

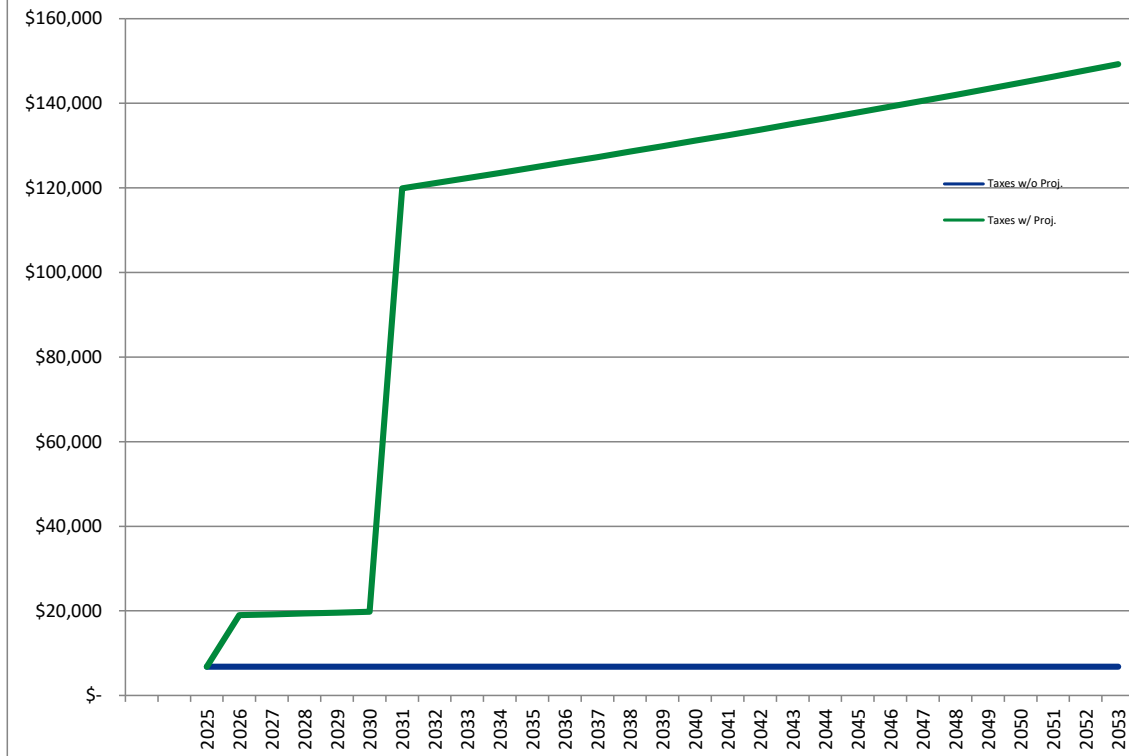
Assumptions:		
Post-proj. value (Improvements)	\$	6,483,000
Post-proj. value (Land)	\$	517,000
Initial land value:	\$	417,000
Effective tax rate		1.63%
Ann. Value Incr.		1%
% taxable during PILOT (5 yr)		10%

Entity Revenue Splits:		# of mills
City	27%	91.94
County/State/Other	25%	85.12
School - District	38%	129.78
Parks	11%	36.27
	100%	343.11

TOTAL Revenue:		
5-year revenue total (With Project):	\$	96,877
10-year revenue total (With Project):	\$	708,506
20-year revenue total(With Project):	\$	2,026,952
30-year revenue total (With Project):	\$	3,483,336

TOTAL Outcomes:		
5-year revenue total (Net Increase with project):	\$	62,896
10-year revenue total (Net Increase with project):	\$	640,544
20-year revenue total(Net Increase with project):	\$	1,891,029
30-year revenue total (Net Increase with project):	\$	3,279,452

**KINGSVIEW Projected Tax Revenues 5 YR 90% PILOT Scenario
(includes 1% estimated annual value increase)**



KINGSVIEW - 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	\$	96,877	\$	33,981	\$ 62,896
10 YR PERIOD	\$	708,506	\$	67,962	\$ 640,544
20 YR PERIOD	\$	2,026,952	\$	135,923	\$ 1,891,029
30 YR PERIOD	\$	3,483,336	\$	203,885	\$ 3,279,452

KINGSVIEW - SUMMARY ESTIMATED REVENUE NET GAIN FROM DEVELOPMENT - BROKEN DOWN BY TAXING ENTITY							
	SCHOOL DISTRICT		CITY		COUNTY/STATE		PARK
5 YR INCREMENTAL INCREASE	\$	23,790	\$	16,854	\$	15,604	\$ 6,649
10 YR INCREMENTAL INCREASE	\$	242,283	\$	171,641	\$	158,909	\$ 67,712
20 YR INCREMENTAL INCREASE	\$	715,274	\$	506,721	\$	469,133	\$ 199,900
30 YR INCREMENTAL INCREASE	\$	1,240,440	\$	878,764	\$	813,579	\$ 346,669

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