

NE Chipman NE Douglas  
Lee's Summit  
New Sales Tax Revenue Projections

CID YEAR	ANCHOR SALES	PAD SALES	TOTAL RETAIL SALES	CITY		COMMUNITY IMPROVEMENT DISTRICT		
				LEE'S SUMMIT SALES TAXES	CID SALES TAXES	COLLECTION FEES & DISCOUNTS	NET SALES TAX REVENUE	
				2.750%	1.000%			
1	\$ 50,000,000	\$ 2,250,000	\$ 52,250,000	\$ 1,436,875	\$ 522,500	\$ 15,675	\$ 506,825	
2	55,000,000	4,567,500	59,567,500	1,638,106	595,675	17,870	577,805	
3	55,000,000	5,704,525	60,704,525	1,669,374	607,045	18,211	588,834	
4	55,000,000	6,825,661	61,825,661	1,700,206	618,257	18,548	599,709	
5	56,650,000	7,030,431	63,680,431	1,751,212	636,804	19,104	617,700	
6	58,349,500	7,241,343	65,590,843	1,803,748	655,908	19,677	636,231	
7	60,099,985	7,458,584	67,558,569	1,857,861	675,586	20,268	655,318	
8	61,902,985	7,682,341	69,585,326	1,913,596	695,853	20,876	674,978	
9	63,760,074	7,912,812	71,672,886	1,971,004	716,729	21,502	695,227	
10	65,672,876	8,150,196	73,823,072	2,030,134	738,231	22,147	716,084	
11	67,643,063	8,394,702	76,037,764	2,091,039	760,378	22,811	737,566	
12	69,672,354	8,646,543	78,318,897	2,153,770	783,189	23,496	759,693	
13	71,762,525	8,905,939	80,668,464	2,218,383	806,685	24,201	782,484	
14	73,915,401	9,173,117	83,088,518	2,284,934	830,885	24,927	805,959	
15	76,132,863	9,448,311	85,581,174	2,353,482	855,812	25,674	830,137	
16	78,416,849	9,731,760	88,148,609	2,424,087	881,486	26,445	855,042	
17	80,769,354	10,023,713	90,793,067	2,496,809	907,931	27,238	880,693	
18	83,192,435	10,324,424	93,516,859	2,571,714	935,169	28,055	907,114	
19	85,688,208	10,634,157	96,322,365	2,648,865	963,224	28,897	934,327	
20	88,258,854	10,953,182	99,212,036	2,728,331	992,120	29,764	962,357	
21	90,906,620	11,281,777	102,188,397	2,810,181	1,021,884	30,657	991,227	
22	93,633,818	11,620,231	105,254,049	2,894,486	1,052,540	31,576	1,020,964	
23	96,442,833	11,968,837	108,411,670	2,981,321	1,084,117	32,524	1,051,593	
24	99,336,118	12,327,903	111,664,020	3,070,761	1,116,640	33,499	1,083,141	
25	102,316,201	12,697,740	115,013,941	3,162,883	1,150,139	34,504	1,115,635	
26	105,385,687	13,078,672	118,464,359	3,257,770	1,184,644	35,539	1,149,104	
27	108,547,258	13,471,032	122,018,290	3,355,503	1,220,183	36,605	1,183,577	
<b>TOTAL</b>				<b>\$ 63,276,436</b>	<b>\$ 23,009,613</b>	<b>\$ 690,288</b>	<b>\$ 22,319,325</b>	
NPV @ 6%				<b>27,909,323</b>	<b>10,148,845</b>	<b>304,465</b>	<b>9,844,379</b>	

**NOTES**

1. PHASED RAMP-UP OF ANCHOR SALES AND PHASED COMPLETION OF PAD SITES OVER 4 YEARS
3. EST. CID SALES TAXES ARE NET OF 2% PROMPT PAYMENT DISCOUNT AND 1% COLLECTION FEE
4. SALES GROWTH 3%

