

2020				2023			
Approved TIF Revenue Projections in Amendment 2020				TIF Revenue Projections 2023			
Revenue - PILOTS and EATS NPV 5.75%		\$ 34,352,687	Entire Plan	Revenues - PILOTS and EATS NPV 7.00%		Entire Plan	
			2020 Market Value			2023 Market Value	112,302,294
Construction of Buildings which Generate PILOTS				Construction of Buildings which Generate PILOTS			
Phase One		Post Development MV @70%		Phase One		Post Development MV @90%	Estimated Costs (no TI included)
Lot 1 Paragon Star Concessions		1,400,000		Lot 9, Office and 1st Floor Retail /Restaurant		17,460,000	19,400,000
Lot 9, Office and 1st Floor Retail /Restaurant		10,906,395		Lot 13, Paragon Plaza		840,000	20% increase
Lot 10, Medical Office Building		7,892,493		Lot 14, Interior Drive Aisle and Adjacent Parking Areas		922,294	20% increase
Lot 13, Paragon Plaza		700,000		Lot 16, Shared Parking Lot		715,000	20% increase
Lot 14, Interior Drive Aisle and Adjacent Parking Areas		768,579		Total		19,937,294	
Lot 16, MOB Shared Parking Lot		594,508					
Lot 17, Parking Lot		449,763		Phase Two		January	
Total		22,711,738		1, 2025 (December PILOTS)			
				Lot 1 Paragon Star Concessions		585,000	650,000
				Lot 10, Medical Office Building		13,500,000	15,000,000
				Lot 17, Parking Lot		540,000	20% increase
Phase Two				Replat of Graham, Lot 15, Coffee Drive Thru		1,500,000	20% increase
Lot 11, Entertainment Venue		2,631,189		Total		16,125,000	
Lot 12, Restaurant		2,261,542					
Paragon Star Lot 2, Replat Lot 7 Retail / Restaurant		5,501,393		Phase Three			
Paragon Star Lot 2, Replat Lot 7 Multi-Family		41,078,415		January 1, 2026 (December PILOTS)			
Paragon Star Lot 2, Replat Lot 7 Parking Garage		4,200,000		Paragon Star Lot 2, Replat Lot 7 Retail / Restaurant		7,200,000	8,000,000
Paragon Star Lot 2, Replat Lots 6 & 8 Parking		700,000		Paragon Star Lot 2, Replat Lot 7 Multi-Family		40,500,000	45,000,000
				Paragon Star Lot 2, Replat Lot 7 Parking Garage		-	10,500,000
				Paragon Star Lot 2, Replat Lots 6 & 8 Parking		840,000	20% increase
Total		56,372,539		Replat of Graham, Lot 18, Hotel and related Parking		12,000,000	same
				Total		60,540,000	
				Phase Four		January	
Phase Three				1, 2027 (PILOTS)			
Replat of Graham, Lot 15, Coffee Drive Thru		1,329,765		Lot 11, Entertainment Venue		3,100,000	20% increase
Replat of Graham, Lot 18, Hotel and related Parking		12,000,000		Lot 12, Restaurant		2,700,000	20% increase
Replat of Graham, Lot 20, Utility Building		52,500		Replat of Graham, Lot 20, Commercial		900,000	1,000,000
Total		13,382,265		Total		6,700,000	
Phase Four				Phase Five			
Replat of Graham, Lot 19, Hotel and related Parking		9,000,000		January 1, 2028 (December PILOTS)			
Total		9,000,000		Replat of Graham, Lot 19, Hotel and related Parking		9000000	same
				Total		9,000,000	
Grand Total MV for Assessed Valuation		101,466,542		Grand Total MV for Assessed Valuation		112,302,294	
Annual Sales per Square Foot Assumptions and Other			Square Ft	Sales per	Total	Annual Sales per Square Foot Assumptions	
						Square FT	Sales per
Phase One							Total
Lot 3, Sports Complex Concessions (2)				plug #	200,000	Phase One (2024 for PILOTS)	
Lot 9, 1st Floor Retail / Restaurant		Retail	5,800	320	1,856,000	Lot 9, 1st Floor Retail / Restaurant	Restaurant
		Restaurant	26,200	450	11,790,000		Restaurant
Paragon Plaza					0.00		Restaurant
						Paragon Plaza	
Total Phase One					13,846,000	Total Phase One	
							12,805,198

Phase Two					Phase Two (2025 for PILOTS)				
Lot 7 Retail / Restaurant (Leasing Plan)	Retail	30,350	320	9,712,000	Lot 15, Coffee Drive Thru	restaurant	1,800	nat'l average	1,250,000
	Restaurant	5,000	450	2,250,000	Lot 3, Sports Complex Concessions (2)			Average	200,000
Lot 11, Entertainment Venue		11,552	plug#	3,500,000	Total Phase Two				1,450,000
Lot 12, Restaurant		14,500	500	7,250,000					
					Phase Three 2025 for PILOTS				
Total Phase Two				22,712,000	Lot 7 Retail / Restaurant	Retail	19,000	320	6,080,000
							5,000	450	2,250,000
Phase Three					Phase Four 2027 for PILOTS				
Lot 15, Coffee Drive Thru	restaurant	1,800	plug #	215,000	Total Phase Three				8,330,000
Lot 18, Hotel Restaurant			plug #	450,000					
					Phase Four 2027 for PILOTS				
Total Phase Three				665,000	Lot 11, Entertainment Venue		11,552	Average	3,500,000
					Lot 12, Restaurant		14,500	500	7,250,000
Phase Four					Lot 18, Hotel Restaurant			Average	450,000
Lot 19, Hotel Restaurant			plug#	450,000	Total Phase Four				11,200,000
Total Phase Four				450,000	Phase Five 2028 for PILOTS				
					Lot 19, Hotel Restaurant			Average	450,000
					Total Phase Five				450,000