

SUMMARY					
I-470 and View High TIF Plan			Second Reading of RPA1 Ordinance		
NPV 5.75%	PILOTS	EATS	PILOTS and EATS	PILOT SHARING	NPV
				TIF Plan Rqmt	
				w/Taxing Districts	
Approved 2020 Plan	21,288,590	13,064,096	34,352,687	6,370,414	5.75%
2023 2nd Read					
2024-2046					
Base for PILOTS 2023	23,638,547	13,854,235	37,492,782	6,724,935	5.75%
Base for EATS 2022	20,900,393	12,228,270	33,128,663	5,978,983	7.00%
2024 2nd Read					
2025-2047					
Base for PILOTS 2024	14,251,844	14,038,035	28,690,063	596,363	5.75%
Base for EATS 2023	12,463,213	12,366,902	25,131,956	499,888	7.00%
2025 2nd Read					
2026-2048					
Base for PILOTS 2025	4,264,452	12,232,865	16,844,091	0.00	5.75%
Base for EATS 2024	3,655,064	10,690,737	14,605,833	0.00	7.00%
Assumptions Based on Following Building Construction Schedule					
Under Construction - 2023					
	Sports Complex				
	Lot 9 - Office / Commerical (Open in 2024)				
Under Construction - 2024					
	Lot 10 - Medical Office				
	Lot 15 - Drive Thru Coffee				
	Sports Complex Concessions Building				
Under Construction -2025					
	Lot 7 - Multifamily and Podium Commerical (Open in 2025)				
	Lot 18 - Hotel (Open January 2026)				
Under Construction - 2026					
	Lot 11 - Entertainment (Open in 2026)				
	Lot 12 - Restaurants (Open in 2026)				
Under Construction -2027					
	Lot 19 Hotel				



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE
PROJECTIONS for RPA 1

GROWTH RATES		2nd Reading - 2023	
BI-ANNUAL GROWTH RATE PILOTS	2.00%	PERCENTAGE OF PILOTS CAPTURED	100%
ANNUAL GROWTH RATE EATS	1.50%	(less 1.5% County Collection Fee)	
DISCOUNT RATE	5.75%	(less Taxing Districts PILOT Sharing)	

ESTIMATED ANNUAL SALES

Phase One 2024 Sales	3,308,249		
Phase One 2025 Sales	12,805,198		
Phase Two 2024 Sales	312,500		
Phase Two 2025 Sales	1,450,000		
Phase Three 2025 Sales	6,241,249	PREDEVELOPMENT SALES	0
Phase Three 2026 Sales	8,780,000		
Phase Four 2026 Sales	2,687,500		
Phase Four 2027 Sales	10,750,000		
Phase Five 2028 Sales	450,000		
Total Annual Sales - All Phases	46,784,696		

ASSESSED VALUES

	Pre-Development	Completion Year	IFMV - AV
IFMV L & I - Paragon Star Lot 1 Open Space	0		
IFMV L & I - Paragon Star Lot 3 Sports Complex	0	2023	0
IFMV L & I - Paragon Star Lot 4 Sports Complex Clubhouse	0		0
IFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family & Retail	0	2026	0
IFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	0	2026	0
IFMV L & I - Paragon Star Lot 2, Replat Lot 5 Open Space	0		0
IFMV L & I - Replat of Graham, Lot 9 Office & 1st Retail/Restaurant	9,700	2024	3,104
IFMV L & I - Replat of Graham, Lot 10 Medical Office Building	4,400	2025	1,408
IFMV L & I - Replat of Graham, Lot 11, Entertainment Venue	2,790	2027	893
IFMV L & I - Replat of Graham, Lot 12, Restaurant	2,232	2027	714
IFMV L & I - Replat of Graham, Lot 13, Paragon Plaza	12,277	2024	3,929
IFMV L & I - Replat of Graham, Lot 14, Drive Aisles and Parking	27,000	2024	8,640
IFMV L & I - Replat of Graham, Lot 15, Coffee Drive Thru	3,000	2025	960
IFMV L & I - Replat of Graham, Lot 16, Shared Parking Lot	32,000	2024	10,240
IFMV L & I - Replat of Graham, Lot 17, Parking Lot	8,539	2025	2,732
IFMV L & I - Replat of Graham, Lot 18, Hotel and related Parking	9,507	2027	3,042
IFMV L & I - Replat of Graham, Lot 19, Hotel and related Parking	8,054	2028	2,577
IFMV L & I - Replat of Graham, Lot 20, Utility Building	1,000	2027	320
	120,500		
IFMV Phase One	2024	IEAV LAND & IMPVMTS	25,913
IFMV Phase Two	2025		5,100
IFMV Phase Three	2026		0



