

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Assumptions and Summary**

**ASSUMPTIONS**

**BASE ASSESSED VALUE (BEFORE DEVELOPMENT OF THE PROJECT)**

BASE MARKET VALUE	\$26,140
BASE ASSESSED VALUE	\$3,137

**PROJECTED ASSESSED VALUE (AFTER DEVELOPMENT OF THE PROJECT)**

**AD VALOREM ASSUMPTIONS**

TOTAL APPRAISED VALUE	\$46,642,968
TOTAL ASSESSED VALUE	\$5,991,000

**REVENUE PROJECTIONS**

NPV DISCOUNT RATE	5.50%	BIENNIAL R/P GROWTH	3.00%
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**SUMMARY**

**SALES TAX SAVINGS**

ESTIMATED SALES TAX EXEMPTION SAVINGS:	\$976,996
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**PUBLIC INFRASTRUCTURE REIMBURSEMENT**

ESTIMATED REIMBURSEMENT WITH PUBLIC INFRASTRUCTURE ASSESSMENTS:	\$1,031,177 (NPV)
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**PROPERTY TAXES/PILOTS TO TAXING JURISDICTIONS**

TOTAL ADDITIONAL PROPERTY TAX REVENUE FOR TAXING JURISDICTIONS:	\$1,487,928 (NPV)
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**PROPERTY TAX ABATEMENT TO ATTRACT TENANTS**

YEARS 1 - 10	75.00%
YEARS 11 - 20	50.00%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Assessed Value Worksheet**

**BASE ASSESSED VALUATION (2022)**

<b>2022 Levy:</b>	<b>0.095095</b>	<i>WITHOUT REPLACEMENT TAX</i>
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	Acres	Owner	Appraised Value	Assessed Value	Tax
52-200-02-03-01-2-00-000	30.75	North Oak Safety Storage LLC	\$ 26,140	\$ 3,137	\$ 253
<b>TOTAL:</b>	<b>30.75</b>		<b>\$26,140</b>	<b>\$3,137</b>	<b>\$ 253</b>

**ESTIMATED POST-CONSTRUCTION ASSESSED VALUATION (land + improvements)**

	SF	Appraised Value PSF	Appraised Value	Assessed Value	Assessed Value PSF
Building 1	77,000	\$ 115	\$ 8,842,716	\$ 1,155,000	\$ 15
Building 2	68,000	\$ 113	\$ 7,698,946	\$ 1,020,000	\$ 15
Building 3	20,000	\$ 130	\$ 2,592,065	\$ 300,000	\$ 15
Building 4	20,000	\$ 130	\$ 2,592,065	\$ 300,000	\$ 15
Building 5	54,400	\$ 123	\$ 6,718,311	\$ 816,000	\$ 15
Building 6	20,000	\$ 130	\$ 2,592,065	\$ 300,000	\$ 15
Building 7	72,000	\$ 110	\$ 7,907,854	\$ 1,080,000	\$ 15
Building 8	68,000	\$ 113	\$ 7,698,946	\$ 1,020,000	\$ 15
	399,400		\$ 46,642,968	\$ 5,991,000	

Comps	SF	2022		
		Assessed	Assessed PSF	
49-230-03-15-00-0-00-000	494,816	6,720,000	\$ 14	<b>87th and I-435:</b> 4601 E 87TH ST KANSAS CITY MO, 64137
49-340-01-08-00-0-00-000	364,040	5,275,200	\$ 14	4201 E 87TH ST KANSAS CITY MO, 64137
49-340-01-09-00-0-00-000	331,130	4,536,000	\$ 14	8750 ELMWOOD AVE KANSAS CITY MO, 64137
				<b>KCS Intermodal:</b>
67-900-01-02-00-0-00-000	597,119	7,769,280	\$ 13	14940 E. 147th Street, Kansas City, MO 64147
67-900-01-01-04-0-00-000	300,696	5,275,200	\$ 18	3500 E 149th Street, Kansas City, MO 64147
67-900-01-01-01-9-01-000	426,000	6,935,040	\$ 16	4000 E 149TH ST 3231
		<b>Average:</b>	<b>\$ 15</b>	

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)**  
**Timing Assumptions**

	Construction Year	First Full Valuation Year
Building 1	2023	2025
Building 2	2027	2029
Building 3	2027	2029
Building 4	2029	2031
Building 5	2029	2031
Building 6	2030	2032
Building 7	2030	2032
Building 8	2025	2027
Master Infra	2023	2024

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)**  
**Tax Rates**

<b>2022 MILL LEVY RATES</b>			
<i>Taxing District</i>	<i>Rate</i>	<i>Portion Not Subject to Abatement</i>	<i>Total Mills Subject to Abatement</i>
Board of Disabled Services	0.0836	0.0000	0.084
City	1.4199	0.0000	1.420
Jackson County	0.5920	0.0000	0.592
Library	0.3240	0.0000	0.324
School District	5.3089	0.0000	5.309
Mental Health	0.1113	0.0000	0.111
Metro Junior College	0.2028	0.0000	0.203
State Blind Pension	0.0300	0.0000	0.030
M&M Replacement	1.4370	0.0000	1.4370
<b>TOTAL</b>	<b>9.5095</b>	<b>0.0000</b>	<b>9.5095</b>

City's % of mill levies: 15%

## WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)

	Annual	Gross	NPV
PILOTs		\$ 744,984	\$ 222,168
Excise Tax		\$ 500,000	\$ 500,000
Total		\$ 1,244,984	\$ 722,168

