

BROOKSTONE - 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	\$	316,551	\$	823	\$ 315,728
10 YR PERIOD	\$	649,250	\$	1,646	\$ 647,604
20 YR PERIOD	\$	1,366,426	\$	3,292	\$ 1,363,134
30 YR PERIOD	\$	6,829,931	\$	4,938	\$ 6,824,993

BROOKSTONE - SUMMARY ESTIMATED REVENUE NET GAIN FROM DEVELOPMENT - BROKEN DOWN BY TAXING ENTITY

	SCHOOL DISTRICT	CITY	COUNTY/STATE	PARK
5 YR INCREMENTAL INCREASE	\$ 118,897	\$ 84,048	\$ 79,265	\$ 33,519
10 YR INCREMENTAL INCREASE	\$ 243,875	\$ 172,394	\$ 162,583	\$ 68,752
20 YR INCREMENTAL INCREASE	\$ 513,329	\$ 362,870	\$ 342,219	\$ 144,715
30 YR INCREMENTAL INCREASE	\$ 2,570,155	\$ 1,816,834	\$ 1,713,437	\$ 724,567

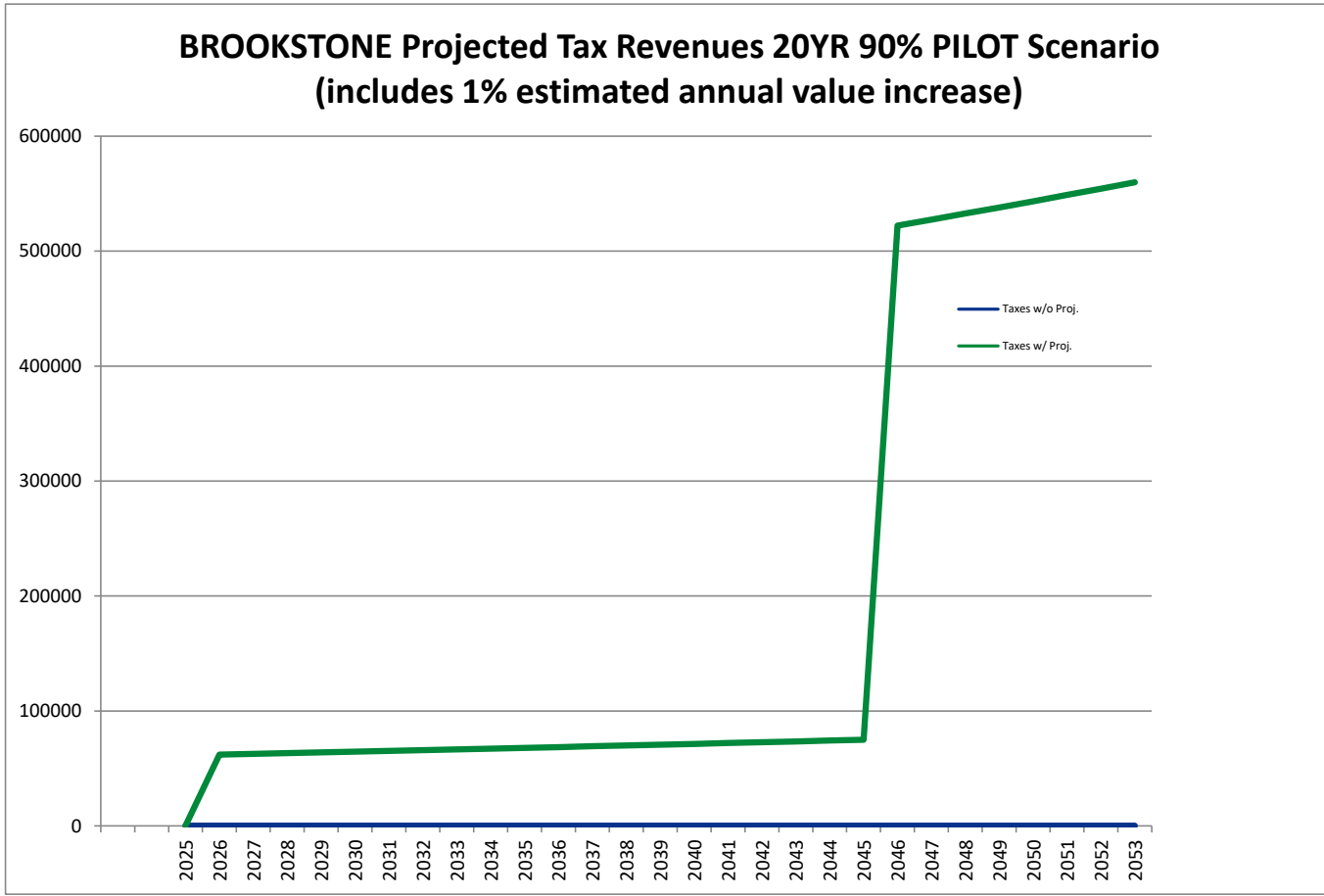
*NO ADDITIONAL EXPENSE ESTIMATED TO COUNTY/SCHOOL/PARK FOR THIS DEVELOPMENT

Assumptions:		
Post-proj. value (Improvements)	\$	24,700,000
Post-proj. value (Land)	\$	1,300,000
Initial land value:	\$	10,000
Effective tax rate		1.65%
Ann. Value Incr.		1%
% taxable during PILOT (20 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):	\$	316,551
10-year revenue total (With Project):	\$	649,250
20-year revenue total(With Project):	\$	1,366,426
30-year revenue total (With Project):	\$	6,829,931

TOTAL Outcomes:		
5-year revenue total (Net Increase with project):	\$	315,728
10-year revenue total (Net Increase with project):	\$	647,604
20-year revenue total(Net Increase with project):	\$	1,363,134
30-year revenue total (Net Increase with project):	\$	6,824,993