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE
PROJECTIONS for RPA 1

IFMV Phase Four	2027		4,969
IFMV Phase Five	2028		2,577
Total All Phases			38,560
<u>Post Development (90% of Costs)</u>		<u>Assessed Value</u>	
<u>Phase One</u>			
EFMV L & I - Lot 9, Office and 1st Floor Retail /Restaurant	17,460,000		5,587,200
EFMV L & I - Lot 13, Paragon Plaza	840,000		268,800
EFMV L& I - Lot 14, Interior Drive Aisle and Adjacent Parking Areas	922,294		295,134
EFMV L & I - Lot 16, Shared Parking Lot	715,000		228,800
Total	19,937,294		6,379,934
<u>Phase Two</u>			
EFMV L & I - Lot 1 Paragon Star Concessions	585,000		187,200
EFMV L & I - Lot 10, Medical Office Building	13,500,000		4,320,000
EFMV L & I - Lot 17, Parking Lot	540,000		172,800
EFMV L & I - Replat of Graham, Lot 15, Coffee Drive Thru	1,500,000		480,000
Total	15,540,000		4,972,800
<u>Phase Three</u>			
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Retail / Restaurant	7,200,000		2,304,000
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family	40,500,000		7,695,000
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Parking Garage	0		0
EFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	840,000		268,800
EFMV L & I - Replat of Graham, Lot 18, Hotel and related Parking	12,000,000		3,840,000
Total	60,540,000		10,267,800
<u>Phase Four</u>			
EFMV L & I - Lot 11, Entertainment Venue	3,100,000		992,000
EFMV L & I - Lot 12, Restaurant	2,700,000		864,000
EFMV L & I - Replat of Graham, Lot 20, Commercial	900,000		288,000
Total	6,700,000		2,144,000
<u>Phase Five</u>			
EFMV L & I - Replat of Graham, Lot 19, Hotel and related Parking	9,000,000		2,880,000
Total	9,000,000		2,880,000
Grand Total MV for Assessed Valuation	111,717,294		26,644,534

LEVY RATES TOTAL		LEVY RATES	2022
COMMERCIAL LAND & IMPROVEMENTS (Captured by TIF Levy)	9.5167%	2022	
EATS INFORMATION		Hickman Mills School District	6.8667%
City General Sales Tax	1.000%	Metro Community College	0.2028%
City Capital Improvement Sales Tax (Expires in 2034)	0.500%	Jackson County General	0.5920%
City Transportation Sales Tax	0.500%	Mental Health Fund	0.1113%
City Parks & Recreation Sales Tax (Expires in 2034)	0.250%	Mid-Continent Library	0.3240%



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE
PROJECTIONS for RPA 1

City Public Safety	0.500%	City of Lee's Summit	1.4199%
County Children's Services Tax	0.250%		
County Drug Enforcement Sales Tax	0.250%		
County General Sales Tax	0.500%		
KC Zoological District Sales Tax	0.125%	TOTAL LEVY CAPTURED BY TIF	9.5167%
Jackson County Stadium Sales Tax	0.375%	Noncaptured Blind Pension	0.0300%
I-470 and View High CID Sales Tax	1.000%	Noncaptured Inventory Replacement	1.4370%
I-470 Western Gateway TDD	1.000%	Board of Disabled Services	0.0836%
Total Local Sales Tax	6.250%	TOTAL TAX LEVY*	11.0673%
Total State Sales Tax	4.225%		
Total Sales Tax within TIF Boundaries	10.475%		
<u>Less</u>			
City Public Safety	0.500%		
County Children's Services Tax	0.250%		
County Sports Complex Sales Tax	0.375%		
State Sales Tax	4.225%		
Total Sales Tax Levies Captured by TIF	5.125%		



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

PILOTS

YEAR	INITIAL EQUALIZED ASSESSED VALUE	PHASE ONE EAV	PHASE TWO EAV	PHASE THREE EAV	PHASE FOUR EAV	PHASE FIVE EAV	ASSESSED VALUE INCREMENT	AV Increment Adjustment for above \$60M MV*	PAYMENT IN LIEU OF TAX (PILOTS)	
									(less 1.5% collect fee)	
2024	25,913	6,379,934					6,354,021		595,623	
2025	31,013	0	11,352,734				11,321,721		1,061,292	
2026	31,013	0		21,620,534			21,589,521	18,838,810	1,765,940	
2027	35,983	0			23,764,534		23,728,552	19,908,325	1,866,196	
2028	38,560	0				26,644,534	26,605,974	21,347,036	2,001,060	
2029	38,560	27,177,425					27,138,865	21,613,481	2,026,037	
2030	38,560	27,177,425					27,138,865	21,613,481	2,026,037	
2031	38,560	27,720,973					27,682,413	21,885,256	2,051,513	
2032	38,560	27,720,973					27,682,413	21,885,256	2,051,513	
2033	38,560	28,275,393					28,236,833	22,162,465	2,077,498	
2034	38,560	28,275,393					28,236,833	22,162,465	2,077,498	
2035	38,560	28,840,901					28,802,341	22,445,219	2,104,004	
2036	38,560	28,840,901					28,802,341	22,445,219	2,104,004	
2037	38,560	29,417,719					29,379,159	22,733,628	2,131,039	
2038	38,560	29,417,719					29,379,159	22,733,628	2,131,039	
2039	38,560	30,006,073					29,967,513	23,027,806	2,158,615	
2040	38,560	30,006,073					29,967,513	23,027,806	2,158,615	
2041	38,560	30,606,194					30,567,634	23,327,866	2,186,742	
2042	38,560	30,606,194					30,567,634	23,327,866	2,186,742	
2043	38,560	31,218,318					31,179,758	23,633,928	2,215,433	
2044	38,560	31,218,318					31,179,758	23,633,928	2,215,433	
2045	38,560	31,842,685					31,804,125	23,946,111	2,244,696	
2046	38,560	31,842,685					31,804,125	23,946,111	2,244,696	
	*AV Increment Adjustment for above \$60M market value column is the calculation of an AV value that equals 100% AV for up to \$60M MV plus 50% of AV for MV in excess of \$60M which is then multiplied by the tax levy to calculate the PILOT payment only. Surplus PILOT calculation to Taxing Districts is in worksheet entitled TDPILOT.							TOTAL:		\$45,681,265
		NPV AT:					5.75%		\$23,638,547	



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

(EATS AND EATS/PILOTS SUMMARY)