Plus Construction jobs  
Plus permit fees  
Less City services

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - All Buildings**

PROJECT YEAR		TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	ABATED REAL ESTATE TAX	PILOTS	CITY PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1	2023	\$3,137	\$3,137	\$298	\$0	\$0	\$0	\$0
2	2024	\$3,137	\$3,137	\$298	\$0	\$0	\$0	\$0
3	2025	\$3,137	\$1,157,451	\$110,068	\$82,376	\$5,492	\$820	\$21,967
4	2026	\$3,137	\$1,157,451	\$110,068	\$82,376	\$5,492	\$820	\$21,967
5	2027	\$3,137	\$2,211,556	\$210,308	\$157,595	\$10,506	\$1,569	\$37,175
6	2028	\$3,137	\$2,211,556	\$210,308	\$157,595	\$10,506	\$1,569	\$37,175
7	2029	\$3,137	\$3,597,140	\$342,070	\$256,467	\$22,803	\$3,405	\$57,690
8	2030	\$3,137	\$3,597,140	\$342,070	\$256,467	\$22,803	\$3,405	\$57,690
9	2031	\$3,137	\$4,820,418	\$458,398	\$343,755	\$34,500	\$5,151	\$74,940
10	2032	\$3,137	\$6,199,818	\$589,572	\$442,179	\$46,767	\$6,983	\$95,481
11	2033	\$3,137	\$6,344,412	\$603,322	\$452,491	\$47,802	\$7,137	\$97,729
12	2034	\$3,137	\$6,395,082	\$608,140	\$456,105	\$48,390	\$7,225	\$98,345
13	2035	\$3,137	\$6,534,745	\$621,422	\$434,234	\$74,702	\$11,154	\$107,027
14	2036	\$3,137	\$6,586,935	\$626,385	\$437,956	\$75,308	\$11,244	\$107,662
15	2037	\$3,137	\$6,730,787	\$640,064	\$419,150	\$99,432	\$14,847	\$121,483
16	2038	\$3,137	\$6,784,543	\$645,176	\$422,983	\$100,056	\$14,940	\$122,137
17	2039	\$3,137	\$6,932,711	\$659,266	\$395,344	\$133,172	\$19,884	\$130,750
18	2040	\$3,137	\$6,988,079	\$664,531	\$399,293	\$133,815	\$19,980	\$131,423
19	2041	\$3,137	\$7,140,692	\$679,044	\$376,447	\$163,427	\$24,402	\$139,170
20	2042	\$3,137	\$7,197,721	\$684,467	\$342,234	\$196,417	\$29,328	\$145,816
21	2043	\$3,137	\$7,354,913	\$699,415	\$349,708	\$200,410	\$29,924	\$149,298
22	2044	\$3,137	\$7,413,653	\$705,001	\$352,501	\$202,310	\$30,208	\$150,191
23	2045	\$3,137	\$7,575,560	\$720,398	\$286,395	\$317,128	\$47,352	\$116,875
24	2046	\$3,137	\$6,083,839	\$4,332,017	\$1,839,967	\$319,085	\$47,644	\$117,795
25	2047	\$3,137	\$6,204,037	\$2,207,542	\$1,084,767	\$424,409	\$63,370	\$87,792
26	2048	\$3,137	\$6,349,836	\$603,838	\$232,772	\$426,425	\$63,671	\$88,739
27	2049	\$3,137	\$3,607,444	\$5,853,928	\$2,891,246	\$554,078	\$82,732	\$57,837
28	2050	\$3,137	\$3,268,457	\$3,401,792	\$1,846,014	\$584,909	\$87,335	\$58,813
29	2051	\$3,137	\$1,800,587	\$3,078,127	\$1,839,916	\$729,236	\$108,885	\$33,501
<b>TOTALS</b>				<b>\$30,407,333</b>	<b>\$16,638,335</b>	<b>\$4,989,381</b>	<b>\$744,984</b>	<b>\$2,466,469</b>
<b>NET PRESENT VALUE @</b>				<b>\$9,775,455</b>	<b>\$5,672,765</b>	<b>\$1,487,928</b>	<b>\$222,168</b>	<b>\$1,031,177</b>

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 25%
  - (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20%
  - (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 25%
  - (10) NPV discount rate: 5.50%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 1**

