

		Levy Chart	
Jurisdiction	Levy	Percentage	Projected Annual Abatement
Kansas City School District	0.049599	62.10%	\$2,949
Kansas City	0.015806	19.79%	\$940
Jackson County	0.004956	6.20%	\$295
Kansas City Library	0.004933	6.18%	\$293
Mental Health	0.001198	1.50%	\$71
Blind Pension	0.0003	0.38%	\$18
Community College	0.002343	2.93%	\$139
Handicap Workshop	0.000738	0.92%	\$44
	7.9873%		\$4,749

#VALUE!

25 Year Abatement

District, Not KCPSE

Using Staff Assumptions						Half-Nanki	n LLC dba	The Boroug	h 8026 Paseo K	ansas City.N	10 64131				
Dan's analysis as of:	4/16/2020 15:44	4				Real Estate	Developme	ent Cash Floy	v Analysis WI	HOUT ABA	TEMENT				
									<u>,</u>						
	Symbols	Ann. Inc	er.	<u>YR1</u>	YR2	YR3	<u>YR4</u>	YR5	<u>YR6</u>	<u>YR7</u>	<u>YR8</u>	<u>YR9</u>	YR10	<u>YR11</u>	
REVENUES		_	_												
Gross Rent		3%	\$	43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	
Miscellaneous Income		3%	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gross Income				\$43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	
Vacancy Contingency		8%		\$3,472	\$3,576	\$3,683	\$3,794	\$3,908	\$4,025	\$4,146	\$4,270	\$4,398	\$4,530	\$4,666	
Effective Gross Rent (EGR)				\$39,928	\$41,126	\$42,360	\$43,630	\$44,939	\$46,287	\$47,676	\$49,106	\$50,580	\$52,097	\$53,660	
EXPENSES															
Operating Expenses		3%	\$	29,060	\$29,932	\$30,830	\$31,755	\$32,707	\$33,689	\$34,699	\$35,740	\$36,812	\$37,917	\$39,054	
Property tax w/o abatement		2%		\$7,751	\$7,906	\$8,064	\$8,225	\$8,389	\$8,557	\$8,728	\$8,903	\$9,081	\$9,263	\$9,448	
Reserves (as % of EGR)		5%	_	\$1,996	\$2,056	\$2,118	\$2,182	\$2,247	\$2,314	\$2,384	\$2,455	\$2,529	\$2,605	\$2,683	
Tetal One of the Environment				¢20.007	\$20.004	¢ 41 01 1	\$42.161	\$42.244	\$44.500	¢ 47 011	¢ 47 000	¢ 40, 400	¢ 40 70 4	¢51 105	
Total Operating Expenses	D	et . 1		\$38,807	\$39,894	\$41,011	\$42,161	\$43,344	\$44,560	\$45,811	\$47,098	\$48,422	\$49,784	\$51,185	
Not Operating Income	Kental psi is not speci	inea		\$1.121	\$1.222	\$1.240	\$1.460	\$1.506	\$1 777	\$1.965	\$2.008	\$2.157	\$2 212	\$2.475	
Debt Service (Annual			¢	\$1,121	\$1,232	\$1,348	\$1,469	\$1,596	\$1,727	\$1,805	\$2,008	\$2,157	\$2,313	\$2,475	
Debt Service (Annual Principal & Interest)			\$	-	\$0	\$0	20	\$0	\$0	\$0	\$0	20	\$0	\$0	
PII Dabt Sarriaa Covaraga Patio				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/01	0.00	0.00	
FIL Debt Service Coverage Ratio				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#D1v/0:	0.00	0.00	
Cash Flow Available						4 0									
for Distribution				\$1.121	\$1 232	\$1 348	\$1.469	\$1.596	\$1 727	\$1.865	\$2,008	\$2,157	\$2 313	\$2.475	
Tor Distribution				φ1,121	φ1,252	φ1,540	φ1,402	\$1,570	φ 1 ,727	φ1,005	φ2,000	φ2,107	φ2,515	φ2,475	
CASH-ON-CASH ROI															
Cash Flow	\$1.12	1 ROI		0.32%	0.36%	0.39%	0.42%	0.46%	0.50%	0.54%	0.58%	0.62%	0.67%	0.71%	
Original Equity Investment	\$347,00	0													
5 1 5															
Calculating Projected Annual Taxes			De	veloper's As	sumptions			Constructio	n Costs			Total Project	Costs		
Acquisition Cost	\$122,00	0	_	\$122,000	Acquisition C	ost		\$225,000	Projected Reh	ab Costs		\$122,000 A	Acquisition Cost		
add 60% of project costs	\$135,00	0		\$225,000 1	Rehab Cost			60%	"Discount to"	Factor		\$225,000 H	Project Rehab Co	sts	
equals Projected Market Value	\$257,00	0						\$135,000	New Added	alue		\$347,000 1	Total Project Co	osts	
Property Type Rate	32%	6													
equals Projected Assessed Value	\$82,24	0										Cumulitive Ca	ash Flow		
times levy rate and repl. tax (if comm)	9.4243%	<u>6</u>										Years 1-10	\$16,837		
equals Projected Property Taxes	\$7,75	1													
			\$1	3psf+indoor/c	utdoor event	5									
			Mi	sc. Inc.				Cap Rate	Year 11 NOI	Reversion V	alue				
			3%	annual incre	ase in Operat	ing Expenses		5.0%	\$2,475	\$49,496					
			3%	annual incre	ase in Gross	Rent									
			8%	vacancy for	first year										
			Та	xes calculated	based on 2%	annual incre	eases								