YEAR	NEW GENERAL RETAIL SALES	EXISTING GENERAL RETAIL SALES	CITY GENERAL SALES TAX	CITY CAPITAL IMPROVEMENT TAX	CITY TRANSPORT SALES TAX	CITY PARKS / REC SALES TAX	COUNTY DRUG ENFORCEMENT TAX	COUNTY GENERAL SALES TAX	KANSAS CITY ZOOLOGICAL DISTRICT TAX	CID SALES TAX	Regional TDD	TOTAL EATS 50%	TOTAL PILOTS ALLOCATED TO PROJECT	TOTAL EATS, PILOTS	CUMULATIVE EATS, PILOTS	NPV CUMULATIVE EATS, PILOTS
2024	3,620,749	0	36,207	18,104	18,104	9,052	9,052	18,104	4,526	36,207	36,207	92,782	595,623	688,404	688,404	650,973
2025	24,171,507	0	241,715	120,858	120,858	60,429	60,429	120,858	30,214	241,715	241,715	619,395	1,061,292	1,680,687	2,369,092	2,153,860
2026	36,001,580	0	360,016	180,008	180,008	90,004	90,004	180,008	45,002	360,016	360,016	922,540	1,765,940	2,688,481	5,057,573	4,427,207
2027	47,291,604	0	472,916	236,458	236,458	118,229	118,229	236,458	59,115	472,916	472,916	1,211,847	1,866,196	3,078,044	8,135,616	6,888,444
2028	48,450,978	0	484,510	242,255	242,255	121,127	121,127	242,255	60,564	484,510	484,510	1,241,556	2,001,060	3,242,617	11,378,233	9,340,293
2029	49,177,742	0	491,777	245,889	245,889	122,944	122,944	245,889	61,472	491,777	491,777	1,260,180	2,026,037	3,286,216	14,664,450	11,690,001
2030	49,915,408	0	499,154	249,577	249,577	124,789	124,789	249,577	62,394	499,154	499,154	1,279,082	2,026,037	3,305,119	17,969,569	13,924,728
2031	50,664,140	0	506,641	253,321	253,321	126,660	126,660	253,321	63,330	506,641	506,641	1,298,269	2,051,513	3,349,781	21,319,350	16,066,501
2032	51,424,102	0	514,241	257,121	257,121		128,560	257,121	64,280	514,241	514,241	1,253,462	2,051,513	3,304,975	24,624,325	18,064,728
2033	52,195,463	0	521,955	260,977	260,977		130,489	260,977	65,244	521,955	521,955	1,272,264	2,077,498	3,349,763	27,974,088	19,979,911
2034	52,978,395	0	529,784		264,892		132,446	264,892	66,223	529,784	529,784	1,158,902	2,077,498	3,236,401	31,210,489	21,729,670
2035	53,773,071	0	537,731		268,865		134,433	268,865	67,216	537,731	537,731	1,176,286	2,104,004	3,280,289	34,490,778	23,406,726
2036	54,579,667	0	545,797		272,898		136,449	272,898	68,225	545,797	545,797	1,193,930	2,104,004	3,297,934	37,788,712	25,001,125
2037	55,398,362	0	553,984		276,992		138,496	276,992	69,248	553,984	553,984	1,211,839	2,131,039	3,342,878	41,131,590	26,529,378
2038	56,229,338	0	562,293		281,147		140,573	281,147	70,287	562,293	562,293	1,230,017	2,131,039	3,361,056	44,492,646	27,982,393
2039	57,072,778	0	570,728		285,364		142,682	285,364	71,341	570,728	570,728	1,248,467	2,158,615	3,407,082	47,899,728	29,375,218
2040	57,928,869	0	579,289		289,644		144,822	289,644	72,411	579,289	579,289	1,267,194	2,158,615	3,425,809	51,325,536	30,699,550
2041	58,797,802	0	587,978		293,989		146,995	293,989	73,497	587,978	587,978	1,286,202	2,186,742	3,472,944	54,798,481	31,969,103
2042	59,679,769	0	596,798		298,399		149,199	298,399	74,600	596,798	596,798	1,305,495	2,186,742	3,492,237	58,290,718	33,176,296
2043	60,574,966	0	605,750		302,875		151,437	302,875	75,719	605,750	605,750	1,325,077	2,215,433	3,540,510	61,831,228	34,333,629
2044	61,483,590	0	614,836		307,418		153,709	307,418	76,854	614,836	614,836	1,344,954	2,215,433	3,560,386	65,391,614	35,434,177
2045	62,405,844	0	624,058		312,029		156,015	312,029	78,007	624,058	624,058	1,365,128	2,244,696	3,609,824	69,001,438	36,489,336
2046	63,341,932	0	633,419		316,710		158,355	316,710	79,177	633,419	633,419	1,385,605	2,244,696	3,630,301	72,631,739	37,492,782
	1,167,157,656	0	11,671,577	2,064,566	5,835,788	773,234	2,917,894	5,835,788	1,458,947	11,671,577	11,671,577	26,950,474	45,681,265	72,631,739		
					\$2,933,659		NPV TOTALS AT:			5.75%	\$5,867,319	\$13,854,235		\$37,492,782		

2023 ESTIMATED TIF REVENUE IFMV ASSUMPTIONS

<u>ALL VACANT LAND</u>							
IFMV							
2023 Jackson County MV							
Lot 9	1.03	9,700.00					
Lot 10	0.47	4,400.00					
Lot 11	0.30	2,790.32	0.16	17,300	2023 MV Lots 11,12,13		
Lot 12	0.24	2,232.26	0.13				
Lot 13	1.32	12,277.42	0.71				
Lot 14	2.91	27,000.00					
Lot 15	0.37	3,000.00					
Lot 16	2.69	32,000.00		26,100	2023 MV Lots 17,18,19		
Lot 17	1.94	8,538.62	0.33				
Lot 18	2.16	9,506.91	0.36				
Lot 19	1.83	8,054.47	0.31				
Lot 20	0.22	1,000.00					
				AV			
Total	15.48	120,500.00		38,560.00			