PROJECT YEAR	ABATEMENT YEAR		TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$686	\$686	\$65	\$0	\$0	\$0	\$0
2		2024	\$686	\$686	\$65	\$0	\$0	\$0	\$0
3	1	2025	\$686	\$1,155,000	\$109,835	\$109,770	\$82,376	\$5,492	\$21,967
4	2	2026	\$686	\$1,155,000	\$109,835	\$109,770	\$82,376	\$5,492	\$21,967
5	3	2027	\$686	\$1,189,650	\$113,130	\$113,065	\$84,847	\$5,656	\$22,626
6	4	2028	\$686	\$1,189,650	\$113,130	\$113,065	\$84,847	\$5,656	\$22,626
7	5	2029	\$686	\$1,225,340	\$116,524	\$116,458	\$87,393	\$5,826	\$23,305
8	6	2030	\$686	\$1,225,340	\$116,524	\$116,458	\$87,393	\$5,826	\$23,305
9	7	2031	\$686	\$1,262,100	\$120,019	\$119,954	\$90,015	\$6,001	\$24,004
10	8	2032	\$686	\$1,262,100	\$120,019	\$119,954	\$90,015	\$6,001	\$24,004
11	9	2033	\$686	\$1,299,963	\$123,620	\$123,555	\$92,715	\$6,181	\$24,724
12	10	2034	\$686	\$1,299,963	\$123,620	\$123,555	\$92,715	\$6,181	\$24,724
13	11	2035	\$686	\$1,338,962	\$127,329	\$127,263	\$63,664	\$31,832	\$31,832
14	12	2036	\$686	\$1,338,962	\$127,329	\$127,263	\$63,664	\$31,832	\$31,832
15	13	2037	\$686	\$1,379,130	\$131,148	\$131,083	\$65,574	\$32,787	\$32,787
16	14	2038	\$686	\$1,379,130	\$131,148	\$131,083	\$65,574	\$32,787	\$32,787
17	15	2039	\$686	\$1,420,504	\$135,083	\$135,018	\$67,541	\$33,771	\$33,771
18	16	2040	\$686	\$1,420,504	\$135,083	\$135,018	\$67,541	\$33,771	\$33,771
19	17	2041	\$686	\$1,463,119	\$139,135	\$139,070	\$69,568	\$34,784	\$34,784
20	18	2042	\$686	\$1,463,119	\$139,135	\$139,070	\$69,568	\$34,784	\$34,784
21	19	2043	\$686	\$1,507,013	\$143,309	\$143,244	\$71,655	\$35,827	\$35,827
22	20	2043	\$686	\$1,507,013	\$143,309	\$143,244	\$71,655	\$35,827	\$35,827
23		2044	\$686	\$1,552,223	\$147,609	\$147,543	\$0	\$147,609	\$0
24		2045	\$686	\$1,552,223	\$147,609	\$147,543	\$0	\$147,609	\$0
25		2046	\$686	\$1,598,790	\$152,037	\$151,972	\$0	\$152,037	\$0
26		2047	\$686	\$1,598,790	\$152,037	\$151,972	\$0	\$152,037	\$0
27		2048	\$686	\$1,646,754	\$156,598	\$156,533	\$0	\$156,598	\$0
28		2049	\$686	\$1,646,754	\$156,598	\$156,533	\$0	\$156,598	\$0
29		2050	\$686	\$1,696,156	\$161,296	\$161,231	\$0	\$161,296	\$0
30		2051	\$686	\$1,696,156	\$161,296	\$161,231	\$0	\$161,296	\$0
<b>TOTALS</b>					<b>\$3,753,474</b>	<b>\$3,751,518</b>	<b>\$1,550,696</b>	<b>\$1,631,394</b>	<b>\$535,426</b>
<b>NET PRESENT VALUE @</b>					<b>\$1,617,569</b>	<b>\$1,616,622</b>	<b>\$854,959</b>	<b>\$472,358</b>	<b>\$279,100</b>

Notes:

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|--|--------|
| (1) Total 2022 mill levies:  | 9.5095 |
| (2) Total 2022 mill levies subject to abatement:   | 9.5095 |
| (3) The projected appraised value is assumed to increase biennially at the following rate:   | 3.00%  |
| (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement:  | 75.00% |
| (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement:   | 50.00% |
| (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement:  | 5%     |
| (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement:   | 25%    |
| (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs:  | 20%    |
| (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: | 25%    |

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 2**

PROJECT YEAR	ABATEMENT YEAR		TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$546	\$546	\$52	\$0	\$0	\$0	\$0
2		2024	\$546	\$546	\$52	\$0	\$0	\$0	\$0
3		2025	\$546	\$546	\$52	\$0	\$0	\$0	\$0
4		2026	\$546	\$546	\$52	\$0	\$0	\$0	\$0
5		2027	\$546	\$546	\$52	\$0	\$0	\$0	\$0
6		2028	\$546	\$546	\$52	\$0	\$0	\$0	\$0
7	1	2029	\$546	\$1,020,000	\$96,997	\$96,945	\$72,748	\$4,850	\$19,399
8	2	2030	\$546	\$1,020,000	\$96,997	\$96,945	\$72,748	\$4,850	\$19,399
9	3	2031	\$546	\$1,050,600	\$99,907	\$99,855	\$74,930	\$4,995	\$19,981
10	4	2032	\$546	\$1,050,600	\$99,907	\$99,855	\$74,930	\$4,995	\$19,981
11	5	2033	\$546	\$1,082,118	\$102,904	\$102,852	\$77,178	\$5,145	\$20,581
12	6	2034	\$546	\$1,082,118	\$102,904	\$102,852	\$77,178	\$5,145	\$20,581
13	7	2035	\$546	\$1,114,582	\$105,991	\$105,939	\$79,493	\$5,300	\$21,198
14	8	2036	\$546	\$1,114,582	\$105,991	\$105,939	\$79,493	\$5,300	\$21,198
15	9	2037	\$546	\$1,148,019	\$109,171	\$109,119	\$81,878	\$5,459	\$21,834
16	10	2038	\$546	\$1,148,019	\$109,171	\$109,119	\$81,878	\$5,459	\$21,834
17	11	2039	\$546	\$1,182,460	\$112,446	\$112,394	\$56,223	\$28,111	\$28,111
18	12	2040	\$546	\$1,182,460	\$112,446	\$112,394	\$56,223	\$28,111	\$28,111
19	13	2041	\$546	\$1,217,933	\$115,819	\$115,767	\$57,910	\$28,955	\$28,955
20	14	2042	\$546	\$1,217,933	\$115,819	\$115,767	\$57,910	\$28,955	\$28,955
21	15	2043	\$546	\$1,254,471	\$119,294	\$119,242	\$59,647	\$29,823	\$29,823
22	16	2044	\$546	\$1,254,471	\$119,294	\$119,242	\$59,647	\$29,823	\$29,823
23	17	2045	\$546	\$1,292,105	\$122,873	\$122,821	\$61,436	\$30,718	\$30,718
24	18	2046	\$546	\$1,292,105	\$122,873	\$122,821	\$61,436	\$30,718	\$30,718
25	19	2047	\$546	\$1,330,869	\$126,559	\$126,507	\$63,279	\$31,640	\$31,640
26	20	2048	\$546	\$1,330,869	\$126,559	\$126,507	\$63,279	\$31,640	\$31,640
27		2049	\$546	\$1,370,795	\$130,356	\$130,304	\$0	\$130,356	\$0
28		2050	\$546	\$1,370,795	\$130,356	\$130,304	\$0	\$130,356	\$0
29		2051	\$546	\$1,411,919	\$134,266	\$134,215	\$0	\$134,266	\$0
<b>TOTALS</b>					<b>\$2,619,211</b>	<b>\$2,617,706</b>	<b>\$1,369,446</b>	<b>\$744,970</b>	<b>\$504,483</b>
<b>NET PRESENT VALUE @</b>					<b>\$1,027,704</b>	<b>\$1,026,960</b>	<b>\$609,472</b>	<b>\$211,147</b>	<b>\$206,825</b>

