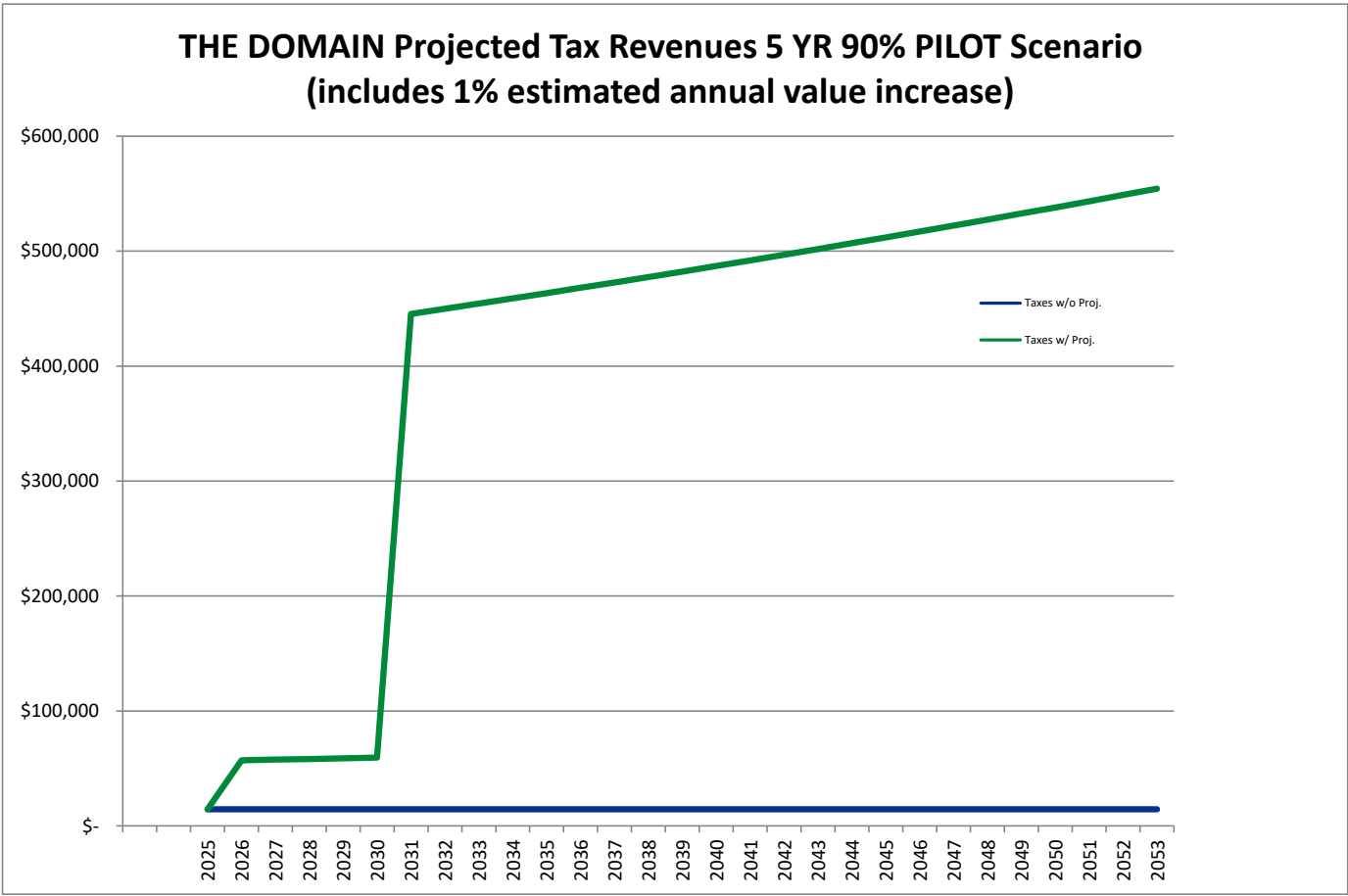


Assumptions:		
Post-proj. value (Improvements)	\$	25,000,000
Post-proj. value (Land)	\$	1,000,000
Initial land value:	\$	886,000
Effective tax rate		1.63%
Ann. Value Incr.		1%
% taxable during PILOT (5 yr)		10%

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):	\$	290,972
10-year revenue total (With Project):	\$	2,562,735
20-year revenue total (With Project):	\$	7,459,819
30-year revenue total (With Project):	\$	12,869,248

TOTAL Outcomes:		
5-year revenue total (Net Increase with project):	\$	218,773
10-year revenue total (Net Increase with project):	\$	2,418,337
20-year revenue total (Net Increase with project):	\$	7,171,024
30-year revenue total (Net Increase with project):	\$	12,436,054



THE DOMAIN - 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	\$	290,972	\$	72,199	\$ 218,773
10 YR PERIOD	\$	2,562,735	\$	144,398	\$ 2,418,337
20 YR PERIOD	\$	7,459,819	\$	288,796	\$ 7,171,024
30 YR PERIOD	\$	12,869,248	\$	433,194	\$ 12,436,054

THE DOMAIN - SUMMARY ESTIMATED REVENUE NET GAIN FROM DEVELOPMENT - BROKEN DOWN BY TAXING ENTITY					
	SCHOOL DISTRICT	CITY	COUNTY/STATE	PARK	
5 YR INCREMENTAL INCREASE	\$ 82,750	\$ 58,623	\$ 54,274	\$ 23,126	
10 YR INCREMENTAL INCREASE	\$ 914,726	\$ 648,019	\$ 599,950	\$ 255,641	
20 YR INCREMENTAL INCREASE	\$ 2,712,411	\$ 1,921,553	\$ 1,779,014	\$ 758,046	
30 YR INCREMENTAL INCREASE	\$ 4,703,888	\$ 3,332,374	\$ 3,085,182	\$ 1,314,610	

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