

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Assumptions and Summary**

ASSUMPTIONS

BASE ASSESSED VALUE (BEFORE DEVELOPMENT OF THE PROJECT)

BASE MARKET VALUE	\$21,497
BASE ASSESSED VALUE	\$2,580

PROJECTED ASSESSED VALUE (AFTER DEVELOPMENT OF THE PROJECT)

AD VALOREM ASSUMPTIONS

TOTAL APPRAISED VALUE	\$18,427,500
TOTAL ASSESSED VALUE	\$5,896,800

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:	\$1,462,279
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PUBLIC INFRASTRUCTURE REIMBURSEMENT

ESTIMATED REIMBURSEMENT WITH PUBLIC INFRASTRUCTURE ASSESSMENTS:	\$1,218,403 (NPV)
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PROPERTY TAXES/PILOTS TO TAXING JURISDICTIONS

TOTAL ADDITIONAL PROPERTY TAX REVENUE FOR TAXING JURISDICTIONS:	\$2,316,238 (NPV)
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PROPERTY TAX ABATEMENT TO ATTRACT TENANTS

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

**LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Assessed Value Worksheet**

BASE ASSESSED VALUATION (2021)

2021 Levy: 0.082396

	Acres	Owner	Appraised Value	Assessed Value	Tax
<u>61-800-02-60-00-0-00-000</u>	47.47	LS Industrial LLC	\$ 21,497	\$ 2,580	\$ 212.58
TOTAL:	47.47		\$21,497	\$2,580	\$212.58

ESTIMATED POST-CONSTRUCTION ASSESSED VALUATION (land + improvements)

	SF	Appraised Value PSF	Appraised Value	Assessed Value	Assessed Value PSF
Building 1	393,120	\$ 47	\$ 18,427,500	\$ 5,896,800	\$ 15
Building 2	211,120	\$ 45	\$ 9,583,356	\$ 3,066,674	\$ 15

Comps	2021			
	SF	Assessed	Assessed PSF	
49-230-03-15-00-0-00-000	494,816	6,724,096	\$ 14	87th and I-435:
49-340-01-08-00-0-00-000	364,040	5,275,200	\$ 14	4601 E 87TH ST KANSAS CITY MO, 64137
49-340-01-09-00-0-00-000	331,130	4,536,000	\$ 14	4201 E 87TH ST KANSAS CITY MO, 64137
				8750 ELMWOOD AVE KANSAS CITY MO, 64137
				KCS Intermodal:
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 KANSAS CITY MO, 64147
		Average:	\$ 15	

Comps	2020			
	SF	Appraised	Assessed PSF	
29-320-41-02-00-0-00-000	120,000	\$ 5,111,275	\$ 13.63	751 Wyoming Street, Kansas City, MO 64101 (Jackson)
67-900-01-01-04-0-00-000	300,000	\$ 15,700,000	\$ 16.75	3500 E 149th St., Kansas City, MO 64147 (Jackson)
23-3.0-06-000-000-111.000	100,000	\$ 4,904,261	\$ 15.69	4300-4324 NW Belgium Blvd., Riverside MO (Platte)
52-240-07-03-00-0-00-000	68,225	\$ 3,584,000	\$ 16.81	2660 NE McBaine Dr., Lee's Summit, MO (Jackson)
67-800-01-10-00-0-00-000	450,660	\$ 22,641,200	\$ 16.08	14901 Andrews Rd, Kansas City, MO 64147 (Jackson)
67-900-01-02-00-0-00-000	597,119	\$ 22,690,518	\$ 12.16	14940 Thunderbird Road, Kansas City, MO 64147 (Jackson)
		Average:	\$ 15	

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Timing Assumptions

	Construction Year	First Full Valuation Year
Building 1	2022	2023
Building 2	2023	2024

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Tax Rates

2021 MILL LEVY RATES			
<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	0.0663	0.0000	0.066
City	1.4199	0.0000	1.420
Jackson County	0.5824	0.0000	0.582
Library	0.3468	0.0000	0.347
School District	5.4837	0.0000	5.484
Mental Health	0.1077	0.0000	0.108
Metro Junior College	0.2028	0.0000	0.203
State Blind Pension	0.0300	0.0000	0.030
DISTRICTS TOTAL	8.2396	0.0000	8.2396
M&M Replacement	1.4370		0
TOTAL	9.6766	0.0000	8.2396

City's % of mill levies: 17%

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)

	Annual	Gross	NPV
PILOTs		\$ 1,060,099	\$ 399,149
Excise Tax		\$ 1,072,710	\$ 1,072,710
Total		\$ 2,132,809	\$ 1,471,859