Year	Existing Assessed Value - All Parcels	Improved Land	Lot 1 - Grocery	Lot 1 - Gas Station	Lot 2 -Retail	Lot 3 - Retail	Lot 4 - Retail	Lot 5 - Retail	Post-Project Fair Market Value	Post-Project Assessed Value	Post-Project Taxes	Taxes - No Project	Net Property Tax Increase
1	\$91,136	\$623,938	\$1,750,000	\$80,000	\$329,156	\$192,660	\$150,000	\$385,320	\$3,511,074	\$1,123,544	\$97,834	\$2,539	\$95,294
2	\$91,136	\$4,679,538	\$13,125,000	\$600,000	\$2,468,670	\$1,444,950	\$1,125,000	\$2,889,900	\$26,333,058	\$8,426,579	\$733,753	\$2,539	\$95,294
3	\$94,781	\$6,239,384	\$17,500,000	\$800,000	\$3,291,560	\$1,926,600	\$1,500,000	\$3,853,200	\$35,110,744	\$11,235,438	\$978,337	\$2,539	\$731,213
4	\$94,781	\$6,239,384	\$17,500,000	\$800,000	\$3,291,560	\$1,926,600	\$1,500,000	\$3,853,200	\$35,110,744	\$11,235,438	\$978,337	\$2,641	\$975,798
5	\$98,573	\$6,488,959	\$18,200,000	\$832,000	\$3,423,222	\$2,003,664	\$1,560,000	\$4,007,328	\$36,515,174	\$11,684,856	\$1,017,470	\$2,641	\$975,696
6	\$98,573	\$6,488,959	\$18,200,000	\$832,000	\$3,423,222	\$2,003,664	\$1,560,000	\$4,007,328	\$36,515,174	\$11,684,856	\$1,017,470	\$2,747	\$1,014,829
7	\$102,516	\$6,748,518	\$18,928,000	\$865,280	\$3,560,151	\$2,083,811	\$1,622,400	\$4,167,621	\$37,975,781	\$12,152,250	\$1,058,169	\$2,747	\$1,014,724
8	\$102,516	\$6,748,518	\$18,928,000	\$865,280	\$3,560,151	\$2,083,811	\$1,622,400	\$4,167,621	\$37,975,781	\$12,152,250	\$1,058,169	\$2,857	\$1,055,423
9	\$106,616	\$7,018,458	\$19,685,120	\$899,891	\$3,702,557	\$2,167,163	\$1,687,296	\$4,334,326	\$39,494,812	\$12,638,340	\$1,100,496	\$2,857	\$1,055,313
10	\$106,616	\$7,018,458	\$19,685,120	\$899,891	\$3,702,557	\$2,167,163	\$1,687,296	\$4,334,326	\$39,494,812	\$12,638,340	\$1,100,496	\$2,971	\$1,097,640
11	\$110,881	\$7,299,197	\$20,472,525	\$935,887	\$3,850,660	\$2,253,850	\$1,754,788	\$4,507,699	\$41,074,604	\$13,143,873	\$1,144,516	\$2,971	\$1,097,525
12	\$110,881	\$7,299,197	\$20,472,525	\$935,887	\$3,850,660	\$2,253,850	\$1,754,788	\$4,507,699	\$41,074,604	\$13,143,873	\$1,144,516	\$3,090	\$1,141,545
13	\$115,316	\$7,591,165	\$21,291,426	\$973,322	\$4,004,686	\$2,344,003	\$1,824,979	\$4,688,007	\$42,717,588	\$13,669,628	\$1,190,297	\$3,090	\$1,141,426
14	\$115,316	\$7,591,165	\$21,291,426	\$973,322	\$4,004,686	\$2,344,003	\$1,824,979	\$4,688,007	\$42,717,588	\$13,669,628	\$1,190,297	\$3,213	\$1,187,207
15	\$119,929	\$7,894,811	\$22,143,083	\$1,012,255	\$4,164,873	\$2,437,764	\$1,897,979	\$4,875,527	\$44,426,292	\$14,216,413	\$1,237,908	\$3,213	\$1,187,083
16	\$119,929	\$7,894,811	\$22,143,083	\$1,012,255	\$4,164,873	\$2,437,764	\$1,897,979	\$4,875,527	\$44,426,292	\$14,216,413	\$1,237,908	\$3,342	\$1,234,695
