

**DTLS Apartments**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18			
Property Tax	276	\$ 2,300	\$ 634,800	\$ 634,800	\$ 634,800	\$ 660,446	\$ 660,446	\$ 687,128	\$ 687,128	\$ 714,888	\$ 714,888	\$ 743,769	\$ 743,769	\$ 773,818	\$ 773,818	\$ 805,080	\$ 805,080	\$ 837,605	\$ 837,605	\$ 871,444	\$ 871,444
Propert Tax on Base AV		\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868
Available to TIF		\$ 545,932	\$ 545,932	\$ 571,578	\$ 571,578	\$ 598,260	\$ 598,260	\$ 626,020	\$ 626,020	\$ 654,901	\$ 654,901	\$ 684,900	\$ 684,900	\$ 716,212	\$ 716,212	\$ 748,737	\$ 748,737	\$ 782,576	\$ 782,576	\$ 814,444	\$ 814,444
NPV @	7.0%	of the TIF payments to date	\$510,217	\$510,217	\$987,055	\$1,453,633	\$1,889,687	\$2,316,238	\$2,714,884	\$3,104,738	\$3,469,087	\$3,825,310	\$4,158,228	\$4,483,643	\$4,787,769	\$5,084,971	\$5,362,731	\$5,634,107	\$5,887,731	\$6,135,474	\$6,374,046
Property Tax outside TIF		\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868
Auto personal Prop	400	\$ 400	\$ 160,000	\$ 160,000	\$ 163,200	\$ 166,464	\$ 169,793	\$ 173,189	\$ 176,653	\$ 180,186	\$ 183,790	\$ 187,466	\$ 191,215	\$ 195,039	\$ 198,940	\$ 202,919	\$ 206,977	\$ 211,117	\$ 215,339	\$ 219,646	\$ 224,039
<b>Total Real Estate &amp; Personal Property Taxes</b>			\$ 248,868	\$ 252,068	\$ 255,332	\$ 258,661	\$ 262,057	\$ 265,521	\$ 269,054	\$ 272,658	\$ 276,334	\$ 280,083	\$ 283,907	\$ 287,808	\$ 291,787	\$ 295,845	\$ 299,985	\$ 304,207	\$ 308,514	\$ 312,907	\$ 317,406
<b>NPV of Payments @</b>	<b>6.0%</b>	<b>\$7,580,405</b>	for 40 years																		
Purchasing Multiplier (/couple)		\$ 18,773	(adjust for mix)																		
Sales Tax at	276	\$ 12,202	\$ 3,367,876	\$ 3,367,876	\$ 3,435,234	\$ 3,503,938	\$ 3,574,017	\$ 3,645,498	\$ 3,718,407	\$ 3,792,776	\$ 3,868,631	\$ 3,946,004	\$ 4,024,924	\$ 4,105,422	\$ 4,187,531	\$ 4,271,281	\$ 4,356,707	\$ 4,443,841	\$ 4,532,718	\$ 4,623,372	\$ 4,715,840
NPV of Sales Tax @	7.85%		\$ 264,378	\$ 269,666	\$ 275,059	\$ 280,560	\$ 286,172	\$ 291,895	\$ 297,733	\$ 303,688	\$ 309,761	\$ 315,957	\$ 322,276	\$ 328,721	\$ 335,296	\$ 342,001	\$ 348,842	\$ 355,818	\$ 362,935	\$ 370,193	\$ 377,604
<b>NPV of Sales Tax @</b>	<b>6.0%</b>	<b>\$5,190,602</b>	for 40 years																		
<b>Single Family "What-if Alternative"</b>																					
6 homes per acre (excl streets) @		\$ 300,000																			
Homes	20	\$ 5,130	\$ 102,600	\$ 102,600	\$ 106,745	\$ 106,745	\$ 111,058	\$ 111,058	\$ 115,544	\$ 115,544	\$ 120,212	\$ 120,212	\$ 125,069	\$ 125,069	\$ 130,122	\$ 130,122	\$ 135,379	\$ 135,379	\$ 140,848	\$ 140,848	\$ 140,848