**BROOKSTONE
PILOT LAND IS NOT SUBJECT TO PILOT - LAND FULLY TAXED
20 yr. 90% PILOT**

Year of Valuation	True & Full Value	Land Value	Improvements Value	PILOT Based on 20 YR 90%	Tax from Land	Tax from Improvements	City Share of Tax	County/State Share of Tax	School Share of Tax	Parks Share of Tax
2025	\$ 10,000	\$ 10,000	\$ -	\$ 165	\$ 165	\$ 0	\$ 44	\$ 41	\$ 62	\$ 17
2026	\$ 26,000,000	\$ 1,300,000	\$ 24,700,000	\$ 62,057	\$ 21,399	\$ 40,658	\$ 16,520	\$ 15,580	\$ 23,369	\$ 6,588
2027	\$ 26,260,000	\$ 1,313,000	\$ 24,947,000	\$ 62,677	\$ 21,613	\$ 41,064	\$ 16,685	\$ 15,735	\$ 23,603	\$ 6,654
2028	\$ 26,522,600	\$ 1,326,130	\$ 25,196,470	\$ 63,304	\$ 21,829	\$ 41,475	\$ 16,852	\$ 15,893	\$ 23,839	\$ 6,721
2029	\$ 26,787,826	\$ 1,339,391	\$ 25,448,435	\$ 63,937	\$ 22,047	\$ 41,890	\$ 17,020	\$ 16,052	\$ 24,077	\$ 6,788
2030	\$ 27,055,704	\$ 1,352,785	\$ 25,702,919	\$ 64,576	\$ 22,268	\$ 42,309	\$ 17,190	\$ 16,212	\$ 24,318	\$ 6,856
2031	\$ 27,326,261	\$ 1,366,313	\$ 25,959,948	\$ 65,222	\$ 22,490	\$ 42,732	\$ 17,362	\$ 16,374	\$ 24,561	\$ 6,924
2032	\$ 27,599,524	\$ 1,379,976	\$ 26,219,548	\$ 65,874	\$ 22,715	\$ 43,159	\$ 17,536	\$ 16,538	\$ 24,807	\$ 6,993
2033	\$ 27,875,519	\$ 1,393,776	\$ 26,481,743	\$ 66,533	\$ 22,942	\$ 43,591	\$ 17,711	\$ 16,703	\$ 25,055	\$ 7,063
2034	\$ 28,154,274	\$ 1,407,714	\$ 26,746,561	\$ 67,198	\$ 23,172	\$ 44,027	\$ 17,888	\$ 16,870	\$ 25,306	\$ 7,134
2035	\$ 28,435,817	\$ 1,421,791	\$ 27,014,026	\$ 67,870	\$ 23,404	\$ 44,467	\$ 18,067	\$ 17,039	\$ 25,559	\$ 7,205
2036	\$ 28,720,175	\$ 1,436,009	\$ 27,284,166	\$ 68,549	\$ 23,638	\$ 44,912	\$ 18,248	\$ 17,209	\$ 25,814	\$ 7,277
2037	\$ 29,007,377	\$ 1,450,369	\$ 27,557,008	\$ 69,235	\$ 23,874	\$ 45,361	\$ 18,430	\$ 17,382	\$ 26,072	\$ 7,350
2038	\$ 29,297,451	\$ 1,464,873	\$ 27,832,578	\$ 69,927	\$ 24,113	\$ 45,814	\$ 18,615	\$ 17,555	\$ 26,333	\$ 7,424
2039	\$ 29,590,425	\$ 1,479,521	\$ 28,110,904	\$ 70,626	\$ 24,354	\$ 46,272	\$ 18,801	\$ 17,731	\$ 26,596	\$ 7,498