Developer Investment	\$ (347,000)										
Annual Yield	\$ 1,121	\$ 1,232	\$ 1,348	\$ 1,469	\$ 1,596	\$ 1,727	\$ 1,865	\$ 2,008	\$ 2,157	\$	2,313
Hypothetical Sale										\$	49,496
Debt Retirement										#V	ALUE!
Developer Cash Flow	\$ (345,879)	\$ 1,232	\$ 1,348	\$ 1,469	\$ 1,596	\$ 1,727	\$ 1,865	\$ 2,008	\$ 2,157	#V	ALUE!
IRR										#V	ALUE!

Using Staff Assumptions						Half-Napki	n LLC dba T	The Borough	h 8026 Pase	o Kansas City	,MO 64131				
Dan's analysis as of:	4/16/2020 15:44					Real Estate	Developmer	it Cash Floy	w Analysis	With 10yr Aba	atement				
	А	nn. Incr		VR1	YR2	VR3	VR4	YR5	VR6	VR7	VR8	VR9	YR10	VR11	
REVENUES															
+ Gross Rent		3%	\$	43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	
 + Miscellaneous Income 		3%	\$	- 5	ş -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	-	\$ -	
 Gross Income 				\$43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	
 Vacancy Contingency 		5%		\$3,472	\$2,235	\$2,302	\$2,371	\$2,442	\$2,516	\$2,591	\$2,669	\$2,749	\$2,831	\$2,916	
- Effective Cross Dept (ECD)				\$20.028	\$12 167	\$42 741	\$45.053	\$46.405	\$47 707	\$40 221	\$50 708	\$52 220	\$52 706	\$55.410	
= Effective Gloss Refit (EGR)				\$39,920	\$ 4 2,407	\$ 4 3,741	\$ 4 5,055	\$40,403	\$ 4 7,777	\$49,231	\$30,700	\$32,229	\$33,790	\$55,410	
Operating Expenses		3%	\$	29,060	\$29,932	\$30,830	\$31,755	\$32,707	\$33,689	\$34,699	\$35,740	\$36,812	\$37,917	\$39,054	
Property tax /w abatement		0%		\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$9,448	Fully taxable YR 11
Reserves (as % of EGR)		5%		\$1,996	\$2,123	\$2,187	\$2,253	\$2,320	\$2,390	\$2,462	\$2,535	\$2,611	\$2,690	\$2,770	
- Total Operating Expenses				\$34,058	\$35,056	\$36,018	\$37,009	\$38,029	\$39,080	\$40,162	\$41,277	\$42,425	\$43,608	\$51,273	
	Rental psf is not specified	d													
= Net Operating Income				\$5,870	\$7,411	\$7,723	\$8,045	\$8,376	\$8,717	\$9,069	\$9,431	\$9,804	\$10,188	\$4,137	
- Debt Service (Annual			\$	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Daht Samia Caurana Datia				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Debt Service Coverage Ratio				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