Auto personal Prop	40	\$ 500	\$ 20,000	\$ 20,000	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082	\$ 22,523	\$ 22,974	\$ 23,433	\$ 23,902	\$ 24,380	\$ 24,867	\$ 25,365	\$ 25,872	\$ 26,390	\$ 26,917	\$ 27,456	\$ 28,005	\$ 28,005
<b>Total Real Estate &amp; Personal Property Taxes</b>			\$ 122,600	\$ 123,000	\$ 127,553	\$ 127,969	\$ 132,706	\$ 133,139	\$ 138,068	\$ 138,518	\$ 143,645	\$ 144,114	\$ 149,449	\$ 149,936	\$ 155,486	\$ 155,994	\$ 161,768	\$ 162,296	\$ 168,304	\$ 168,853	\$ 168,853
<b>NPV of Payments @</b>	<b>6.0%</b>	<b>\$2,387,666</b>																			
Purchasing Multiplier (/couple)		\$ 18,773																			
Sales Tax at	20	\$ 28,160	\$ 563,190	\$ 563,190	\$ 574,454	\$ 585,943	\$ 597,662	\$ 609,615	\$ 621,807	\$ 634,243	\$ 646,928	\$ 659,867	\$ 673,064	\$ 686,525	\$ 700,256	\$ 714,261	\$ 728,546	\$ 743,117	\$ 757,980	\$ 773,139	\$ 788,602
NPV of Payments @	7.85%		\$ 44,210	\$ 45,095	\$ 45,997	\$ 46,916	\$ 47,855	\$ 48,812	\$ 49,788	\$ 50,784	\$ 51,800	\$ 52,836	\$ 53,892	\$ 54,970	\$ 56,069	\$ 57,191	\$ 58,335	\$ 59,501	\$ 60,691	\$ 61,905	\$ 63,144
<b>NPV of Payments @</b>	<b>6.0%</b>	<b>\$867,994</b>	for 40 years																		
DTLS is better property taxes, on NPV basis, by:			\$5,192,738																		
DTLS is better for sale tax, on NPV basis, by:			\$4,322,608																		
<b>Total NPV of taxes, to the good, from DTLS</b>			<b>\$9,515,347</b>																		

DTLS Prop	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868	\$88,868
DTLS Pers Prop (cars)	\$ 160,000	\$ 163,200	\$ 166,464	\$ 169,793	\$ 173,189	\$ 176,653	\$ 180,186	\$ 183,790	\$ 187,466	\$ 191,215	\$ 195,039	\$ 198,940	\$ 202,919	\$ 206,977	\$ 211,117	\$ 215,339	\$ 219,646	\$ 224,039	\$ 228,523	\$ 233,100	\$ 237,776
DTLS Sales	\$ 264,378	\$ 269,666	\$ 275,059	\$ 280,560	\$ 286,172	\$ 291,895	\$ 297,733	\$ 303,688	\$ 309,761	\$ 315,957	\$ 322,276	\$ 328,721	\$ 335,296	\$ 342,001	\$ 348,842	\$ 355,818	\$ 362,935	\$ 370,193	\$ 377,604	\$ 385,161	\$ 392,864
SF Prop	\$ 102,600	\$ 102,600	\$ 106,745	\$ 106,745	\$ 111,058	\$ 111,058	\$ 115,544	\$ 115,544	\$ 120,212	\$ 120,212	\$ 125,069	\$ 125,069	\$ 130,122	\$ 130,122	\$ 135,379	\$ 135,379	\$ 140,848	\$ 140,848	\$ 140,848	\$ 140,848	\$ 140,848
SF Pers Prop (cars)	\$ 20,000	\$ 20,400	\$ 20,808	\$ 21,224	\$ 21,649	\$ 22,082	\$ 22,523	\$ 22,974	\$ 23,433	\$ 23,902	\$ 24,380	\$ 24,867	\$ 25,365	\$ 25,872	\$ 26,390	\$ 26,917	\$ 27,456	\$ 28,005	\$ 28,564	\$ 29,133	\$ 29,712
SF Sales	\$ 44,210	\$ 45,095	\$ 45,997	\$ 46,916	\$ 47,855	\$ 48,812	\$ 49,788	\$ 50,784	\$ 51,800	\$ 52,836	\$ 53,892	\$ 54,970	\$ 56,069	\$ 57,191	\$ 58,335	\$ 59,501	\$ 60,691	\$ 61,905	\$ 63,144	\$ 64,408	\$ 65,697
DTLS Prop+Pers	\$248,868	\$252,068	\$255,332	\$258,661	\$262,057	\$265,521	\$269,054	\$272,658	\$276,334	\$280,083	\$283,907	\$287,808	\$291,787	\$295,845	\$299,985	\$304,207	\$308,514	\$312,907	\$317,406	\$322,000	\$326,600