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE
PROJECTIONS for RPA 1

GROWTH RATES		2nd Reading - 2024	
BI-ANNUAL GROWTH RATE PILOTS	2.00%	PERCENTAGE OF PILOTS CAPTURED	100%
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ASSESSED VALUES

	Pre-Development	Completion Year	IFMV - AV
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IFMV L & I - Paragon Star Lot 3 Sports Complex	0	2023	0
IFMV L & I - Paragon Star Lot 4 Sports Complex Clubhouse	0		0
IFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family & Retail	0	2026	0
IFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	0	2026	0
IFMV L & I - Paragon Star Lot 2, Replat Lot 5 Open Space	0		0
IFMV L & I - Replat of Graham, Lot 9 Office & 1st Retail/Restaurant	17,460,000	2024	5,587,200
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IFMV Phase Four	2027		4,969
IFMV Phase Five	2028		2,577
Total All Phases			6,392,581
<u>Post Development (90% of Costs)</u>		<u>Assessed Value</u>	
<u>Phase One</u>			
EFMV L & I - Lot 9, Office and 1st Floor Retail /Restaurant			0
EFMV L & I - Lot 13, Paragon Plaza			0
EFMV L& I - Lot 14, Interior Drive Aisle and Adjacent Parking Areas			0
EFMV L & I - Lot 16, Shared Parking Lot			0
Total	0		0
<u>Phase Two</u>			
EFMV L & I - Lot 1 Paragon Star Concessions	585,000		187,200
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Total	9,000,000		2,880,000
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Jackson County Stadium Sales Tax	0.375%	Noncaptured Blind Pension	0.0300%
I-470 and View High CID Sales Tax	1.000%	Noncaptured Inventory Replacement	1.4370%
I-470 Western Gateway TDD	1.000%	Board of Disabled Services	0.0836%
Total Local Sales Tax	6.250%	TOTAL TAX LEVY*	11.0673%
Total State Sales Tax	4.225%		
Total Sales Tax within TIF Boundaries	10.475%		
<u>Less</u>			
City Public Safety	0.500%		
County Children's Services Tax	0.250%		
County Sports Complex Sales Tax	0.375%		
State Sales Tax	4.225%		
Total Sales Tax Levies Captured by TIF	5.125%		



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

PILOTS

YEAR	INITIAL EQUALIZED ASSESSED VALUE	PHASE ONE EAV	PHASE TWO EAV	PHASE THREE EAV	PHASE FOUR EAV	PHASE FIVE EAV	ASSESSED VALUE INCREMENT	AV Increment Adjustment for above \$60M MV*	PAYMENT IN LIEU OF TAX (PILOTS)	
								(less 1.5% collect fee)		
2024	6,379,934	0							0	
2025	6,385,034	0	4,972,800				0		0	
2026	6,385,034	0		15,240,600			8,855,566	8,855,566	830,116	
2027	6,390,004	0			17,384,600		10,994,596	10,994,596	1,030,628	
2028	6,392,581	0				20,264,600	13,872,019	13,872,019	1,300,356	
2029	6,392,581	20,669,892					14,277,311	14,277,311	1,338,348	
2030	6,392,581	20,669,892					14,277,311	14,277,311	1,338,348	
2031	6,392,581	21,083,290					14,690,709	14,523,454	1,361,421	
2032	6,392,581	21,083,290					14,690,709	14,523,454	1,361,421	
2033	6,392,581	21,504,956					15,112,374	14,734,287	1,381,185	
2034	6,392,581	21,504,956					15,112,374	14,734,287	1,381,185	
2035	6,392,581	21,935,055					15,542,473	14,949,337	1,401,343	
2036	6,392,581	21,935,055					15,542,473	14,949,337	1,401,343	
2037	6,392,581	22,373,756					15,981,175	15,168,687	1,421,905	
2038	6,392,581	22,373,756					15,981,175	15,168,687	1,421,905	
2039	6,392,581	22,821,231					16,428,650	15,392,425	1,442,878	
2040	6,392,581	22,821,231					16,428,650	15,392,425	1,442,878	
2041	6,392,581	23,277,656					16,885,074	15,620,637	1,464,271	
2042	6,392,581	23,277,656					16,885,074	15,620,637	1,464,271	
2043	6,392,581	23,743,209					17,350,627	15,853,414	1,486,091	
2044	6,392,581	23,743,209					17,350,627	15,853,414	1,486,091	
2045	6,392,581	24,218,073					17,825,492	16,090,846	1,508,348	
2046	6,392,581	24,218,073					17,825,492	16,090,846	1,508,348	
2047	6,392,581	24,702,434					18,309,853	16,333,027	1,531,050	
	*AV Increment Adjustment for above \$60M market value column is the calculation of an AV value that equals 100% AV for up to \$60M MV plus 50% of AV for MV in excess of \$60M which is then multiplied by the tax levy to calculate the PILOT payment only. Surplus PILOT calculation to Taxing Districts is in worksheet entitled TDPILOT.							TOTAL:		\$30,303,729
		NPV AT:					5.75%			\$14,251,844



(EATS AND EATS/PILOTS SUMMARY)

Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

YEAR	NEW GENERAL RETAIL SALES	EXISTING GENERAL RETAIL SALES	CITY GENERAL SALES TAX	CITY CAPITAL IMPROVEMENT TAX	CITY TRANSPORT SALES TAX	CITY PARKS / REC SALES TAX	COUNTY DRUG ENFORCEMENT TAX	COUNTY GENERAL SALES TAX	KANSAS CITY ZOOLOGICAL DISTRICT TAX	CID SALES TAX	Regional TDD	TOTAL EATS 50%	TOTAL PILOTS ALLOCATED TO PROJECT	TOTAL EATS, PILOTS	CUMULATIVE EATS, PILOTS	NPV CUMULATIVE EATS, PILOTS
2024	3,620,749	0	36,207	18,104	18,104	9,052	9,052	18,104	4,526	36,207	36,207	92,782	0	92,782	92,782	87,737
2025	24,171,507	0	241,715	120,858	120,858	60,429	60,429	120,858	30,214	241,715	241,715	619,395	0	619,395	712,177	641,606
2026	36,001,580	0	360,016	180,008	180,008	90,004	90,004	180,008	45,002	360,016	360,016	922,540	830,116	1,752,657	2,464,833	2,123,631
2027	47,291,604	0	472,916	236,458	236,458	118,229	118,229	236,458	59,115	472,916	472,916	1,211,847	1,030,628	2,242,475	4,707,309	3,916,738
2028	48,450,978	0	484,510	242,255	242,255	121,127	121,127	242,255	60,564	484,510	484,510	1,241,556	1,300,356	2,541,912	7,249,221	5,838,762
2029	49,177,742	0	491,777	245,889	245,889	122,944	122,944	245,889	61,472	491,777	491,777	1,260,180	1,338,348	2,598,528	9,847,748	7,696,759
2030	49,915,408	0	499,154	249,577	249,577	124,789	124,789	249,577	62,394	499,154	499,154	1,279,082	1,338,348	2,617,430	12,465,179	9,466,511
2031	50,664,140	0	506,641	253,321	253,321	126,660	126,660	253,321	63,330	506,641	506,641	1,298,269	1,361,421	2,659,690	15,124,868	11,167,055
2032	51,424,102	0	514,241	257,121	257,121		128,560	257,121	64,280	514,241	514,241	1,253,462	1,361,421	2,614,884	17,739,752	12,748,045
2033	52,195,463	0	521,955	260,977	260,977		130,489	260,977	65,244	521,955	521,955	1,272,264	1,381,185	2,653,449	20,393,201	14,265,120
2034	52,978,395	0	529,784		264,892		132,446	264,892	66,223	529,784	529,784	1,158,902	1,381,185	2,540,087	22,933,288	15,638,417
2035	53,773,071	0	537,731		268,865		134,433	268,865	67,216	537,731	537,731	1,176,286	1,401,343	2,577,629	25,510,917	16,956,236
2036	54,579,667	0	545,797		272,898		136,449	272,898	68,225	545,797	545,797	1,193,930	1,401,343	2,595,273	28,106,191	18,210,932
2037	55,398,362	0	553,984		276,992		138,496	276,992	69,248	553,984	553,984	1,211,839	1,421,905	2,633,744	30,739,935	19,414,992
2038	56,229,338	0	562,293		281,147		140,573	281,147	70,287	562,293	562,293	1,230,017	1,421,905	2,651,922	33,391,857	20,561,442
2039	57,072,778	0	570,728		285,364		142,682	285,364	71,341	570,728	570,728	1,248,467	1,442,878	2,691,345	36,083,202	21,661,672
2040	57,928,869	0	579,289		289,644		144,822	289,644	72,411	579,289	579,289	1,267,194	1,442,878	2,710,072	38,793,274	22,709,318
2041	58,797,802	0	587,978		293,989		146,995	293,989	73,497	587,978	587,978	1,286,202	1,464,271	2,750,473	41,543,747	23,714,768
2042	59,679,769	0	596,798		298,399		149,199	298,399	74,600	596,798	596,798	1,305,495	1,464,271	2,769,766	44,313,513	24,672,217
2043	60,574,966	0	605,750		302,875		151,437	302,875	75,719	605,750	605,750	1,325,077	1,486,091	2,811,168	47,124,681	25,591,141
2044	61,483,590	0	614,836		307,418		153,709	307,418	76,854	614,836	614,836	1,344,954	1,486,091	2,831,045	49,955,725	26,466,243
2045	62,405,844	0	624,058		312,029		156,015	312,029	78,007	624,058	624,058	1,365,128	1,508,348	2,873,476	52,829,201	27,306,165
2046	63,341,932	0	633,419		316,710		158,355	316,710	79,177	633,419	633,419	1,385,605	1,508,348	2,893,953	55,723,154	28,106,078
2047	32,146,030	0	321,460		160,730		80,365	160,730	40,183	321,460	321,460	703,194	1,531,050	2,234,244	57,957,398	28,690,063
	1,199,303,686	0	11,993,037	2,064,566	5,996,518	773,234	2,998,259	5,996,518	1,499,130	11,993,037	11,993,037	27,653,668	30,303,729	57,957,398		
					\$2,975,671		NPV TOTALS AT:				5.75%	\$5,951,342	\$14,038,035		\$28,690,063	