= Cash Flow Available															
for Distribution				\$5,870	\$7,411	\$7,723	\$8,045	\$8,376	\$8,717	\$9,069	\$9,431	\$9,804	\$10,188	\$4,137	
CASH-ON-CASH ROI															
Cash Flow	\$5,870	ROI		1.69%	2.14%	2.23%	2.32%	2.41%	2.51%	2.61%	2.72%	2.83%	2.94%	1.19%	
Original Equity Investment	\$347,000														
		20	,	ABBBBBBBBBBBBB	\$5.00 7	\$0.04	00 225	¢0.200	40.55 5	#0.50 0	¢0.003	¢0.001	#0.0 (2)	¢0.440	
		2%	D	\$7,751	\$7,906	\$8,064	\$8,225	\$8,389	\$8,557	\$8,728	\$8,903	\$9,081	\$9,263	\$9,448	
			1							1			1		
Calculating Projected Annual Taxes			Dev	eloper's Assu	nptions					Construction	Costs			Total Project	Costs
Acquisition Cost	\$122,000			\$122,000 A	cquisition Co	ost				\$225,000	Projected Rel	nab Costs		\$122,000	Acquisition Cost
add 60% of project costs	\$135,000			\$225,000 R	ehab Cost					60%	"Discount to"	Factor		\$225,000	Project Rehab Costs
equals Projected Market Value	\$257,000									\$135,000	New Added	Value		\$347,000	Total Project Costs
Property Type Rate	32%														
equals Projected Assessed Value	\$82,240												1	Cumulitive C	ash Flow
times levy rate and repl. tax (if comm)	<u>9.4243%</u>		\$13	psf+indoor/out	door events									Years 1-10	\$84,633
equals Projected Property Taxes	\$7,751		Mis	c. Inc.											
less current property taxes	\$3,001		3%	annual increase	e in Operating	g Expenses									
equals Projected Annual Abatement	\$4,749		3%	annual increase	e in Gross Re	nt				Cap Rate	Year 11 NO	Reversion Value	1		
			8% T	vacancy for fir	st year					5.0%	\$4,137	\$82,742			
			Tax	es calculated b	ased on 2% a	nnual increas	es								
			1												
			1												
			1												
			1												
			1												

Developer Investment	\$ (347,000)											
Annual Return	\$ 5,870	\$ 7,4	11	\$ 7,723	\$ 8,045	\$ 8,376	\$ 8,717	\$ 9,069	\$ 9,431	\$ 9,804	\$	10,188
Hypothetical Sale											\$	82,742
Debt Retirement											#\	ALUE!
Developer Cash Flow	\$ (341,130)	\$ 7,4	-11	\$ 7,723	\$ 8,045	\$ 8,376	\$ 8,717	\$ 9,069	\$ 9,431	\$ 9,804	#\	ALUE!
IRR											#\	ALUE!