Plus Construction jobs
Plus permit fees
Less City services

**LS INDUSTRIAL (SEC MO 291 and SE Bailey 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
	2021	\$1,806	\$1,806	\$149	\$0	\$0	\$0	\$0
0	2022	\$1,806	\$1,806	\$149	\$0	\$0	\$0	\$0
1	2023	\$1,806	\$5,897,316	\$485,915	\$364,405	\$24,294	\$4,186	\$97,175
2	2024	\$1,806	\$8,963,474	\$738,554	\$553,916	\$36,928	\$6,364	\$147,711
3	2025	\$1,806	\$9,232,378	\$760,711	\$570,533	\$38,036	\$6,555	\$152,142
4	2026	\$1,806	\$9,232,378	\$760,711	\$570,533	\$38,036	\$6,555	\$152,142
5	2027	\$1,806	\$9,509,349	\$783,532	\$587,649	\$39,177	\$6,751	\$156,706
6	2028	\$1,806	\$9,509,349	\$783,532	\$587,649	\$39,177	\$6,751	\$156,706
7	2029	\$1,806	\$9,794,630	\$807,038	\$605,279	\$40,352	\$6,954	\$161,408
8	2030	\$1,806	\$9,794,630	\$807,038	\$605,279	\$40,352	\$6,954	\$161,408
9	2031	\$1,806	\$10,088,469	\$831,249	\$623,437	\$41,562	\$7,162	\$166,250
10	2032	\$1,806	\$10,088,469	\$831,249	\$623,437	\$41,562	\$7,162	\$166,250
11	2033	\$1,806	\$10,391,123	\$856,187	\$501,325	\$268,113	\$46,203	\$86,748
12	2034	\$1,806	\$10,391,123	\$856,187	\$428,093	\$385,284	\$66,395	\$42,809
13	2035	\$1,806	\$10,702,857	\$881,873	\$440,936	\$396,843	\$68,386	\$44,094
14	2036	\$1,806	\$10,702,857	\$881,873	\$440,936	\$396,843	\$68,386	\$44,094
15	2037	\$1,806	\$11,023,942	\$908,329	\$454,164	\$408,748	\$70,438	\$45,416
16	2038	\$1,806	\$11,023,942	\$908,329	\$454,164	\$408,748	\$70,438	\$45,416
17	2039	\$1,806	\$11,354,661	\$935,579	\$467,789	\$421,010	\$72,551	\$46,779
18	2040	\$1,806	\$11,354,661	\$935,579	\$467,789	\$421,010	\$72,551	\$46,779
19	2041	\$1,806	\$11,695,300	\$963,646	\$481,823	\$433,641	\$74,728	\$48,182
20	2042	\$1,806	\$11,695,300	\$963,646	\$481,823	\$433,641	\$74,728	\$48,182
21	2043	\$1,806	\$12,046,159	\$992,555	\$169,792	\$805,785	\$138,858	\$16,979
22	2044	\$1,806	\$12,046,159	\$992,555	\$0	\$992,555	\$171,043	\$0
TOTALS				\$18,666,166	\$10,480,753	\$6,151,695	\$1,060,099	\$2,033,377
NET PRESENT VALUE @				\$9,208,574	\$5,673,621	\$2,316,238	\$399,149	\$1,218,403

- Notes:
- (1) Total 2021 mill levies: 8.2396
 - (2) Total 2021 mill levies subject to abatement: 8.2396
 - (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: 5.0%
 - (7) Years 11 - 20: PILOT as percentage of RE taxes absent abatement: 45.00%
 - (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20.0%
 - (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 5.00%
 - (10) NPV discount rate: 5.50%

**LS INDUSTRIAL (SEC MO 291 and SE Bailey 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	
		2021	\$1,290	\$1,290	\$106	\$0	\$0	\$0	
0		2022	\$1,290	\$1,290	\$106	\$0	\$0	\$0	
1	1	2023	\$1,290	\$5,896,800	\$485,873	\$485,766	\$364,405	\$24,294	\$97,175
2	2	2024	\$1,290	\$5,896,800	\$485,873	\$485,766	\$364,405	\$24,294	\$97,175
3	3	2025	\$1,290	\$6,073,704	\$500,449	\$500,343	\$375,337	\$25,022	\$100,090
4	4	2026	\$1,290	\$6,073,704	\$500,449	\$500,343	\$375,337	\$25,022	\$100,090
5	5	2027	\$1,290	\$6,255,915	\$515,462	\$515,356	\$386,597	\$25,773	\$103,092
6	6	2028	\$1,290	\$6,255,915	\$515,462	\$515,356	\$386,597	\$25,773	\$103,092
7	7	2029	\$1,290	\$6,443,593	\$530,926	\$530,820	\$398,195	\$26,546	\$106,185
8	8	2030	\$1,290	\$6,443,593	\$530,926	\$530,820	\$398,195	\$26,546	\$106,185
9	9	2031	\$1,290	\$6,636,900	\$546,854	\$546,748	\$410,141	\$27,343	\$109,371
10	10	2032	\$1,290	\$6,636,900	\$546,854	\$546,748	\$410,141	\$27,343	\$109,371
11	11	2033	\$1,290	\$6,836,007	\$563,260	\$563,153	\$281,630	\$253,467	\$28,163
12	12	2034	\$1,290	\$6,836,007	\$563,260	\$563,153	\$281,630	\$253,467	\$28,163
13	13	2035	\$1,290	\$7,041,088	\$580,157	\$580,051	\$290,079	\$261,071	\$29,008
14	14	2036	\$1,290	\$7,041,088	\$580,157	\$580,051	\$290,079	\$261,071	\$29,008
15	15	2037	\$1,290	\$7,252,320	\$597,562	\$597,456	\$298,781	\$268,903	\$29,878
16	16	2038	\$1,290	\$7,252,320	\$597,562	\$597,456	\$298,781	\$268,903	\$29,878
17	17	2039	\$1,290	\$7,469,890	\$615,489	\$615,383	\$307,745	\$276,970	\$30,774
18	18	2040	\$1,290	\$7,469,890	\$615,489	\$615,383	\$307,745	\$276,970	\$30,774
19	19	2041	\$1,290	\$7,693,987	\$633,954	\$633,847	\$316,977	\$285,279	\$31,698
20	20	2042	\$1,290	\$7,693,987	\$633,954	\$633,847	\$316,977	\$285,279	\$31,698
21		2043	\$1,290	\$7,924,806	\$652,972			\$652,972	
22		2044	\$1,290	\$7,924,806	\$652,972			\$652,972	
TOTALS					\$12,446,130	\$11,137,847	\$6,859,769	\$4,255,281	\$1,330,868
NET PRESENT VALUE @					\$6,199,601	\$5,827,029	\$3,782,057	\$1,605,155	\$812,192

