



VILLAGE AT VIEW HIGH

Assumptions for Rate of Return

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| 1. Land Investment | \$ 7,200,000 |
| 2. Infrastructure Total | \$12,263,000 |
| 3. Interest paid on debt annually
Of \$674,465 for <u>5 years</u>
(interest on loan of \$12,263,000
At 5.5%) | \$ 3,372,325 |
| 4. Sale of ½ of land after 3 years
@ \$10 / ft | \$ 7,500,000 |
| 5. All TIF & CID proceeds and
Balance of land received in
10 years | \$ 11,702,821 |



VILLAGE AT VIEW HIGH

Return on Investment Without TIF/CID

Investment

Land	\$ 7,200,000
Infrastructure	\$12,263,000
Interest	<u>\$ 5,900,000</u>
	\$25,363,000

Sale @ \$10/ft	\$15,115,320
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Net Loss	(\$10,247,680)
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Assumption

Commercial Interest Rate 5.5%
Sale of all property within 10 years



VILLAGE AT VIEW HIGH

Return on Investment With TIF

Investment

Land	\$ 7,200,000
Infrastructure	\$12,263,000
Interest	<u>\$ 5,900,000</u>
	\$25,363,000

Sale @ \$10/ft	\$15,115,320
TIF & CID Proceeds	<u>\$10,297,920</u>
	\$25,413,240

Net Gain \$ 49,760

Assumption

Commercial Interest Rate 5.5%
Sale of all property within 10 years