Notes:

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|--|--------|
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| (2) Total 2022 mill levies subject to abatement:   | 9.5095 |
| (3) The projected appraised value is assumed to increase biennially at the following rate:   | 3.00%  |
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| (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement:   | 50.00% |
| (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement:  | 5%     |
| (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement:   | 25%    |
| (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs:  | 20%    |
| (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: | 25%    |



**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 3**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$160	\$160	\$15	\$0	\$0	\$0
2		2024	\$160	\$160	\$15	\$0	\$0	\$0
3		2025	\$160	\$160	\$15	\$0	\$0	\$0
4		2026	\$160	\$160	\$15	\$0	\$0	\$0
5		2027	\$160	\$160	\$15	\$0	\$0	\$0
6		2028	\$160	\$160	\$15	\$0	\$0	\$0
7	1	2029	\$160	\$300,000	\$28,529	\$28,513	\$21,396	\$7,132
8	2	2030	\$160	\$300,000	\$28,529	\$28,513	\$21,396	\$7,132
9	3	2031	\$160	\$309,000	\$29,384	\$29,369	\$22,038	\$7,346
10	4	2032	\$160	\$309,000	\$29,384	\$29,369	\$22,038	\$7,346
11	5	2033	\$160	\$318,270	\$30,266	\$30,251	\$22,699	\$7,566
12	6	2034	\$160	\$318,270	\$30,266	\$30,251	\$22,699	\$7,566
13	7	2035	\$160	\$327,818	\$31,174	\$31,159	\$23,380	\$7,793
14	8	2036	\$160	\$327,818	\$31,174	\$31,159	\$23,380	\$7,793
15	9	2037	\$160	\$337,653	\$32,109	\$32,094	\$24,082	\$8,027
16	10	2038	\$160	\$337,653	\$32,109	\$32,094	\$24,082	\$8,027
17	11	2039	\$160	\$347,782	\$33,072	\$33,057	\$16,536	\$16,536
18	12	2040	\$160	\$347,782	\$33,072	\$33,057	\$16,536	\$16,536
19	13	2041	\$160	\$358,216	\$34,065	\$34,049	\$17,032	\$17,032
20	14	2042	\$160	\$358,216	\$34,065	\$34,049	\$17,032	\$17,032
21	15	2043	\$160	\$368,962	\$35,086	\$35,071	\$17,543	\$17,543
22	16	2044	\$160	\$368,962	\$35,086	\$35,071	\$17,543	\$17,543
23	17	2045	\$160	\$380,031	\$36,139	\$36,124	\$18,070	\$18,070
24	18	2046	\$160	\$380,031	\$36,139	\$36,124	\$18,070	\$18,070
25	19	2047	\$160	\$391,432	\$37,223	\$37,208	\$18,612	\$18,612
26	20	2048	\$160	\$391,432	\$37,223	\$37,208	\$18,612	\$18,612
27		2049	\$160	\$403,175	\$38,340	\$0	\$0	\$38,340
28		2050	\$160	\$705,556	\$67,095	\$0	\$0	\$67,095
29		2051	\$160	\$1,058,334	\$100,642	\$0	\$0	\$100,642
<b>TOTALS</b>					<b>\$860,263</b>	<b>\$653,791</b>	<b>\$402,778</b>	<b>\$457,394</b>
<b>NET PRESENT VALUE @</b>					<b>\$321,632</b>	<b>\$276,104</b>	<b>\$179,256</b>	<b>\$142,299</b>

Notes:

- (1) Total 2022 mill levies: 9.5095
- (2) Total 2022 mill levies subject to abatement: 9.5095
- (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
- (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75%
- (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50%
- (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
- (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%
- (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 0%
- (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 0%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 4**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$160	\$160	\$15	\$0	\$0	\$0
2		2024	\$160	\$160	\$15	\$0	\$0	\$0
3		2025	\$160	\$160	\$15	\$0	\$0	\$0
4		2026	\$160	\$160	\$15	\$0	\$0	\$0
5		2027	\$160	\$160	\$15	\$0	\$0	\$0
6		2028	\$160	\$160	\$15	\$0	\$0	\$0
7		2029	\$160	\$160	\$15	\$0	\$0	\$0
8		2030	\$160	\$160	\$15	\$0	\$0	\$0
9	1	2031	\$160	\$300,000	\$28,529	\$28,513	\$21,396	\$7,132
10	2	2032	\$160	\$300,000	\$28,529	\$28,513	\$21,396	\$7,132
11	3	2033	\$160	\$309,000	\$29,384	\$29,369	\$22,038	\$7,346
12	4	2034	\$160	\$318,270	\$30,266	\$30,251	\$22,699	\$7,566
13	5	2035	\$160	\$318,270	\$30,266	\$30,251	\$22,699	\$7,566
14	6	2036	\$160	\$327,818	\$31,174	\$31,159	\$23,380	\$7,793
15	7	2037	\$160	\$327,818	\$31,174	\$31,159	\$23,380	\$7,793
16	8	2038	\$160	\$337,653	\$32,109	\$32,094	\$24,082	\$8,027
17	9	2039	\$160	\$337,653	\$32,109	\$32,094	\$24,082	\$8,027
18	10	2040	\$160	\$347,782	\$33,072	\$33,057	\$24,804	\$8,268
19	11	2041	\$160	\$347,782	\$33,072	\$33,057	\$16,536	\$16,536
20	12	2042	\$160	\$358,216	\$34,065	\$34,049	\$17,032	\$17,032
21	13	2043	\$160	\$358,216	\$34,065	\$34,049	\$17,032	\$17,032
22	14	2044	\$160	\$368,962	\$35,086	\$35,071	\$17,543	\$17,543
23	15	2045	\$160	\$368,962	\$35,086	\$35,071	\$17,543	\$17,543
24	16	2046	\$160	\$380,031	\$36,139	\$36,124	\$18,070	\$18,070
25	17	2047	\$160	\$380,031	\$36,139	\$36,124	\$18,070	\$18,070
26	18	2048	\$160	\$391,432	\$37,223	\$37,208	\$18,612	\$18,612
27	19	2049	\$160	\$391,432	\$37,223	\$37,208	\$18,612	\$18,612
28	20	2050	\$160	\$403,175	\$38,340	\$38,325	\$19,170	\$19,170
29		2051	\$160	\$403,175	\$38,340	\$38,325	\$19,170	\$19,170
<b>TOTALS</b>					<b>\$701,511</b>	<b>\$701,071</b>	<b>\$427,348</b>	<b>\$293,212</b>
<b>NET PRESENT VALUE @</b>					<b>\$259,518</b>	<b>\$259,301</b>	<b>\$167,087</b>	<b>\$96,393</b>

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%
  - (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 0%
  - (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 0%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 5**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$441	\$441	\$42	\$0	\$0	\$0
2		2024	\$441	\$441	\$42	\$0	\$0	\$0
3		2025	\$441	\$441	\$42	\$0	\$0	\$0
4		2026	\$441	\$441	\$42	\$0	\$0	\$0
5		2027	\$441	\$441	\$42	\$0	\$0	\$0
6		2028	\$441	\$441	\$42	\$0	\$0	\$0
7		2029	\$441	\$441	\$42	\$0	\$0	\$0
8		2030	\$441	\$441	\$42	\$0	\$0	\$0
9	1	2031	\$441	\$816,000	\$77,598	\$77,556	\$58,198	\$3,880
10	2	2032	\$441	\$816,000	\$77,598	\$77,556	\$58,198	\$3,880
11	3	2033	\$441	\$840,480	\$79,925	\$79,884	\$59,944	\$3,996
12	4	2034	\$441	\$840,480	\$79,925	\$79,884	\$59,944	\$3,996
13	5	2035	\$441	\$865,694	\$82,323	\$82,281	\$61,742	\$4,116
14	6	2036	\$441	\$865,694	\$82,323	\$82,281	\$61,742	\$4,116
15	7	2037	\$441	\$891,665	\$84,793	\$84,751	\$63,595	\$4,240
16	8	2038	\$441	\$891,665	\$84,793	\$84,751	\$63,595	\$4,240
17	9	2039	\$441	\$918,415	\$87,337	\$87,295	\$65,503	\$4,367
18	10	2040	\$441	\$918,415	\$87,337	\$87,295	\$65,503	\$4,367
19	11	2041	\$441	\$945,968	\$89,957	\$89,915	\$44,978	\$22,489
20	12	2042	\$441	\$945,968	\$89,957	\$89,915	\$44,978	\$22,489
21	13	2043	\$441	\$974,347	\$92,655	\$92,614	\$46,328	\$23,164
22	14	2044	\$441	\$974,347	\$92,655	\$92,614	\$46,328	\$23,164
23	15	2045	\$441	\$1,003,577	\$95,435	\$95,393	\$47,718	\$23,859
24	16	2046	\$441	\$1,003,577	\$95,435	\$95,393	\$47,718	\$23,859
25	17	2047	\$441	\$1,033,684	\$98,298	\$98,256	\$49,149	\$24,575
26	18	2048	\$441	\$1,033,684	\$98,298	\$98,256	\$49,149	\$24,575
27	19	2049	\$441	\$1,064,695	\$101,247	\$101,205	\$50,624	\$25,312
28	20	2050	\$441	\$1,064,695	\$101,247	\$101,205	\$50,624	\$25,312
29		2051	\$441	\$1,096,636	\$104,285	\$104,243	\$52,142	\$0
<b>TOTALS</b>					<b>\$1,883,757</b>	<b>\$1,882,542</b>	<b>\$1,147,699</b>	<b>\$384,279</b>
<b>NET PRESENT VALUE @</b>					<b>\$697,401</b>	<b>\$696,800</b>	<b>\$449,103</b>	<b>\$110,412</b>