2023 ESTIMATED TIF REVENUE IFMV ASSUMPTIONS

<u>ALL VACANT LAND</u>							
IFMV							
2023 Jackson County MV							
Lot 9	1.03	9,700.00					
Lot 10	0.47	4,400.00					
Lot 11	0.30	2,790.32	0.16	17,300	2023 MV Lots 11,12,13		
Lot 12	0.24	2,232.26	0.13				
Lot 13	1.32	12,277.42	0.71				
Lot 14	2.91	27,000.00					
Lot 15	0.37	3,000.00					
Lot 16	2.69	32,000.00		26,100	2023 MV Lots 17,18,19		
Lot 17	1.94	8,538.62	0.33				
Lot 18	2.16	9,506.91	0.36				
Lot 19	1.83	8,054.47	0.31				
Lot 20	0.22	1,000.00					
				AV			
Total	15.48	120,500.00		38,560.00			



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

GROWTH RATES		2nd Reading - 2025	
BI-ANNUAL GROWTH RATE PILOTS	2.00%	PERCENTAGE OF PILOTS CAPTURED	100%
ANNUAL GROWTH RATE EATS	1.50%	(less 1.5% County Collection Fee)	
DISCOUNT RATE	5.75%	(less Taxing Districts PILOT Sharing)	

ESTIMATED ANNUAL SALES

Phase One 2025 Sales	12,805,198		
Phase Two 2025 Sales	1,450,000	PREDEVELOPMENT SALES	
Phase Three 2025 Sales	6,241,249	Phase One 2024 Sales	3,308,249
Phase Three 2026 Sales	8,780,000	Phase Two 2024 Sales	312,500
Phase Four 2026 Sales	2,687,500	PREDEVELOPMENT SALES	
Phase Four 2027 Sales	10,750,000		
Phase Five 2028 Sales	450,000		
Total Annual Sales - All Phases	43,163,947		

ASSESSED VALUES

	Pre-Development	Completion Year	IFMV - AV
IFMV L & I - Paragon Star Lot 1 Open Space	0		
IFMV L & I - Paragon Star Lot 3 Sports Complex	0		0
IFMV Concessions	585,000		187,200
IFMV L & I - Paragon Star Lot 4 Sports Complex Clubhouse	0		0
IFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family & Retail	0	2026	0
IFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	0	2026	0
IFMV L & I - Paragon Star Lot 2, Replat Lot 5 Open Space	0		0
IFMV L & I - Replat of Graham, Lot 9 Office & 1st Retail/Restaurant	17,460,000	2024	5,587,200
IFMV L & I - Replat of Graham, Lot 10 Medical Office Building	13,500,000	2025	4,320,000
IFMV L & I - Replat of Graham, Lot 11, Entertainment Venue	2,790	2027	893
IFMV L & I - Replat of Graham, Lot 12, Restaurant	2,232	2027	714
IFMV L & I - Replat of Graham, Lot 13, Paragon Plaza	840,000	2024	268,800
IFMV L & I - Replat of Graham, Lot 14, Drive Aisles and Parking	922,294	2024	295,134
IFMV L & I - Replat of Graham, Lot 15, Coffee Drive Thru	1,500,000	2025	480,000
IFMV L & I - Replat of Graham, Lot 16, Shared Parking Lot	715,000	2024	228,800
IFMV L & I - Replat of Graham, Lot 17, Parking Lot	540,000	2025	172,800
IFMV L & I - Replat of Graham, Lot 18, Hotel and related Parking	9,507	2027	3,042
IFMV L & I - Replat of Graham, Lot 19, Hotel and related Parking	8,054	2028	2,577
IFMV L & I - Replat of Graham, Lot 20, Utility Building	1,000	2027	320
	35,500,878		
IFMV Phase One	2024	IEAV LAND & IMPVMTS	6,379,934
IFMV Phase Two	2025		5,160,000



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE
PROJECTIONS for RPA 1

IFMV Phase Three	2026		0
IFMV Phase Four	2027		4,969
IFMV Phase Five	2028		2,577
Total All Phases			11,547,481
<u>Post Development (90% of Costs)</u>		<u>Assessed Value</u>	
Phase One			
EFMV L & I - Lot 9, Office and 1st Floor Retail /Restaurant			0
EFMV L & I - Lot 13, Paragon Plaza			0
EFMV L& I - Lot 14, Interior Drive Aisle and Adjacent Parking Areas			0
EFMV L & I - Lot 16, Shared Parking Lot			0
Total	0		0
Phase Two			
EFMV L & I - Lot 1 Paragon Star Concessions			0
EFMV L & I - Lot 10, Medical Office Building			0
EFMV L & I - Lot 17, Parking Lot			0
EFMV L & I - Replat of Graham, Lot 15, Coffee Drive Thru			0
Total	0		0
Phase Three			
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Retail / Restaurant	7,200,000		2,304,000
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Multi-Family	40,500,000		7,695,000
EFMV L & I - Paragon Star Lot 2, Replat Lot 7 Parking Garage	0		0
EFMV L & I - Paragon Star Lot 2, Replat Lots 6 & 8 Parking	840,000		268,800
EFMV L & I - Replat of Graham, Lot 18, Hotel and related Parking	12,000,000		3,840,000
Total	60,540,000		10,267,800
Phase Four			
EFMV L & I - Lot 11, Entertainment Venue	3,100,000		992,000
EFMV L & I - Lot 12, Restaurant	2,700,000		864,000
EFMV L & I - Replat of Graham, Lot 20, Commercial	900,000		288,000
Total	6,700,000		2,144,000
Phase Five			
EFMV L & I - Replat of Graham, Lot 19, Hotel and related Parking	9,000,000		2,880,000
Total	9,000,000		2,880,000
Grand Total MV for Assessed Valuation	76,240,000		15,291,800