Using Staff Assumptions				Half-Napkin	LLC dba T	<mark>he Borough</mark>	8026 Paseo K	ansas City,M	0 64131								
Dan's analysis as of:	4/16/2020 15:44			Real Estate I	Development	t Cash Flow	Analysis Wit	h 10yr/100% ·	<mark>- 5yr/50% A</mark> l	batement							
	Ann. Incr.	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16
REVENUES																	
+ Gross Rent	3%	\$ 43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	\$60,076	\$61,878	\$63,734	\$65,646	\$67,616
 Miscellaneous Income 	3%	\$-	\$ -	\$ -	\$-	\$-	\$ -	\$ -	\$-	\$-	\$ -	\$-	\$ -	\$-	\$ -	\$ -	\$ -
= Gross Income	80/	\$43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	\$60,076	\$61,878	\$63,734	\$65,646	\$67,616
- vacancy Contingency	870	\$3,472	\$3,370	\$3,083	\$3,794	\$3,908	\$4,025	\$4,140	\$4,270	\$4,398	\$4,550	\$4,000	\$4,800	\$4,950	\$5,099	\$3,232	\$5,409
= Effective Gross Rent (EGR)		\$39,928	\$41,126	\$42,360	\$43,630	\$44,939	\$46,287	\$47,676	\$49,106	\$50,580	\$52,097	\$53,660	\$55,270	\$56,928	\$58,636	\$60,395	\$62,207
Operating Expenses	3%	\$ 29,060	\$29,932	\$30,830	\$31,755	\$32,707	\$33,689	\$34,699	\$35,740	\$36,812	\$37,917	\$39,054	\$40,226	\$41,433	\$42,676	\$43,956	\$45,275
Property tax /w abatement	0%	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$4,724	\$4,818	\$4,915	\$5,013	\$5,113	\$10,431
Reserves (as % of EGR)	5%	\$1,996	\$2,056	\$2,118	\$2,182	\$2,247	\$2,314	\$2,384	\$2,455	\$2,529	\$2,605	\$2,683	\$2,763	\$2,846	\$2,932	\$3,020	\$3,110
		424050	424.000	A	A		440.004	A 40 00 4	A 44 40 P	A 10 A 10	A 40 P00	A 4 4 4 4 4	A 15 000	A 40 40 4	A	450 000	A#0.04.6
 Total Operating Expenses 	Rental perfis not specified	\$34,058	\$34,989	\$35,949	\$36,937	\$37,955	\$39,004	\$40,084	\$41,197	\$42,343	\$43,523	\$46,461	\$47,808	\$49,194	\$50,620	\$52,089	\$58,816
 Net Operating Income 	Rental par is not speemed	\$5.870	\$6,137	\$6.411	\$6.693	\$6,984	\$7.283	\$7.592	\$7.910	\$8,237	\$8,574	\$7,199	\$7,462	\$7,734	\$8.015	\$8,306	\$3,390
- Debt Service (Annual		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Principal & Interest)																	
Debt Service Coverage Ratic		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
= Cash Flow Available																	
for Distribution		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
CASH-ON-CASH ROI																	
Cash Flow	#VALUE! ROI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Original Equity Investment	\$347,000																
Projected Property Taxes	21	% \$7.751	\$7 906	\$8.064	\$8 225	\$8 389	\$8 557	\$8 728	\$8 903	\$9.081	\$9.263	\$9.448	\$9.637	\$9.830	\$10.026	\$10.227	\$10.431
Trojected Troperty Taxes		·0 \$7,751	\$7,500	\$0,00 4	<i>\$</i> 0,225	<i>\$</i> 0,009	<i>40,001</i>	<i>40,720</i>	\$0,905	\$9,001	\$9,205	\$ 7,44 0	\$9,037	\$3,050	\$10,020	\$10,227	\$10,451
										1							
Calculating Projected Annual Taxes		Developer's	Assumptions				Construction	Costs			Total Project	Costs					
Acquisition Cost	\$122,000	\$122,000	Acquisition (Cost			\$225,000	Projected Reha	ib Costs		\$122,000	Acquisition C	ost				
add 60% of project costs	\$135,000	\$225,000	Rehab Cost				60%	'Discount to" I	Factor		\$225,000	Project Rehab	Costs				
equals Projected Market Value	\$257,000						\$135,000	New Added V	alue		\$347,000	Total Project	Costs				
Property Type Kate	\$82.240	\$12pcf indoc	e/outdoor ava	to							Cumulitivo Co	sh Flow					
times levy rate and repl. tax (if comm	9 4243%	Misc Inc	n/outdoor even	its							Vears 1-10	#VALUE!					
equals Projected Property Taxes	\$7.751	3% annual ind	rease in Oper	ating Expenses							Vears 11-15	#VALUE!					
less current property taxes	\$3.001	3% annual in	crease in Oper	Rent							10413 11-15	"THEOL.					
equals Projected Annual Abatemen	\$4,749	8% vacancy f	or first year	, 10011			Can Rate	Year 11 NOI	Reversion V	alue							
1		Taxes calcula	ted based on 2	% annual incr	eases		5.0%	\$2,475	\$49,496								

Developer Investmen	\$ (347,000)									
Annual Return	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Hypothetical Sale										\$ 49,496
Debt Retirement										#VALUE!
PV of Remaining Abatemen										\$ 20,106
Developer Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
IRR										#VALUE!

