Tax Increment District No. 17 (Downtown North)
Tax Increment Projection Worksheet - The Chalmers Phase 3

Type of District	Mixed Use
Actual Creation Date	9/29/2015
Valuation Date	Jan. 1, 2015
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	20 | 2036
End of Expenditure Period	9/29/2030
Latest Termination Date	9/29/2035
Eligible for Extension/No. of Years	Yes | 3
Eligible Recipient District	No

Actual Base Value	0
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.50%
Current Tax Rate (Per $1,000 EV)	$19.82
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%
Discount Rate 1 for NPV Calculation	6.00%
Discount Rate 2 for NPV Calculation	6.00%

inflation applied to base?

Increment Split & Net Present Value Calculation

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	85% 6.00%	15% 6.00%
1	2021	0	2022	0	0	2023	19.82	0	0	0
2	2022	0	2023	0	0	2024	19.82	0	0	0
3	2023	0	2024	0	0	2025	19.82	0	0	0
4	2024	0	2025	0	0	2026	19.82	0	0	0
5	2025	0	2026	0	0	2027	19.82	0	0	0
6	2026	0	2027	0	0	2028	19.82	0	0	0
7	2027	13,230,000	2028	0	13,230,000	2029	19.82	262,239	222,903	39,336
8	2028	0	2029	66,150	13,296,150	2030	19.82	263,551	224,018	39,533
9	2029	0	2030	66,481	13,362,631	2031	19.82	264,868	225,138	39,730
10	2030	0	2031	66,813	13,429,444	2032	19.82	266,193	226,264	39,929
11	2031	0	2032	67,147	13,496,591	2033	19.82	267,524	227,395	40,129
12	2032	0	2033	67,483	13,564,074	2034	19.82	268,861	228,532	40,329
13	2033	0	2034	67,820	13,631,894	2035	19.82	270,205	229,675	40,531
14	2034	0	2035	68,159	13,700,054	2036	19.82	271,557	230,823	40,733
									1,814,748	320,250
		13,230,000		0						
							Future Value of Increment	2,134,997	6,967,791	
								NPV	1,326,897	234,158