LEVY RATES TOTAL		LEVY RATES	2022
COMMERCIAL LAND & IMPROVEMENTS (Captured by TIF Levy)	9.5167%	2022	
EATS INFORMATION		Hickman Mills School District	6.8667%
City General Sales Tax	1.000%	Metro Community College	0.2028%
City Capital Improvement Sales Tax (Expires in 2034)	0.500%	Jackson County General	0.5920%
City Transportation Sales Tax	0.500%	Mental Health Fund	0.1113%



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

City Parks & Recreation Sales Tax (Expires in 2034)	0.250%	Mid-Continent Library	0.3240%
City Public Safety	0.500%	City of Lee's Summit	1.4199%
County Children's Services Tax	0.250%		
County Drug Enforcement Sales Tax	0.250%		
County General Sales Tax	0.500%		
KC Zoological District Sales Tax	0.125%	TOTAL LEVY CAPTURED BY TIF	9.5167%
Jackson County Stadium Sales Tax	0.375%	Noncaptured Blind Pension	0.0300%
I-470 and View High CID Sales Tax	1.000%	Noncaptured Inventory Replacement	1.4370%
I-470 Western Gateway TDD	1.000%	Board of Disabled Services	0.0836%
Total Local Sales Tax	6.250%	TOTAL TAX LEVY*	11.0673%
Total State Sales Tax	4.225%		
Total Sales Tax within TIF Boundaries	10.475%		
Less			
City Public Safety	0.500%		
County Children's Services Tax	0.250%		
County Sports Complex Sales Tax	0.375%		
State Sales Tax	4.225%		
Total Sales Tax Levies Captured by TIF	5.125%		



Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

PILOTS

YEAR	INITIAL EQUALIZED ASSESSED VALUE	PHASE ONE EAV	PHASE TWO EAV	PHASE THREE EAV	PHASE FOUR EAV	PHASE FIVE EAV	ASSESSED VALUE INCREMENT	AV Increment Adjustment for above \$60M MV*	PAYMENT IN LIEU OF TAX (PILOTS)
								(less 1.5% collect fee)	
2024	6,379,934	0							0
2025	11,539,934	0	0				0		0
2026	11,539,934	0		10,267,800			0		0
2027	11,544,904	0			12,411,800		866,896	866,896	0
2028	11,547,481	0				15,291,800	3,744,319	3,744,319	350,991
2029	11,547,481	15,597,636					4,050,155	4,050,155	379,659
2030	11,547,481	15,597,636					4,050,155	4,050,155	379,659
2031	11,547,481	15,909,589					4,362,108	4,362,108	408,902
2032	11,547,481	15,909,589					4,362,108	4,362,108	408,902
2033	11,547,481	16,227,780					4,680,300	4,680,300	438,729
2034	11,547,481	16,227,780					4,680,300	4,680,300	438,729
2035	11,547,481	16,552,336					5,004,855	5,004,855	469,153
2036	11,547,481	16,552,336					5,004,855	5,004,855	469,153
2037	11,547,481	16,883,383					5,335,902	5,335,902	500,185
2038	11,547,481	16,883,383					5,335,902	5,335,902	500,185
2039	11,547,481	17,221,050					5,673,570	5,673,570	531,838
2040	11,547,481	17,221,050					5,673,570	5,673,570	531,838
2041	11,547,481	17,565,471					6,017,991	6,017,991	564,123
2042	11,547,481	17,565,471					6,017,991	6,017,991	564,123
2043	11,547,481	17,916,781					6,369,300	6,369,300	597,055
2044	11,547,481	17,916,781					6,369,300	6,369,300	597,055
2045	11,547,481	18,275,117					6,727,636	6,727,636	630,645
2046	11,547,481	18,275,117					6,727,636	6,727,636	630,645
2047	11,547,481	18,640,619					7,093,138	7,093,138	664,907
2048	11,547,481	19,013,431					7,465,950	7,465,950	699,854
	*AV Increment Adjustment for above \$60M market value column is the calculation of an AV value that equals 100% AV for up to \$60M MV plus 50% of AV for MV in excess of \$60M which is then multiplied by the tax levy to calculate the PILOT payment only. Surplus PILOT calculation to Taxing Districts is in worksheet entitled TDPILLOT.						TOTAL:		\$10,056,475
		NPV AT:					5.75%		\$4,264,452



(EATS AND EATS/PILOTS SUMMARY)

