

Zillman TID Feasibility

No.	Assessment Year	Budget Year	Base Value	Projected Value	TID		Cumulative Inc. Revenue	Debt Service on Project Costs	Total		After reserving for remaining debt Surplus/(deficit)	TID Payoff
					Incremental Value	Increment			Cash flow	Cum. Cash Flow		
1	2019	2020	2,049,600	2,049,600	-	-	-		-	-	(1,552,246)	
2	2020	2021	2,049,600	11,250,000	9,200,400	258,196	258,196		258,196	258,196	(1,294,051)	No
3	2021	2022	2,049,600	24,570,600	22,521,000	568,062	826,258		568,062	826,258	(725,989)	No
4	2022	2023	2,049,600	23,404,500	21,354,900	495,069	1,321,327	(49,000)	446,069	1,272,327	(230,919)	No
5	2023	2024	2,049,600	23,638,545	21,588,945	500,864	1,822,191	(49,000)	451,864	1,724,191	269,944	YES
6	2024	2025	2,049,600	23,874,930	21,825,330	506,348	2,328,538	(49,000)	457,348	2,181,538	776,292	YES
7	2025	2026	2,049,600	24,113,680	22,064,080	511,887	2,840,425	(49,000)	462,887	2,644,425	1,288,179	YES
8	2026	2027	2,049,600	24,354,817	22,305,217	517,481	3,357,906	(104,327)	413,154	3,057,579	1,805,660	YES
9	2027	2028	2,049,600	24,598,365	22,548,765	523,131	3,881,037	(104,327)	418,805	3,476,384	2,328,791	YES
10	2028	2029	2,049,600	24,844,348	22,794,748	528,838	4,409,876	(104,327)	424,512	3,900,896	2,857,629	YES
11	2029	2030	2,049,600	25,092,792	23,043,192	534,602	4,944,478	(104,327)	430,275	4,331,171	3,392,231	YES
12	2030	2031	2,049,600	25,343,720	23,294,120	540,424	5,484,901	(104,327)	436,097	4,767,268	3,932,655	YES
13	2031	2032	2,049,600	25,597,157	23,547,557	546,303	6,031,204	(104,327)	441,977	5,209,245	4,478,958	YES
14	2032	2033	2,049,600	25,853,129	23,803,529	552,242	6,583,446	(104,327)	447,915	5,657,160	5,031,200	YES
15	2033	2034	2,049,600	26,111,660	24,062,060	558,240	7,141,686	(104,327)	453,913	6,111,073	5,589,440	YES
16	2034	2035	2,049,600	26,372,776	24,323,176	564,298	7,705,984	(104,327)	459,971	6,571,044	6,153,737	YES
17	2035	2036	2,049,600	26,636,504	24,586,904	570,416	8,276,400	(104,327)	466,090	7,037,133	6,724,154	YES
18	2036	2037	2,049,600	26,902,869	24,853,269	576,596	8,852,996	(104,327)	472,269	7,509,403	7,300,749	YES
19	2037	2038	2,049,600	27,171,898	25,122,298	582,837	9,435,833	(104,327)	478,511	7,987,913	7,883,587	YES
20	2038	2039	2,049,600	27,443,617	25,394,017	589,141	10,024,974	(104,327)	484,815	8,472,728	8,472,728	YES
21	2039	2040	2,049,600	27,718,053	25,668,453	595,508	10,620,482		595,508	9,068,236	9,068,236	YES
22	2040	2041	2,049,600	27,995,234	25,945,634	601,939	11,222,421		601,939	9,670,175	9,670,175	YES
23	2041	2042	2,049,600	28,275,186	26,225,586	608,434	11,830,855		608,434	10,278,608	10,278,608	YES
24	2042	2043	2,049,600	28,557,938	26,508,338	614,993	12,445,848		614,993	10,893,602	10,893,602	YES
25	2043	2044	2,049,600	28,843,517	26,793,917	621,619	13,067,467		621,619	11,515,221	11,515,221	YES
26	2044	2045	2,049,600	29,131,952	27,082,352	628,311	13,695,778		628,311	12,143,531	12,143,531	YES
27	2045	2046	2,049,600	29,423,272	27,373,672	635,069	14,330,847		635,069	12,778,600	12,778,600	YES
							14,330,847				(1,552,246)	12,778,600

Annual appreciation	1.010
Interest Rate	5.00%
Base Value	2,049,600 (2019 value)
Property Tax rate	2.320%
Project Costs	980,000

Debt Service Calc

Interest rate	5.00%
Principal	980,000
Carrying cost	-

Year	Payment	Interest	Principal	Balance
1	49,000.00	49,000.00	-	980,000
2	49,000.00	49,000.00	-	980,000
3	49,000.00	49,000.00	-	980,000
4	49,000.00	49,000.00	-	980,000
5	\$104,326.65	49,000.00	55,326.65	924,673
6	\$104,326.65	46,233.67	58,092.98	866,580
7	\$104,326.65	43,329.02	60,997.63	805,583
8	\$104,326.65	40,279.14	64,047.51	741,535
9	\$104,326.65	37,076.76	67,249.89	674,285
10	\$104,326.65	33,714.27	70,612.38	603,673
11	\$104,326.65	30,183.65	74,143.00	529,530
12	\$104,326.65	26,476.50	77,850.15	451,680
13	\$104,326.65	22,583.99	81,742.66	369,937
14	\$104,326.65	18,496.86	85,829.79	284,107
15	\$104,326.65	14,205.37	90,121.28	193,986
16	\$104,326.65	9,699.30	94,627.35	99,359
17	\$104,326.65	4,967.94	99,358.71	0
	<u>1,552,246.45</u>	<u>572,246.45</u>	<u>980,000.00</u>	