2040	\$ 29,886,330	\$ 1,494,316	\$ 28,392,013	\$ 71,333	\$ 24,597	\$ 46,735	\$ 18,989	\$ 17,908	\$ 26,862	\$ 7,573
2041	\$ 30,185,193	\$ 1,509,260	\$ 28,675,933	\$ 72,046	\$ 24,843	\$ 47,202	\$ 19,179	\$ 18,087	\$ 27,131	\$ 7,649
2042	\$ 30,487,045	\$ 1,524,352	\$ 28,962,693	\$ 72,766	\$ 25,092	\$ 47,674	\$ 19,371	\$ 18,268	\$ 27,402	\$ 7,725
2043	\$ 30,791,915	\$ 1,539,596	\$ 29,252,319	\$ 73,494	\$ 25,343	\$ 48,151	\$ 19,564	\$ 18,451	\$ 27,676	\$ 7,802
2044	\$ 31,099,834	\$ 1,554,992	\$ 29,544,843	\$ 74,229	\$ 25,596	\$ 48,633	\$ 19,760	\$ 18,635	\$ 27,953	\$ 7,880
2045	\$ 31,410,833	\$ 1,570,542	\$ 29,840,291	\$ 74,971	\$ 25,852	\$ 49,119	\$ 19,958	\$ 18,822	\$ 28,233	\$ 7,959
2046	\$ 31,724,941	\$ 1,586,247	\$ 30,138,694	\$ 522,213	\$ 26,111	\$ 496,103	\$ 139,015	\$ 131,103	\$ 196,655	\$ 55,440
2047	\$ 32,042,190	\$ 1,602,110	\$ 30,440,081	\$ 527,435	\$ 26,372	\$ 501,064	\$ 140,405	\$ 132,414	\$ 198,622	\$ 55,995
2048	\$ 32,362,612	\$ 1,618,131	\$ 30,744,482	\$ 532,710	\$ 26,635	\$ 506,074	\$ 141,809	\$ 133,738	\$ 200,608	\$ 56,554
2049	\$ 32,686,238	\$ 1,634,312	\$ 31,051,927	\$ 538,037	\$ 26,902	\$ 511,135	\$ 143,227	\$ 135,076	\$ 202,614	\$ 57,120
2050	\$ 33,013,101	\$ 1,650,655	\$ 31,362,446	\$ 543,417	\$ 27,171	\$ 516,246	\$ 144,659	\$ 136,427	\$ 204,640	\$ 57,691
2051	\$ 33,343,232	\$ 1,667,162	\$ 31,676,070	\$ 548,851	\$ 27,443	\$ 521,409	\$ 146,106	\$ 137,791	\$ 206,686	\$ 58,268
2052	\$ 33,676,664	\$ 1,683,833	\$ 31,992,831	\$ 554,340	\$ 27,717	\$ 526,623	\$ 147,567	\$ 139,169	\$ 208,753	\$ 58,851
2053	\$ 34,013,431	\$ 1,700,672	\$ 32,312,759	\$ 559,883	\$ 27,994	\$ 531,889	\$ 149,043	\$ 140,561	\$ 210,841	\$ 59,439
2054	\$ 34,353,565	\$ 1,717,678	\$ 32,635,887	\$ 565,482	\$ 28,274	\$ 537,208	\$ 150,533	\$ 141,966	\$ 212,949	\$ 60,034
2055	\$ 34,697,101	\$ 1,734,855	\$ 32,962,246	\$ 571,137	\$ 28,557	\$ 542,580	\$ 152,038	\$ 143,386	\$ 215,079	\$ 60,634

***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 &