

**Chapel Ridge Shopping Center - Lee's Summit, MO**  
**SOURCES AND USES**

Redevelopment Project Costs	Estimated Costs	CID Reimbursable
<b>Land Acquisition</b>		
Main Center + Multi-Tenant Outlot	14,377,970	-
<i>SUBTOTAL</i>	14,377,970	-
<b>Redevelopment Project Costs</b>		
Grocery Expansion, Deli Patio, etc.	2,500,000	1,950,000
Building Refacade	2,062,500	1,450,000
Sidewalk and Curb Replacement	225,000	185,000
Sealcoat and Restripe Parking Lot	240,000	150,000
New Tenant Signage	150,000	75,000
Landscaping	110,000	85,000
LED Lighting	85,000	50,000
Roof Replacement	176,000	-
Inspections	20,000	-
TI Allowances	195,000	-
<i>SUBTOTAL</i>	5,763,500	3,945,000
<b>Soft Costs</b>		
Architectural/Engineering/Surveying	125,000	-
Legal	75,000	-
Commissions	80,000	-
<i>SUBTOTAL</i>	280,000	-
<b>Financing Costs</b>		
Bank Charges & Financing Fees	30,000	-
Construction Interest^	-	-
<i>SUBTOTAL</i>	30,000	-
<b>Miscellaneous Costs</b>		
Construction Management/Development Fee	575,000	-
Contingency	200,000	-
<i>SUBTOTAL</i>	775,000	-
<b>TOTAL</b>	<b>\$ 21,226,470</b>	<b>\$ 3,945,000</b>

19%

^Construction and permanent interest on reimbursable costs are reimbursable under the Petition and Cooperative Agreement.

## Chapel Ridge Shopping Center - Lee's Summit, MO CID PROJECTIONS

CID ASSUMPTIONS	
CID Retail Sales Tax	1.00%
Annual sales growth	2.00%
NPV discount rate	5.00%

ANNUAL GROWTH			CID REVENUES	
CID Year	Calendar Year	Taxable Sales	TOTAL	(Non TIF Captured)
1	2021	35,850,000	358,500	
2	2022	36,567,000	365,670	
3	2023	37,298,340	372,983	
4	2024	38,044,307	380,443	
5	2025	38,805,193	388,052	
6	2026	39,581,297	395,813	
7	2027	40,372,923	403,729	
8	2028	41,180,381	411,804	
9	2029	42,003,989	420,040	
10	2030	42,844,069	428,441	
11	2031	43,700,950	437,009	
12	2032	44,574,969	445,750	
13	2033	45,466,468	454,665	
14	2034	46,375,798	463,758	
15	2035	47,303,314	473,033	
16	2036	48,249,380	482,494	
17	2037	49,214,368	492,144	
18	2038	50,198,655	501,987	
19	2039	51,202,628	512,026	
20	2040	52,226,681	522,267	
21	2041	53,271,214	532,712	
22	2042	54,336,638	543,366	
23	2043	55,423,371	554,234	
24	2044	56,531,839	565,318	
25	2045	57,662,475	576,625	
<b>TOTAL</b>			11,482,862	
<b>NPV</b>			6,160,518	

\$3,986,204 14 years

## Chapel Ridge Shopping Center - Lee's Summit, MO CID Assumptions Summary

<b>SALES</b>
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Projected Sales:	SF	Sales / SF	Total Sales	Sales Begin
All tenants	97,286	\$ 369	\$ 35,850,000	2021
<b>TOTALS</b>	97,286		35,850,000	

NPV DISCOUNT RATE      5.00%

ANNUAL SALES GROWTH      2.00%

	<b>NPV / PAY-AS-YOU-GO</b>
CID	\$3,945,000