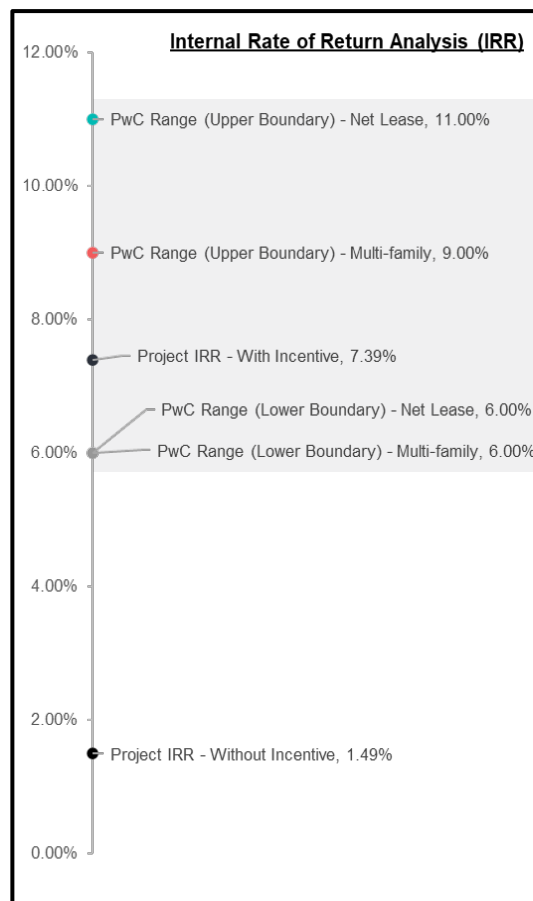


**City of Lee's Summit, Missouri**  
**Incentive Sensitivity Analysis - Oldham Village**

January 7th, 2025

Change to IRR	NPV Reduction of Incentive	IRR
0.22%	\$1,000,000	7.05%
0.21%	\$2,000,000	6.84%
0.20%	\$3,000,000	6.64%
0.20%	\$4,000,000	6.44%
0.19%	\$5,000,000	6.25%
0.19%	\$6,000,000	6.06%
0.18%	\$7,000,000	5.88%
0.18%	\$8,000,000	5.70%
0.17%	\$9,000,000	5.52%
0.17%	\$10,000,000	5.35%
0.17%	\$11,000,000	5.18%
0.16%	\$12,000,000	5.02%
0.16%	\$13,000,000	4.86%
0.16%	\$14,000,000	4.70%
0.15%	\$15,000,000	4.55%
0.15%	\$16,000,000	4.40%
0.15%	\$17,000,000	4.25%
0.14%	\$18,000,000	4.11%
0.14%	\$19,000,000	3.96%
0.14%	\$20,000,000	3.83%
0.14%	\$21,000,000	3.69%
0.13%	\$22,000,000	3.55%
0.13%	\$23,000,000	3.42%
0.13%	\$24,000,000	3.29%
0.13%	\$25,000,000	3.16%
0.13%	\$26,000,000	3.04%
0.12%	\$27,000,000	2.92%
0.11%	\$28,000,000	2.81%
0.11%	\$29,000,000	2.70%
0.11%	\$30,000,000	2.60%
0.10%	\$31,000,000	2.49%
0.10%	\$32,000,000	2.39%
0.10%	\$33,000,000	2.28%
0.10%	\$34,000,000	2.18%
0.10%	\$35,000,000	2.08%
0.10%	\$36,000,000	1.97%



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### Notes

- 1) Assumes capitalization rate of 7.00%
- 2) IRR will vary under different financing assumptions
- 3) PV reductions in Phase 2 will result in a smaller impact due to discounting
- 4) Sensitivity analysis assumes Applicant will receive STECM