- Notes:
- (1) Total 2022 mill levies: 9.5095
  - (2) Total 2022 mill levies subject to abatement: 9.5095
  - (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
  - (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
  - (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
  - (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5%
  - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 25%
  - (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20%
  - (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 25%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 6**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$160	\$160	\$15	\$0	\$0	\$0
2		2024	\$160	\$160	\$15	\$0	\$0	\$0
3		2025	\$160	\$160	\$15	\$0	\$0	\$0
4		2026	\$160	\$160	\$15	\$0	\$0	\$0
5		2027	\$160	\$160	\$15	\$0	\$0	\$0
6		2028	\$160	\$160	\$15	\$0	\$0	\$0
7		2029	\$160	\$160	\$15	\$0	\$0	\$0
8		2030	\$160	\$160	\$15	\$0	\$0	\$0
9		2031	\$160	\$160	\$15	\$0	\$0	\$0
10	1	2032	\$160	\$300,000	\$28,529	\$28,513	\$21,396	\$7,132
11	2	2033	\$160	\$300,000	\$28,529	\$28,513	\$21,396	\$7,132
12	3	2034	\$160	\$309,000	\$29,384	\$29,369	\$22,038	\$7,346
13	4	2035	\$160	\$309,000	\$29,384	\$29,369	\$22,038	\$7,346
14	5	2036	\$160	\$318,270	\$30,266	\$30,251	\$22,699	\$7,566
15	6	2037	\$160	\$318,270	\$30,266	\$30,251	\$22,699	\$7,566
16	7	2038	\$160	\$327,818	\$31,174	\$31,159	\$23,380	\$7,793
17	8	2039	\$160	\$327,818	\$31,174	\$31,159	\$23,380	\$7,793
18	9	2040	\$160	\$337,653	\$32,109	\$32,094	\$24,082	\$8,027
19	10	2041	\$160	\$337,653	\$32,109	\$32,094	\$24,082	\$8,027
20	11	2042	\$160	\$347,782	\$33,072	\$33,057	\$16,536	\$16,536
21	12	2043	\$160	\$347,782	\$33,072	\$33,057	\$16,536	\$16,536
22	13	2044	\$160	\$358,216	\$34,065	\$34,049	\$17,032	\$17,032
23	14	2045	\$160	\$358,216	\$34,065	\$34,049	\$17,032	\$17,032
24	15	2046	\$160	\$368,962	\$35,086	\$35,071	\$17,543	\$17,543
25	16	2047	\$160	\$368,962	\$35,086	\$35,071	\$17,543	\$17,543
26	17	2048	\$160	\$380,031	\$36,139	\$36,124	\$18,070	\$18,070
27	18	2049	\$160	\$380,031	\$36,139	\$36,124	\$18,070	\$18,070
28	19	2050	\$160	\$391,432	\$37,223	\$37,208	\$18,612	\$18,612
29	20	2051	\$160	\$391,432	\$37,223	\$37,208	\$18,612	\$18,612
<b>TOTALS</b>					<b>\$654,231</b>	<b>\$653,791</b>	<b>\$402,778</b>	<b>\$251,316</b>
<b>NET PRESENT VALUE @</b>					<b>\$235,351</b>	<b>\$235,134</b>	<b>\$152,657</b>	<b>\$82,588</b>

Notes:

- (1) Total 2022 mill levies: 9.5095
- (2) Total 2022 mill levies subject to abatement: 9.5095
- (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
- (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75%
- (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50%
- (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 25%
- (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 50%
- (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 0%
- (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 0%

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 7**

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT	
1		2023	\$441	\$441	\$42	\$0	\$0	\$0	
2		2024	\$441	\$441	\$42	\$0	\$0	\$0	
3		2025	\$441	\$441	\$42	\$0	\$0	\$0	
4		2026	\$441	\$441	\$42	\$0	\$0	\$0	
5		2027	\$441	\$441	\$42	\$0	\$0	\$0	
6		2028	\$441	\$441	\$42	\$0	\$0	\$0	
7		2029	\$441	\$441	\$42	\$0	\$0	\$0	
8		2030	\$441	\$441	\$42	\$0	\$0	\$0	
9		2031	\$441	\$441	\$42	\$0	\$0	\$0	
10	1	2032	\$441	\$1,080,000	\$102,703	\$102,661	\$77,027	\$5,135	\$20,541
11	2	2033	\$441	\$1,080,000	\$102,703	\$102,661	\$77,027	\$5,135	\$20,541
12	3	2034	\$441	\$1,112,400	\$105,784	\$105,742	\$79,338	\$5,289	\$21,157
13	4	2035	\$441	\$1,112,400	\$105,784	\$105,742	\$79,338	\$5,289	\$21,157
14	5	2036	\$441	\$1,145,772	\$108,957	\$108,915	\$81,718	\$5,448	\$21,791
15	6	2037	\$441	\$1,145,772	\$108,957	\$108,915	\$81,718	\$5,448	\$21,791
16	7	2038	\$441	\$1,180,145	\$112,226	\$112,184	\$84,169	\$5,611	\$22,445
17	8	2039	\$441	\$1,180,145	\$112,226	\$112,184	\$84,169	\$5,611	\$22,445
18	9	2040	\$441	\$1,215,550	\$115,593	\$115,551	\$86,695	\$5,780	\$23,119
19	10	2041	\$441	\$1,215,550	\$115,593	\$115,551	\$86,695	\$5,780	\$23,119
20	11	2042	\$441	\$1,252,016	\$119,060	\$119,019	\$59,530	\$29,765	\$29,765
21	12	2043	\$441	\$1,252,016	\$119,060	\$119,019	\$59,530	\$29,765	\$29,765
22	13	2044	\$441	\$1,289,576	\$122,632	\$122,590	\$61,316	\$30,658	\$30,658
23	14	2045	\$441	\$1,289,576	\$122,632	\$122,590	\$61,316	\$30,658	\$30,658
24	15	2046	\$441	\$1,328,264	\$126,311	\$126,269	\$63,156	\$31,578	\$31,578
25	16	2047	\$441	\$1,328,264	\$126,311	\$126,269	\$63,156	\$31,578	\$31,578
26	17	2048	\$441	\$1,368,112	\$130,101	\$130,059	\$65,050	\$32,525	\$32,525
27	18	2049	\$441	\$1,368,112	\$130,101	\$130,059	\$65,050	\$32,525	\$32,525
28	19	2050	\$441	\$1,409,155	\$134,004	\$133,962	\$67,002	\$33,501	\$33,501
29	20	2051	\$441	\$1,409,155	\$134,004	\$133,962	\$67,002	\$33,501	\$33,501
<b>TOTALS</b>					<b>\$2,355,118</b>	<b>\$2,353,902</b>	<b>\$1,450,001</b>	<b>\$370,580</b>	<b>\$534,159</b>
<b>NET PRESENT VALUE @</b>					<b>\$847,175</b>	<b>\$846,575</b>	<b>\$549,566</b>	<b>\$110,822</b>	<b>\$186,496</b>

