

Single Project Projection Worksheet

TID 14

Jefferson 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	7,598,100
Construction Cost, Unit Two	-
Construction Cost, Unit Three	-
Assessment as % of Construction cost	90%
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	6,838,290	-	6,838,290	\$ 18.65	(89,270)	127,528	38,258	38,258	29,804	27,747
5	2026	2027	-	34,191	6,872,481	\$ 18.65	(89,716)	128,166	38,450	76,708	58,535	54,179
6	2027	2028	-	34,362	6,906,844	\$ 18.65	(90,165)	128,807	38,642	115,350	86,234	79,358
7	2028	2029	-	34,534	6,941,378	\$ 18.65	(90,616)	129,451	38,835	154,186	112,936	103,343
8	2029	2030	-	34,707	6,976,085	\$ 18.65	(91,069)	130,098	39,029	193,215	138,677	126,192
9	2030	2031	-	34,880	7,010,965	\$ 18.65	(91,524)	130,749	39,225	232,439	163,492	147,959
10	2031	2032	-	35,055	7,046,020	\$ 18.65	(91,982)	131,402	39,421	271,860	187,415	168,693
11	2032	2033	-	35,230	7,081,250	\$ 18.65	(92,441)	132,059	39,618	311,478	210,477	188,445
12	2033	2034	-	35,406	7,116,657	\$ 18.65	(92,904)	132,720	39,816	351,294	232,710	207,261
13	2034	2035	-	35,583	7,152,240	\$ 18.65	(93,368)	133,383	40,015	391,309	254,143	225,185
14	2035	2036	-	35,761	7,188,001	\$ 18.65	(93,835)	134,050	40,215	431,524	274,805	242,259
15	2036	2037	-	35,940	7,223,941	\$ 18.65	(94,304)	134,720	40,416	471,940	294,724	258,525
16	2037	2038	-	36,120	7,260,061	\$ 18.65	(94,776)	135,394	40,618	512,558	313,926	274,019
17	2038	2039	-	36,300	7,296,361	\$ 18.65	(95,250)	136,071	40,821	553,379	332,437	288,779
18	2039	2040	-	36,482	7,332,843	\$ 18.65	(95,726)	136,751	41,025	594,405	350,283	302,840
19	2040	2041	-	36,664	7,369,507	\$ 18.65	(96,205)	137,435	41,231	635,635	367,487	316,234
20	2041	2042	-	36,848	7,406,355	\$ 18.65	(96,686)	138,122	41,437	677,072	384,071	328,993
			<u>6,838,290</u>	<u>568,065</u>			<u>(1,579,834)</u>	<u>2,256,906</u>	<u>677,072</u>			

Request Assumptions

Conclusions