SF Prop+Pers	\$ 122,600	\$ 123,000	\$ 127,553	\$ 127,969	\$ 132,706	\$ 133,139	\$ 138,068	\$ 138,518	\$ 143,645	\$ 144,114	\$ 149,449	\$ 149,936	\$ 155,486	\$ 155,994	\$ 161,768	\$ 162,296	\$ 168,304	\$ 168,853	\$ 169,402	\$ 170,000	\$ 170,600

	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
\$	906,651	\$ 906,651	\$ 943,279	\$ 943,279	\$ 981,388	\$ 981,388	\$ 1,021,036	\$ 1,021,036	\$ 1,062,286	\$ 1,062,286	\$ 1,105,202	\$ 1,105,202	\$ 1,149,852	\$ 1,149,852	\$ 1,196,306	\$ 1,196,306	\$ 1,244,637	\$ 1,244,637	\$ 1,294,920	\$ 1,294,920	\$ 1,347,235	\$ 1,347,235	
\$	88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	\$ 88,868	
\$	817,783	\$ 817,783	\$ 854,411	\$ 854,411	\$ 892,520	\$ 892,520	\$ 939,168	\$ 939,168	\$ 973,418	\$ 973,418	\$ 1,016,334	\$ 1,016,334	\$ 1,060,714	\$ 1,060,714	\$ 1,107,438	\$ 1,107,438	\$ 1,158,765	\$ 1,158,765	\$ 1,214,058	\$ 1,214,058	\$ 1,272,367	\$ 1,272,367	
\$	56,367,010	\$ 56,593,134	\$ 56,804,465	\$ 57,010,816	\$ 57,203,668	\$ 57,391,942	\$ 57,580,216	\$ 57,768,490	\$ 57,956,764	\$ 58,145,038	\$ 58,333,312	\$ 58,521,586	\$ 58,709,860	\$ 58,898,134	\$ 59,086,408	\$ 59,274,682	\$ 59,462,956	\$ 59,651,230	\$ 59,839,504	\$ 60,027,778	\$ 60,216,052	\$ 60,404,326	\$ 60,592,600
\$	588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	
\$	228,519	\$ 233,090	\$ 237,752	\$ 242,507	\$ 247,357	\$ 252,304	\$ 257,350	\$ 262,497	\$ 267,747	\$ 273,102	\$ 278,564	\$ 284,135	\$ 289,818	\$ 295,614	\$ 301,526	\$ 307,557	\$ 313,708	\$ 319,982	\$ 326,382	\$ 332,910	\$ 339,568	\$ 346,359	
\$	317,387	\$ 321,958	\$ 326,620	\$ 331,375	\$ 1,228,745	\$ 1,233,692	\$ 1,278,386	\$ 1,283,533	\$ 1,330,033	\$ 1,335,388	\$ 1,383,766	\$ 1,389,337	\$ 1,439,670	\$ 1,445,467	\$ 1,497,833	\$ 1,503,863	\$ 1,558,345	\$ 1,564,619	\$ 1,621,302	\$ 1,627,830	\$ 1,686,803	\$ 1,693,594	
\$	4,810,157	\$ 4,906,360	\$ 5,004,487	\$ 5,104,577	\$ 5,206,668	\$ 5,310,802	\$ 5,417,018	\$ 5,525,358	\$ 5,635,865	\$ 5,748,582	\$ 5,863,554	\$ 5,980,825	\$ 6,100,442	\$ 6,222,450	\$ 6,346,899	\$ 6,473,837	\$ 6,603,314	\$ 6,735,380	\$ 6,870,088	\$ 7,007,490	\$ 7,147,640	\$ 7,290,592	
\$	377,597	\$ 385,149	\$ 392,852	\$ 400,709	\$ 408,723	\$ 416,898	\$ 425,236	\$ 433,741	\$ 442,415	\$ 451,264	\$ 460,289	\$ 469,495	\$ 478,885	\$ 488,462	\$ 498,232	\$ 508,196	\$ 518,360	\$ 528,727	\$ 539,302	\$ 550,088	\$ 561,090	\$ 572,312	
\$	146,538	\$ 146,538	\$ 152,458	\$ 152,458	\$ 158,618	\$ 158,618	\$ 165,026	\$ 165,026	\$ 171,693	\$ 171,693	\$ 178,629	\$ 178,629	\$ 185,846	\$ 185,846	\$ 193,354	\$ 193,354	\$ 201,165	\$ 201,165	\$ 209,292	\$ 209,292	\$ 217,748	\$ 217,748	