Notes:

- |  |        |
|--|--------|
| (1) Total 2022 mill levies:  | 9.5095 |
| (2) Total 2022 mill levies subject to abatement:   | 9.5095 |
| (3) The projected appraised value is assumed to increase biennially at the following rate:   | 3.00%  |
| (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement:  | 75.00% |
| (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement:   | 50.00% |
| (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement:  | 5%     |
| (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement:   | 25%    |
| (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs:  | 20%    |
| (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: | 25%    |

**WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD)  
Real Property Tax Abatement Calculations - Building 8**

PROJECT YEAR	ABATEMENT YEAR		TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	PROJECTED REAL ESTATE TAX INCREMENT	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
1		2023	\$546	\$546	\$52	\$0	\$0	\$0	\$0
2		2024	\$546	\$546	\$52	\$0	\$0	\$0	\$0
3		2025	\$546	\$546	\$52	\$0	\$0	\$0	\$0
4		2026	\$546	\$546	\$52	\$0	\$0	\$0	\$0
5	1	2027	\$546	\$1,020,000	\$96,997	\$96,945	\$72,748	\$4,850	\$14,550
6	2	2028	\$546	\$1,020,000	\$96,997	\$96,945	\$72,748	\$4,850	\$14,550
7	3	2029	\$546	\$1,050,600	\$99,907	\$99,855	\$74,930	\$4,995	\$14,986
8	4	2030	\$546	\$1,050,600	\$99,907	\$99,855	\$74,930	\$4,995	\$14,986
9	5	2031	\$546	\$1,082,118	\$102,904	\$102,852	\$77,178	\$5,145	\$15,436
10	6	2032	\$546	\$1,082,118	\$102,904	\$102,852	\$77,178	\$5,145	\$15,436
11	7	2033	\$546	\$1,114,582	\$105,991	\$105,939	\$79,493	\$5,300	\$15,899
12	8	2034	\$546	\$1,114,582	\$105,991	\$105,939	\$79,493	\$5,300	\$15,899
13	9	2035	\$546	\$1,148,019	\$109,171	\$109,119	\$81,878	\$5,459	\$16,376
14	10	2036	\$546	\$1,148,019	\$109,171	\$109,119	\$81,878	\$5,459	\$16,376
15	11	2037	\$546	\$1,182,460	\$112,446	\$112,394	\$56,223	\$28,111	\$28,111
16	12	2038	\$546	\$1,182,460	\$112,446	\$112,394	\$56,223	\$28,111	\$28,111
17	13	2039	\$546	\$1,217,933	\$115,819	\$115,767	\$57,910	\$28,955	\$28,955
18	14	2040	\$546	\$1,217,933	\$115,819	\$115,767	\$57,910	\$28,955	\$28,955
19	15	2041	\$546	\$1,254,471	\$119,294	\$119,242	\$59,647	\$29,823	\$29,823
20	16	2042	\$546	\$1,254,471	\$119,294	\$119,242	\$59,647	\$29,823	\$29,823
21	17	2043	\$546	\$1,292,105	\$122,873	\$122,821	\$61,436	\$30,718	\$30,718
22	18	2044	\$546	\$1,292,105	\$122,873	\$122,821	\$61,436	\$30,718	\$30,718
23	19	2045	\$546	\$1,330,869	\$126,559	\$126,507	\$63,279	\$31,640	\$31,640
24	20	2046	\$546	\$1,330,869	\$126,559	\$126,507	\$63,279	\$31,640	\$31,640
25		2047	\$546	\$1,370,795	\$130,356	\$130,304	\$0	\$130,356	\$0
26		2048	\$546	\$1,370,795	\$130,356	\$130,304	\$0	\$130,356	\$0
27		2049	\$546	\$1,411,919	\$134,266	\$134,215	\$0	\$134,266	\$0
28		2050	\$546	\$1,411,919	\$134,266	\$134,215	\$0	\$134,266	\$0
29		2051	\$546	\$1,454,276	\$138,294	\$138,242	\$0	\$138,294	\$0
<b>TOTALS</b>					<b>\$2,891,668</b>	<b>\$2,890,163</b>	<b>\$1,369,446</b>	<b>\$1,017,531</b>	<b>\$452,986</b>
<b>NET PRESENT VALUE @</b>					<b>\$1,203,012</b>	<b>\$1,202,268</b>	<b>\$678,357</b>	<b>\$294,271</b>	<b>\$199,066</b>

Notes:

