	114,804	1,570,538	874,960	744,154
20	2041	2042	307,801	61,867,941	2043	\$ 18.65	(1,038,406)	1,153,784	115,378	1,685,916	921,139	779,682
			<u>58,000,000</u>	<u>3,867,941</u>			<u>(13,894,628)</u>	<u>15,580,544</u>	<u>1,685,916</u>			

Request Assumptions

Conclusions