17	\$124,726	\$8,210,604	\$23,028,806	\$1,052,745	\$4,331,468	\$2,535,274	\$1,973,898	\$5,070,548	\$46,203,344	\$14,785,070	\$1,287,425	\$3,342	\$1,234,567
18	\$124,726	\$8,210,604	\$23,028,806	\$1,052,745	\$4,331,468	\$2,535,274	\$1,973,898	\$5,070,548	\$46,203,344	\$14,785,070	\$1,287,425	\$3,475	\$1,284,083
19	\$129,715	\$8,539,028	\$23,949,958	\$1,094,855	\$4,504,727	\$2,636,685	\$2,052,854	\$5,273,370	\$48,051,477	\$15,376,473	\$1,338,922	\$3,475	\$1,283,949
20	\$129,715	\$8,539,028	\$23,949,958	\$1,094,855	\$4,504,727	\$2,636,685	\$2,052,854	\$5,273,370	\$48,051,477	\$15,376,473	\$1,338,922	\$3,614	\$1,335,446
21	\$134,904	\$8,880,589	\$24,907,957	\$1,138,649	\$4,684,916	\$2,742,153	\$2,134,968	\$5,484,305	\$49,973,537	\$15,991,532	\$1,392,479	\$3,614	\$1,335,307
22	\$134,904	\$8,880,589	\$24,907,957	\$1,138,649	\$4,684,916	\$2,742,153	\$2,134,968	\$5,484,305	\$49,973,537	\$15,991,532	\$1,392,479	\$3,759	\$1,388,864
23	\$140,300	\$9,235,812	\$25,904,275	\$1,184,195	\$4,872,313	\$2,851,839	\$2,220,366	\$5,703,677	\$51,972,478	\$16,631,193	\$1,448,178	\$3,759	\$1,388,720
24	\$140,300	\$9,235,812	\$25,904,275	\$1,184,195	\$4,872,313	\$2,851,839	\$2,220,366	\$5,703,677	\$51,972,478	\$16,631,193	\$1,448,178	\$3,909	\$1,444,419
25	\$145,912	\$9,605,245	\$26,940,446	\$1,231,563	\$5,067,205	\$2,965,912	\$2,309,181	\$5,931,824	\$54,051,377	\$17,296,441	\$1,506,105	\$3,909	\$1,444,268
26	\$145,912	\$9,605,245	\$26,940,446	\$1,231,563	\$5,067,205	\$2,965,912	\$2,309,181	\$5,931,824	\$54,051,377	\$17,296,441	\$1,506,105	\$4,066	\$1,502,196
27	\$151,748	\$9,989,455	\$28,018,064	\$1,280,826	\$5,269,894	\$3,084,549	\$2,401,548	\$6,169,097	\$56,213,432	\$17,988,298	\$1,566,349	\$4,066	\$1,502,039
<b>TOTAL (GROSS)</b>										<b>\$31,798,539</b>	<b>\$86,985</b>	<b>\$30,244,564</b>	
<b>TOTAL (NPV)</b>										<b>\$14,041,669</b>	<b>\$39,823</b>	<b>\$12,993,559</b>	

Biennial increase in value	4.00%
Assessment rate - Commercial	32.00%
Tax levy	8.7076%
Discount rate	6.00%
Capitalization Rate	7.00%
Loaded Cap Rate	9.7864%

Levies	
Missouri Blind Pension	0.03
Jackson County Senior Services	0.05
Jackson County Road - Roadbric	0.0644
Handicapped Workshop	0.0728
Jackson County Park	0.0962
Mental Health	0.0969
Jackson County Health	0.144
City Parks and Rec	0.1208
Metro Junior College	0.1767
Jackson County General	0.201
Mid-Continent Library	0.3119
City Debt Service	0.3697
City General	0.7971
Lee's Summit School R7 - Debt	0.87
Lee's Summit School R7 - Opera	3.8691
Replacement Tax	1.437
<b>Total Levy</b>	<b>8.7076</b>