- (1) Total 2022 mill levies: 9.5095
- (2) Total 2022 mill levies subject to abatement: 9.5095
- (3) The projected appraised value is assumed to increase biennially at the following rate: 3.00%
- (4) Years 1 - 10: Percentage abatement of the incremental taxes subject to abatement: 75.00%
- (5) Years 11 - 20: Percentage abatement of the incremental taxes subject to abatement: 50.00%
- (6) Years 1 - 10: PILOT as percentage of RE taxes absent abatement: 5%
- (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 25%
- (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20%
- (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 25%

GOVERNMENTAL ENTITY	PROJECT	SF	ABATEMENT TERM	ABATEMENT LEVEL (Converted to Est. % Abatement, where applicable)	ABATEMENT LEVEL
Kansas City (PortKC)	Three Trails Industrial Park (three buildings)	1,300,000	20 years	100% (Yrs 1-13); 50% (Yr 14); 40% (Yr 15); 30% (Yr 16); 20% (Yr 17); 10% (Yrs 18-20)	
Kansas City (PortKC)	Northland Park (HWY 210 & N. Kimball Drive)	1,500,000	20 years	90% (Yrs 1-10); 50% (Yrs 11-20)	
Grandview	Southpointe Business Park	737,000	15 years	58.5% (Yrs 1-15) INCLUDING 20% "Additional Rent" for infrastructure	
Kansas City (PortKC)	Skyport Industrial Park	762,000	22 years	90% (Yrs 1-12); 50% (Yrs 13 - 22) [plus 10-yr personal property abatement on equipment]	
Kansas City (EEZ)	Hunt Midwest Business Center (HMBC I - III)	623,785	25 years	100% (Yrs 1 - 25)	
Belton	Southview Commerce Center (Building I)	454,489	20 years	96% (Yrs 1-5); 93% (Yrs 6-8); 90% (Yrs 9-10); 88.5% (Yrs 11-12); 55% (Yrs. 13-20)	\$0.05 psf (Yrs 1-5); \$0.08 psf (Yrs 6-8); \$0.12 psf (Yrs 9-10); \$0.14 psf (Yrs 11-12); \$0.55 psf (Yrs 13-20)
Blue Springs	Faurecia	250,000	15 years	100% (Yrs 1-10); 50% (Yrs 11-15) [plus 15-yr personal property abatement on equipment]	
Liberty	Liberty Logistics Center (three buildings)	922,000	10 years	100% (Yrs 1-10)	
Liberty	Heartland Meadows Commerce Center	181,321	10 years	90% (Yrs 1-10)	
Liberty	Broadacres Industrial Park	3,300,000	20 years	90% (Yr 1); Decline from 90% to 18% (Yrs 2 - 20)	
Kansas City	Executive Park Logistics Center (2 buildings)	396,455	15 years	100% (Yrs 1 - 10); 50% (Yrs 11 - 15)	
Kansas City (Port KC)	Blue River Commerce Center	2,590,000	20 years	94% (Yrs 1-10); 50% (Yrs 11-20)	\$0.08 psf (Yrs 1-10); 50% (Yrs 11 - 20)
Kansas City (Port KC)	Niagra (NWC 112th and North Congress Ave.)	630,000	16 years	-92% (Yrs 1-7); -83% (Yrs 8-11); -73% - 35% (Yrs 12 -16) [plus personal prop. abatement]	-\$0.11 psf (Yrs 1-7); -\$0.23 psf (Yrs 8-11); -\$0.36 psf rising to \$0.88 psf (Yrs 12 - 16)
Raymore	Raymore Commerce Center	564,970	20 years	-97.5% (Yrs 1--20)	\$0.03 psf (Yrs 1 - 20)
Platte City	Van Trust Project	2,000,000	16 years	Fixed PILOTS starting at \$0.04 Years 1-3, \$0.05 Years 4-7, \$0.10 Years 8-10, Sliding from \$0.20 to \$0.90 Years 11-16	
Kansas City (PortKC)	HWY 210 and Brighton	576,400	20 years	90% (Yrs 1-10); 50% (Yrs 11-20)	
Lee's Summit	NE Tudor Road and NW Main Street	798,000	20 years	75% (Yrs 1-10); 50% (Yrs 11-20) [plus public improvements assessment]	
Lee's Summit	HWY 291 and Bailey Road	604,000	20 years	75% (Yrs 1-10); 50% (Yrs 11-20) [plus public improvements assessment]	
Lee's Summit	NE Independence and NE Town Centre Blvd.	250,000	20 years	75% (Yrs 1-10); 50% (Yrs 11-20) [plus public improvements assessment]	

## WARD DEVELOPMENT (SWQ I-470 AND NE STROTHER ROAD) Sales Tax Savings

Est. Construction Budget	\$ 40,346,708
Est. Materials Percentage	40.00%
Est. Materials Cost	\$ 16,138,683
Total Sales and Use Tax Rate	8.35%
<b>Est. Sales and Use Tax Savings</b>	<b>\$ 976,996</b>

City Sales and Use Tax Rate	2.750%
County Sales Tax Rate	1.250%
State Sales and Use Tax Rate	4.225%
Zoo Sales Tax Rate	0.125%
	8.350%
Est. Allocation of Material Purchases:	
Lee's Summit	8.00%
Missouri (outside Lee's Summit)^	50.00%
Outside Missouri	42.00%

Lee's Summit Sales Tax Savings	\$ 35,505
Lee's Summit Use Tax Savings	\$ 186,402
<b>Total Lee's Summit Sales and Use Tax</b>	<b>\$ 221,907</b>
County Sales Tax Savings	\$ 66,572
State Sales and Use Tax Savings	\$ 681,859
Zoo Sales Tax Savings	\$ 6,657
<b>Lee's Summit % of Total Savings</b>	<b>22.71%</b>

^50% of sales in MO outside City are assumed to be subject to County and Stadium Sales Tax