Notes:

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- (8) Years 1 - 10: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 20.00%
- (9) Years 11 - 20: Additional rent under Ch. 100 lease as percentage of RE taxes absent abatement used to reimburse Developer public infra. costs: 5.00%

LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Real Property Tax Abatement Calculations - Building 2

PROJECT YEAR	ABATEMENT YEAR	TOTAL BASE ASSESSED VALUE	TOTAL PROJECTED ASSESSED VALUE	PROJECTED REAL ESTATE TAX	ABATED REAL ESTATE TAX	PILOTS	PUBLIC INFRASTRUCTURE ASSESSMENT
		2021	\$516	\$516	\$43	\$0	\$0
0		2022	\$516	\$516	\$43	\$0	\$0
1		2023	\$516	\$516	\$43	\$0	\$0
2	1	2024	\$516	\$3,066,674	\$252,682	\$189,511	\$12,634
3	2	2025	\$516	\$3,158,674	\$260,262	\$195,197	\$13,013
4	3	2026	\$516	\$3,158,674	\$260,262	\$195,197	\$13,013
5	4	2027	\$516	\$3,253,434	\$268,070	\$201,052	\$13,403
6	5	2028	\$516	\$3,253,434	\$268,070	\$201,052	\$13,403
7	6	2029	\$516	\$3,351,037	\$276,112	\$207,084	\$13,806
8	7	2030	\$516	\$3,351,037	\$276,112	\$207,084	\$13,806
9	8	2031	\$516	\$3,451,569	\$284,395	\$213,297	\$14,220
10	9	2032	\$516	\$3,451,569	\$284,395	\$213,297	\$14,220
11	10	2033	\$516	\$3,555,116	\$292,927	\$219,695	\$14,646
12	11	2034	\$516	\$3,555,116	\$292,927	\$146,464	\$131,817
13	12	2035	\$516	\$3,661,769	\$301,715	\$150,858	\$135,772
14	13	2036	\$516	\$3,661,769	\$301,715	\$150,858	\$135,772
15	14	2037	\$516	\$3,771,622	\$310,767	\$155,383	\$139,845
16	15	2038	\$516	\$3,771,622	\$310,767	\$155,383	\$139,845
17	16	2039	\$516	\$3,884,771	\$320,090	\$160,045	\$144,040
18	17	2040	\$516	\$3,884,771	\$320,090	\$160,045	\$144,040
19	18	2041	\$516	\$4,001,314	\$329,692	\$164,846	\$148,362
20	19	2042	\$516	\$4,001,314	\$329,692	\$164,846	\$148,362
21	20	2043	\$516	\$4,121,353	\$339,583	\$169,792	\$152,812
22		2044	\$516	\$4,121,353	\$339,583		\$339,583
TOTALS					\$6,220,036	\$3,620,985	\$1,896,414
NET PRESENT VALUE @					\$3,008,973	\$1,891,564	\$711,083

Notes:

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|--|--------|
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LS INDUSTRIAL (SEC MO 291 and SE Bailey Road)
Sales Tax Savings

ESTIMATED CONSTRUCTION BUDGET	\$46,569,400
EST. % OF CONSTRUCTION BUDGET THAT IS MATERIALS COST	40%
ESTIMATED CONSTRUCTION MATERIALS	\$18,627,760
SALES TAX RATE	7.850%
ESTIMATED SALES TAX EXEMPTION SAVINGS	\$1,462,279