

AGRISTO - SUMMARY ESTIMATED REVENUE NET GAIN FROM DEVELOPMENT - ALL LOCAL TAXING ENTITIES COMBINED					
CUMULATIVE PROP TAX REV	WITH PROJECT		WITHOUT PROJECT		NET GAIN IN PROP TAX REVENUE
5 YR PERIOD	\$	3,816,355	\$	905,336	\$ 2,911,019
10 YR PERIOD	\$	6,295,739	\$	1,810,672	\$ 4,485,067
20 YR PERIOD	\$	11,640,378	\$	3,621,343	\$ 8,019,035
30 YR PERIOD	\$	40,363,529	\$	5,432,015	\$ 34,931,514

AGRISTO - SUMMARY ESTIMATED REVENUE NET GAIN FROM DEVELOPMENT - BROKEN DOWN BY TAXING ENTITY					
	SCHOOL DISTRICT	CITY	COUNTY/STATE	PARK	
5 YR INCREMENTAL INCREASE	\$ 1,096,231	\$ 774,922	\$ 730,821	\$ 309,045	
10 YR INCREMENTAL INCREASE	\$ 1,688,986	\$ 1,193,938	\$ 1,125,991	\$ 476,152	
20 YR INCREMENTAL INCREASE	\$ 3,019,807	\$ 2,134,691	\$ 2,013,205	\$ 851,331	
30 YR INCREMENTAL INCREASE	\$ 13,154,506	\$ 9,298,875	\$ 8,769,671	\$ 3,708,462	