\$	28,565	\$ 29,136	\$ 29,719	\$ 30,313	\$ 30,920	\$ 31,538	\$ 32,169	\$ 32,812	\$ 33,468	\$ 34,138	\$ 34,820	\$ 35,517	\$ 36,227	\$ 36,952	\$ 37,691	\$ 38,445	\$ 39,214	\$ 39,998	\$ 40,798	\$ 41,614	\$ 42,446	\$ 43,295	
\$	175,103	\$ 175,674	\$ 182,177	\$ 182,772	\$ 189,537	\$ 190,155	\$ 197,194	\$ 197,838	\$ 205,161	\$ 205,830	\$ 213,450	\$ 214,146	\$ 222,073	\$ 222,797	\$ 231,045	\$ 231,798	\$ 240,379	\$ 241,163	\$ 250,090	\$ 250,906	\$ 260,194	\$ 261,043	
\$	804,374	\$ 820,461	\$ 836,871	\$ 853,608	\$ 870,680	\$ 888,094	\$ 905,856	\$ 923,973	\$ 942,452	\$ 961,301	\$ 980,527	\$ 1,000,138	\$ 1,020,141	\$ 1,040,544	\$ 1,061,354	\$ 1,082,582	\$ 1,104,233	\$ 1,126,318	\$ 1,148,844	\$ 1,171,821	\$ 1,195,257	\$ 1,219,163	
\$	63,143	\$ 64,406	\$ 65,694	\$ 67,008	\$ 68,348	\$ 69,715	\$ 71,110	\$ 72,532	\$ 73,983	\$ 75,462	\$ 76,971	\$ 78,511	\$ 80,081	\$ 81,683	\$ 83,316	\$ 84,983	\$ 86,682	\$ 88,416	\$ 90,184	\$ 91,988	\$ 93,828	\$ 95,704	
\$	588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	\$ 588,868	
\$	228,519	\$ 233,090	\$ 237,752	\$ 242,507	\$ 247,357	\$ 252,304	\$ 257,350	\$ 262,497	\$ 267,747	\$ 273,102	\$ 278,564	\$ 284,135	\$ 289,818	\$ 295,614	\$ 301,526	\$ 307,557	\$ 313,708	\$ 319,982	\$ 326,382	\$ 332,910	\$ 339,568	\$ 346,359	
\$	377,597	\$ 385,149	\$ 392,852	\$ 400,709	\$ 408,723	\$ 416,898	\$ 425,236	\$ 433,741	\$ 442,415	\$ 451,264	\$ 460,289	\$ 469,495	\$ 478,885	\$ 488,462	\$ 498,232	\$ 508,196	\$ 518,360	\$ 528,727	\$ 539,302	\$ 550,088	\$ 561,090	\$ 572,312	
\$	146,538	\$ 146,538	\$ 152,458	\$ 152,458	\$ 158,618	\$ 158,618	\$ 165,026	\$ 165,026	\$ 171,693	\$ 171,693	\$ 178,629	\$ 178,629	\$ 185,846	\$ 185,846	\$ 193,354	\$ 193,354	\$ 201,165	\$ 201,165	\$ 209,292	\$ 209,292	\$ 217,748	\$ 217,748	
\$	28,565	\$ 29,136	\$ 29,719	\$ 30,313	\$ 30,920	\$ 31,538	\$ 32,169	\$ 32,812	\$ 33,468	\$ 34,138	\$ 34,820	\$ 35,517	\$ 36,227	\$ 36,952	\$ 37,691	\$ 38,445	\$ 39,214	\$ 39,998	\$ 40,798	\$ 41,614	\$ 42,446	\$ 43,295	
\$	63,143	\$ 64,406	\$ 65,694	\$ 67,008	\$ 68,348	\$ 69,715	\$ 71,110	\$ 72,532	\$ 73,983	\$ 75,462	\$ 76,971	\$ 78,511	\$ 80,081	\$ 81,683	\$ 83,316	\$ 84,983	\$ 86,682	\$ 88,416	\$ 90,184	\$ 91,988	\$ 93,828	\$ 95,704	
\$	317,387	\$ 321,958	\$ 326,620	\$ 331,375	\$ 1,228,745	\$ 1,233,692	\$ 1,278,386	\$ 1,283,533	\$ 1,330,033	\$ 1,335,388	\$ 1,383,766	\$ 1,389,337	\$ 1,439,670	\$ 1,445,467	\$ 1,497,833	\$ 1,503,863	\$ 1,558,345	\$ 1,564,619	\$ 1,621,302	\$ 1,627,830	\$ 1,686,803	\$ 1,693,594	
\$	175,103	\$ 175,674	\$ 182,177	\$ 182,772	\$ 189,537	\$ 190,155	\$ 197,194	\$ 197,838	\$ 205,161	\$ 205,830	\$ 213,450	\$ 214,146	\$ 222,073	\$ 222,797	\$ 231,045	\$ 231,798	\$ 240,379	\$ 241,163	\$ 250,090	\$ 250,906	\$ 260,194	\$ 261,043	