

Financial Analysis of Proposed Extension to Tax Stabilization Agreement
100 Fountain Street (Plat 25 - Lot 166)
COSMOPOLITAN BUILDING

Unit #	Current Value 12/31/2014	Current TSA Payment FY2016	Scheduled TSA Payment FY2017	Ext. Yr. #1 FY2018 (25% - Paid)	Ext. Yr. #2 FY2019 (40% - Paid)	Ext. Yr. #3 FY2020 (55% - Paid)	Ext. Yr. #4 FY2021 (70% - Paid)	Ext. Yr. #5 FY2022 (95% - Paid)	Total Paid FY2018-2022	Current Full Tax	Full Tax for Extension Period (FY2018-2022) ¹
Commercial Units¹											
C1	\$487,800	\$1,623	\$1,623	\$4,482	\$7,171	\$9,860	\$12,549	\$17,030	\$51,091	\$17,927	\$89,633
C2	\$344,400	\$1,328	\$1,328	\$3,164	\$5,063	\$6,961	\$8,860	\$12,024	\$36,072	\$12,657	\$63,284
	\$832,200	\$2,952	\$2,952	\$7,646	\$12,233	\$16,821	\$21,408	\$29,054	\$87,163	\$30,583	\$152,917
Residential Units²											
2A	\$348,400	\$1,623	\$1,623	\$2,883	\$4,613	\$6,343	\$8,072	\$10,955	\$32,866	\$11,532	\$57,660
2B	\$225,800	\$1,328	\$1,328	\$1,087	\$1,739	\$2,391	\$3,043	\$4,129	\$12,388	\$4,347	\$21,733
3A	\$350,900	\$1,623	\$1,623	\$1,689	\$2,702	\$3,715	\$4,728	\$6,417	\$19,251	\$6,755	\$33,774
3B	\$227,100	\$1,328	\$1,328	\$1,093	\$1,749	\$2,404	\$3,060	\$4,153	\$12,459	\$4,372	\$21,858
4A	\$467,800	\$1,623	\$1,623	\$2,251	\$3,602	\$4,953	\$6,304	\$8,555	\$25,665	\$9,005	\$45,026
4B	\$227,100	\$1,328	\$1,328	\$1,093	\$1,749	\$2,404	\$3,060	\$4,153	\$12,459	\$4,372	\$21,858
5A	\$467,800	\$1,623	\$1,623	\$2,251	\$3,602	\$4,953	\$6,304	\$8,555	\$25,665	\$9,005	\$45,026
5B	\$230,800	\$1,328	\$1,328	\$1,111	\$1,777	\$2,444	\$3,110	\$4,221	\$12,662	\$4,443	\$22,215
6A	\$350,900	\$1,623	\$1,623	\$1,689	\$2,702	\$3,715	\$4,728	\$6,417	\$19,251	\$6,755	\$33,774
6B	\$225,800	\$1,328	\$1,328	\$1,087	\$1,739	\$2,391	\$3,043	\$4,129	\$12,388	\$4,347	\$21,733
7A	\$350,900	\$1,623	\$1,623	\$1,689	\$2,702	\$3,715	\$4,728	\$6,417	\$19,251	\$6,755	\$33,774
7B	\$227,100	\$1,328	\$1,328	\$1,093	\$1,749	\$2,404	\$3,060	\$4,153	\$12,459	\$4,372	\$21,858
	\$3,700,400	\$17,711	\$17,711	\$19,015	\$30,423	\$41,832	\$53,241	\$72,255	\$216,765	\$76,058	\$380,290
Total	\$4,532,600	\$20,662	\$20,662	\$26,660	\$42,657	\$58,653	\$74,649	\$101,309	\$303,928	\$106,641	\$533,207

¹ Commercial Rate \$36.75/thousand	<i>Percentage of Full Tax Paid</i>	<i>57.00%</i>
² Residential Rate \$19.25/thousand with exception of Unit 2A (\$33.10/thousand)	<i>Total Taxes Abated</i>	<i>\$229,279</i>