Exhibit 6-A - 2023 ESTIMATED TIF REVENUE PROJECTIONS for RPA 1

YEAR	NEW GENERAL RETAIL SALES	EXISTING GENERAL RETAIL SALES	RETAIL SALES INCREMENT	CITY GENERAL SALES TAX	CITY CAPITAL IMPROVEMENT TAX	CITY TRANSPORT SALES TAX	CITY PARKS / REC SALES TAX	COUNTY DRUG ENFORCEMENT TAX	COUNTY GENERAL SALES TAX	KANSAS CITY ZOOLOGICAL DISTRICT TAX	CID SALES TAX	Regional TDD	TOTAL EATS 50%	TOTAL PILOTS ALLOCATED TO PROJECT	TOTAL EATS, PILOTS	CUMULATIVE EATS, PILOTS	NPV EATS, PILOTS
2024	0	3,620,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025	20,496,447	3,620,749	16,875,698	168,757	84,378	84,378	42,189	42,189	84,378	21,095	168,757	168,757	432,440	0	432,440	432,440	386,692
2026	32,271,394	3,620,749	28,650,645	286,506	143,253	143,253	71,627	71,627	143,253	35,813	286,506	286,506	734,173	0	734,173	1,166,613	1,007,499
2027	43,505,465	3,620,749	39,884,716	398,847	199,424	199,424	99,712	99,712	199,424	49,856	398,847	398,847	1,022,046	0	1,022,046	2,188,658	1,824,738
2028	44,608,047	3,620,749	40,987,298	409,873	204,936	204,936	102,468	102,468	204,936	51,234	409,873	409,873	1,050,300	350,991	1,401,290	3,589,948	2,884,300
2029	45,277,167	3,620,749	41,656,418	416,564	208,282	208,282	104,141	104,141	208,282	52,071	416,564	416,564	1,067,446	379,659	1,447,105	5,037,054	3,919,008
2030	45,956,325	3,620,749	42,335,576	423,356	211,678	211,678	105,839	105,839	211,678	52,919	423,356	423,356	1,084,849	379,659	1,464,509	6,501,562	4,909,222
2031	46,645,670	3,620,749	43,024,921	430,249	215,125	215,125	107,562	107,562	215,125	53,781	430,249	430,249	1,102,514	408,902	1,511,415	8,012,978	5,875,586
2032	47,345,355	3,620,749	43,724,606	437,246	218,623	218,623		109,312	218,623	54,656	437,246	437,246	1,065,787	408,902	1,474,689	9,487,667	6,767,201
2033	48,055,535	3,620,749	44,434,786	444,348	222,174	222,174		111,087	222,174	55,543	444,348	444,348	1,083,098	438,729	1,521,827	11,009,494	7,637,285
2034	48,776,368	3,620,749	45,155,619	451,556		225,778		112,889	225,778	56,445	451,556	451,556	987,779	438,729	1,426,508	12,436,002	8,408,526
2035	49,508,014	3,620,749	45,887,265	458,873		229,436		114,718	229,436	57,359	458,873	458,873	1,003,784	469,153	1,472,937	13,908,938	9,161,569
2036	50,250,634	3,620,749	46,629,885	466,299		233,149		116,575	233,149	58,287	466,299	466,299	1,020,029	469,153	1,489,181	15,398,119	9,881,520
2037	51,004,393	3,620,749	47,383,644	473,836		236,918		118,459	236,918	59,230	473,836	473,836	1,036,517	500,185	1,536,702	16,934,821	10,584,049
2038	51,769,459	3,620,749	48,148,710	481,487		240,744		120,372	240,744	60,186	481,487	481,487	1,053,253	500,185	1,553,438	18,488,259	11,255,614
2039	52,546,001	3,620,749	48,925,252	489,253		244,626		122,313	244,626	61,157	489,253	489,253	1,070,240	531,838	1,602,077	20,090,337	11,910,548
2040	53,334,191	3,620,749	49,713,442	497,134		248,567		124,284	248,567	62,142	497,134	497,134	1,087,482	531,838	1,619,319	21,709,656	12,536,536
2041	54,134,204	3,620,749	50,513,455	505,135		252,567		126,284	252,567	63,142	505,135	505,135	1,104,982	564,123	1,669,105	23,378,761	13,146,686
2042	54,946,217	3,620,749	51,325,468	513,255		256,627		128,314	256,627	64,157	513,255	513,255	1,122,745	564,123	1,686,868	25,065,629	13,729,801
2043	55,770,410	3,620,749	52,149,661	521,497		260,748		130,374	260,748	65,187	521,497	521,497	1,140,774	597,055	1,737,829	26,803,458	14,297,868
2044	56,606,966	3,620,749	52,986,217	529,862		264,931		132,466	264,931	66,233	529,862	529,862	1,159,074	597,055	1,756,128	28,559,586	14,840,704
2045	57,456,071	3,620,749	53,835,322	538,353		269,177		134,588	269,177	67,294	538,353	538,353	1,177,648	630,645	1,808,293	30,367,879	15,369,271
2046	58,317,912	3,620,749	54,697,163	546,972		273,486		136,743	273,486	68,371	546,972	546,972	1,196,500	630,645	1,827,146	32,195,025	15,874,310
2047	59,192,681	3,620,749	55,571,932	555,719		277,860		138,930	277,860	69,465	555,719	555,719	1,215,636	664,907	1,880,543	34,075,568	16,365,845
2048	60,080,571	3,620,749	56,459,822	564,598		282,299		141,150	282,299	70,575	564,598	564,598	1,235,059	699,854	1,934,913	36,010,481	16,844,091
	1,187,855,495	90,518,725	1,100,957,519	11,009,575	1,707,873	5,504,788	633,538	2,752,394	5,504,788	1,376,197	11,009,575	11,009,575	25,254,151	10,756,329	36,010,481		
						\$2,605,214		NPV TOTALS AT:			5.75%	\$5,210,428	\$12,232,865		\$16,844,091		

2023 ESTIMATED TIF REVENUE IFMV ASSUMPTIONS

<u>ALL VACANT LAND</u>							
IFMV							
2023 Jackson County MV							
Lot 9	1.03	9,700.00					
Lot 10	0.47	4,400.00					
Lot 11	0.30	2,790.32	0.16	17,300	2023 MV Lots 11,12,13		
Lot 12	0.24	2,232.26	0.13				
Lot 13	1.32	12,277.42	0.71				
Lot 14	2.91	27,000.00					
Lot 15	0.37	3,000.00					
Lot 16	2.69	32,000.00		26,100	2023 MV Lots 17,18,19		
Lot 17	1.94	8,538.62	0.33				
Lot 18	2.16	9,506.91	0.36				
Lot 19	1.83	8,054.47	0.31				
Lot 20	0.22	1,000.00					
				AV			
Total	15.48	120,500.00		38,560.00			