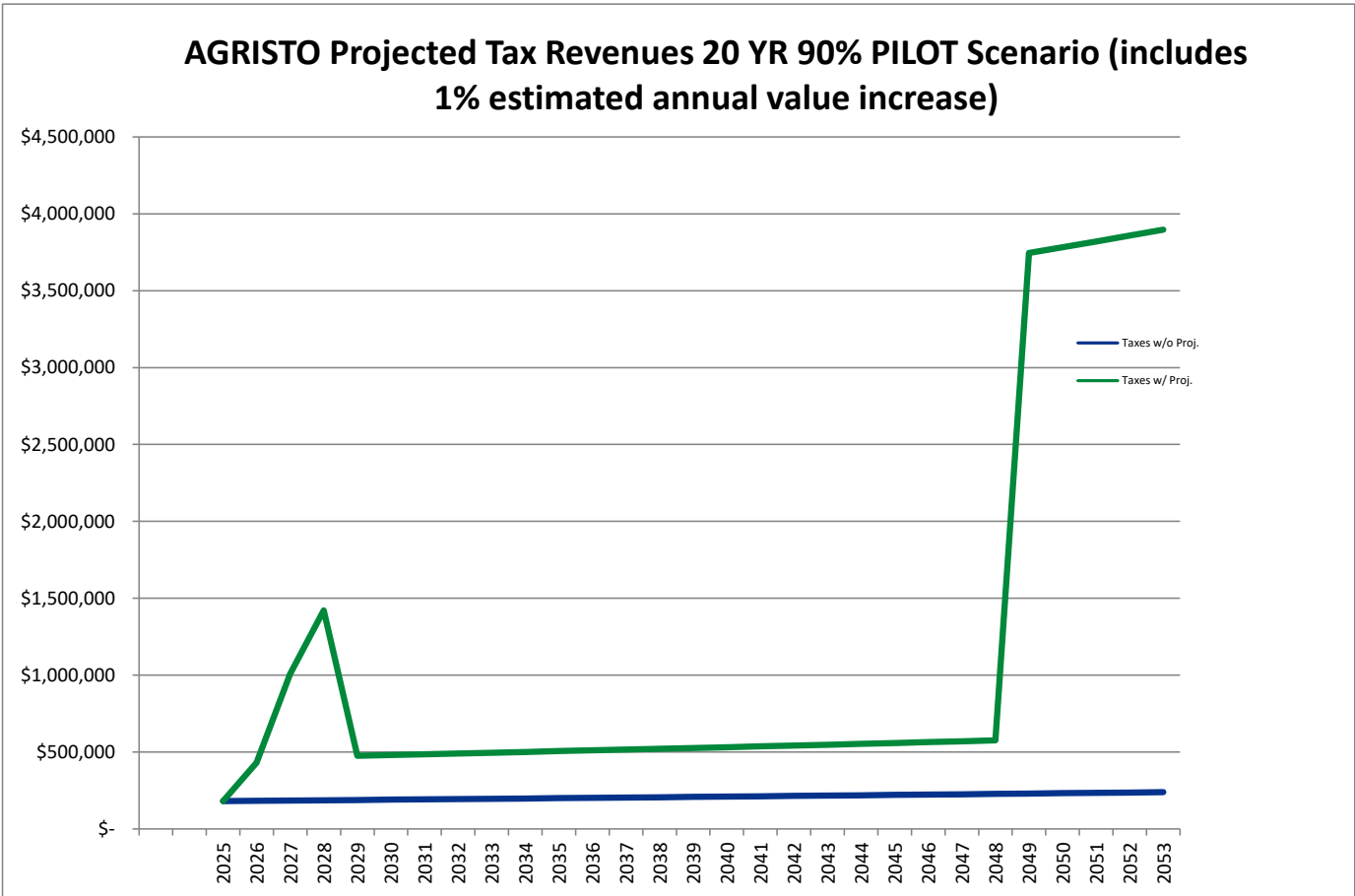
*NO ADDITIONAL EXPENSE ESTIMATED TO COUNTY/SCHOOL/PARK FOR THIS DEVELOPMENT

Assumptions:		
Post-proj. value (Improvements)	\$	175,000,000
Post-proj. value (Land)	\$	11,000,000
Initial land value:	\$	11,000,000
Effective tax rate		1.65%
Ann. Value Incr.		1%
% taxable during PILOT (15 yr)		10%

Entity Revenue Splits:		# of mills
City	27%	92.25
County/State/Other	25%	87.00
School - District	38%	130.50
Parks	11%	36.79
	100%	346.54

TOTAL Revenue:		
5-year revenue total (With Project):	\$	3,816,355
10-year revenue total (With Project):	\$	6,295,739
20-year revenue total (With Project):	\$	11,640,378
30-year revenue total (With Project):	\$	40,363,529

TOTAL Outcomes:		
5-year revenue total (Net Increase with project):	\$	2,883,494
10-year revenue total (Net Increase with project):	\$	4,382,432
20-year revenue total (Net Increase with project):	\$	7,613,590
30-year revenue total (Net Increase with project):	\$	34,002,144



AGRISTO PILOT LAND IS NOT SUBJECT TO PILOT - LAND FULLY TAXED 20 yr. 90% PILOT		Land	Improvements	PILOT Based on 10% Taxable 20 yrs Fully Taxable yrs 21 & forward*	Tax from	Tax from	City	County/State	School	Parks
Year of Valuation	True & Full Value	Value	Value		Land	Improvements	Share of Tax	Share of Tax	Share of Tax	Share of Tax
2025	\$ 11,000,000	\$ 11,000,000	\$ -	\$ 181,067	\$ 181,067	\$ 0	\$ 48,201	\$ 45,458	\$ 68,186	\$ 19,223
2026	\$ 26,110,000	\$ 11,110,000	\$ 15,000,000	\$ 429,788	\$ 182,878	\$ 246,910	\$ 114,411	\$ 107,900	\$ 161,849	\$ 45,628
2027	\$ 61,221,100	\$ 11,221,100	\$ 50,000,000	\$ 1,007,739	\$ 184,707	\$ 823,033	\$ 268,263	\$ 252,996	\$ 379,494	\$ 106,985
2028	\$ 86,333,311	\$ 11,333,311	\$ 75,000,000	\$ 1,421,102	\$ 186,554	\$ 1,234,549	\$ 378,302	\$ 356,772	\$ 535,159	\$ 150,870
2029	\$ 186,446,644	\$ 11,446,644	\$ 175,000,000	\$ 476,481	\$ 188,419	\$ 288,061	\$ 126,841	\$ 119,622	\$ 179,433	\$ 50,585
2030	\$ 188,311,111	\$ 11,561,111	\$ 176,750,000	\$ 481,245	\$ 190,303	\$ 290,942	\$ 128,109	\$ 120,818	\$ 181,227	\$ 51,091
2031	\$ 190,194,222	\$ 11,676,722	\$ 178,517,500	\$ 486,058	\$ 192,206	\$ 293,851	\$ 129,390	\$ 122,026	\$ 183,040	\$ 51,602
2032	\$ 192,096,164	\$ 11,793,489	\$ 180,302,675	\$ 490,918	\$ 194,128	\$ 296,790	\$ 130,684	\$ 123,247	\$ 184,870	\$ 52,118
2033	\$ 194,017,126	\$ 11,911,424	\$ 182,105,702	\$ 495,828	\$ 196,070	\$ 299,758	\$ 131,991	\$ 124,479	\$ 186,719	\$ 52,639
2034	\$ 195,957,297	\$ 12,030,538	\$ 183,926,759	\$ 500,786	\$ 198,030	\$ 302,755	\$ 133,311	\$ 125,724	\$ 188,586	\$ 53,165
2035	\$ 197,916,870	\$ 12,150,843	\$ 185,766,026	\$ 505,794	\$ 200,011	\$ 305,783	\$ 134,644	\$ 126,981	\$ 190,472	\$ 53,697
2036	\$ 199,896,038	\$ 12,272,352	\$ 187,623,687	\$ 510,852	\$ 202,011	\$ 308,841	\$ 135,990	\$ 128,251	\$ 192,376	\$ 54,234
2037	\$ 201,894,999	\$ 12,395,075	\$ 189,499,923	\$ 515,960	\$ 204,031	\$ 311,929	\$ 137,350	\$ 129,533	\$ 194,300	\$ 54,776
2038	\$ 203,913,949	\$ 12,519,026	\$ 191,394,923	\$ 521,120	\$ 206,071	\$ 315,048	\$ 138,724	\$ 130,829	\$ 196,243	\$ 55,324
2039	\$ 205,953,088	\$ 12,644,216	\$ 193,308,872	\$ 526,331	\$ 208,132	\$ 318,199	\$ 140,111	\$ 132,137	\$ 198,206	\$ 55,877
2040	\$ 208,012,619	\$ 12,770,659	\$ 195,241,961	\$ 531,594	\$ 210,213	\$ 321,381	\$ 141,512	\$ 133,458	\$ 200,188	\$ 56,436
2041	\$ 210,092,745	\$ 12,898,365	\$ 197,194,380	\$ 536,910	\$ 212,315	\$ 324,595	\$ 142,927	\$ 134,793	\$ 202,190	\$ 57,000
2042	\$ 212,193,673	\$ 13,027,349	\$ 199,166,324	\$ 542,279	\$ 214,439	\$ 327,841	\$ 144,356	\$ 136,141	\$ 204,212	\$ 57,570
2043	\$ 214,315,610	\$ 13,157,622	\$ 201,157,987	\$ 547,702	\$ 216,583	\$ 331,119	\$ 145,800	\$ 137,502	\$ 206,254	\$ 58,146
2044	\$ 216,458,766	\$ 13,289,198	\$ 203,169,567	\$ 553,179	\$ 218,749	\$ 334,430	\$ 147,258	\$ 138,877	\$ 208,316	\$ 58,728
2045	\$ 218,623,353	\$ 13,422,090	\$ 205,201,263	\$ 558,711	\$ 220,936	\$ 337,775	\$ 148,731	\$ 140,266	\$ 210,399	\$ 59,315
2046	\$ 220,809,587	\$ 13,556,311	\$ 207,253,275	\$ 564,298	\$ 223,146	\$ 341,152	\$ 150,218	\$ 141,669	\$ 212,503	\$ 59,908
2047	\$ 223,017,683	\$ 13,691,874	\$ 209,325,808	\$ 569,941	\$ 225,377	\$ 344,564	\$ 151,720	\$ 143,086	\$ 214,628	\$ 60,507
2048	\$ 225,247,860	\$ 13,828,793	\$ 211,419,066	\$ 575,640	\$ 227,631	\$ 348,010	\$ 153,237	\$ 144,516	\$ 216,775	\$ 61,112
2049	\$ 227,500,338	\$ 13,967,081	\$ 213,533,257	\$ 3,744,803	\$ 229,907	\$ 3,514,896	\$ 996,878	\$ 940,145	\$ 1,410,218	\$ 397,563
2050	\$ 229,775,342	\$ 14,106,752	\$ 215,668,590	\$ 3,782,251	\$ 232,206	\$ 3,550,045	\$ 1,006,847	\$ 949,547	\$ 1,424,320	\$ 401,538
2051	\$ 232,073,095	\$ 14,247,819	\$ 217,825,275	\$ 3,820,074	\$ 234,528	\$ 3,585,546	\$ 1,016,915	\$ 959,042	\$ 1,438,563	\$ 405,554
2052	\$ 234,393,826	\$ 14,390,298	\$ 220,003,528	\$ 3,858,275	\$ 236,874	\$ 3,621,401	\$ 1,027,084	\$ 968,632	\$ 1,452,949	\$ 409,609
2053	\$ 236,737,764	\$ 14,534,201	\$ 222,203,563	\$ 3,896,857	\$ 239,242	\$ 3,657,615	\$ 1,037,355	\$ 978,319	\$ 1,467,478	\$ 413,705
2054	\$ 239,105,142	\$ 14,679,543	\$ 224,425,599	\$ 3,935,826	\$ 241,635	\$ 3,694,191	\$ 1,047,729	\$ 988,102	\$ 1,482,153	\$ 417,842
2055	\$ 241,496,193	\$ 14,826,338	\$ 226,669,855	\$ 3,975,184	\$ 244,051	\$ 3,731,133	\$ 1,058,206	\$ 997,983	\$ 1,496,975	\$ 422,021

*Note: Fully taxable during construction; PILOT begins upon Project Completion

Assumptions:
Based on estimates - value to be assessed determined annually
1% Inflationary factor in valuation
Level mill levy over time period shown

VALUE IS YET TO BE DETERMINED; BASED ON CURRENT TAX RATE, THIS EXAMPLE DISPLAYS THE PROPERTY TAX DURING THE CONSTRUCTION PERIOD & PILOT PERIOD