Using Staff Assumptions					Half-Napkir	<mark>i LLC dba T</mark> ł	ne Borough 80)26 Paseo Kar	nsas City,MO	64131												
Dan's analysis as of:	4/16/2020 15:44				Real Estate	Development	Cash Flow A	nalysis With	10yr/100% - 1	0yr/50% Aba	tement											
	A	Ann. Incr.	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR18	YR19	YR20
REVENUES	-																					
+ Gross Rent		3%	\$ 43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	\$60,076	\$61,878	\$63,734	\$65,646	\$67,616	\$69,644	\$71,734	\$73,886	\$76,102
 + Miscellaneous Income 		3%	\$ -	\$ -	s -	s -	s -	\$ -	s -	\$ -	s -	s -	s -	s -	s -	\$-	s -	s -	\$ -	s -	\$-	s -
= Gross Income		0.0/	\$43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	\$60,076	\$61,878	\$63,734	\$65,646	\$67,616	\$69,644	\$71,734	\$73,886	\$76,102
 Vacancy Contingency 		8%	\$3,472	\$3,576	\$3,683	\$3,794	\$3,908	\$4,025	\$4,146	\$4,270	\$4,398	\$4,530	\$4,666	\$4,806	\$4,950	\$5,099	\$5,252	\$5,409	\$5,572	\$5,739	\$5,911	\$6,088
= Effective Gross Rent (EGR)			\$39,928	\$41.126	\$42,360	\$43,630	\$44,939	\$46,287	\$47.676	\$49,106	\$50,580	\$52.097	\$53,660	\$55,270	\$56,928	\$58,636	\$60,395	\$62.207	\$64.073	\$65,995	\$67,975	\$70.014
			,	. , .		,		, .		,				,		,	,			,		
Operating Expenses		3%	\$ 29,060	\$29,932	\$30,830	\$31,755	\$32,707	\$33,689	\$34,699	\$35,740	\$36,812	\$37,917	\$39,054	\$40,226	\$41,433	\$42,676	\$43,956	\$45,275	\$46,633	\$48,032	\$49,473	\$50,957
Property tax /w abatement		0%	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$3,001	\$4,724	\$4,818	\$4,915	\$5,013	\$5,113	\$5,216	\$5,320	\$5,426	\$5,535	\$5,646
Reserves (as % of EGR)		5%	\$1,996	\$2,056	\$2,118	\$2,182	\$2,247	\$2,314	\$2,384	\$2,455	\$2,529	\$2,605	\$2,683	\$2,763	\$2,846	\$2,932	\$3,020	\$3,110	\$3,204	\$3,300	\$3,399	\$3,501
 Total Operating Expenses 			\$34.058	\$34,989	\$35,949	\$36,937	\$37,955	\$39,004	\$40,084	\$41,197	\$42,343	\$43,523	\$46,461	\$47,808	\$49,194	\$50.620	\$52,089	\$53,600	\$55,156	\$56,758	\$58,406	\$60,103
	Rental psf is not specif	ïed																				
= Net Operating Income			\$5,870	\$6,137	\$6,411	\$6,693	\$6,984	\$7,283	\$7,592	\$7,910	\$8,237	\$8,574	\$7,199	\$7,462	\$7,734	\$8,015	\$8,306	\$8,606	\$8,916	\$9,237	\$9,568	\$9,911
 Debt Service (Annual 			#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Principal & Interest)																						
Debt Service Coverage Ratio			#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
- Cash Flow Available																						
for Distribution			#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
CASH-ON-CASH ROI																						
Cash Flow	#VALUE! H	ROI	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Original Equity Investment	\$347,000																					
Decisional Decements Toward		29/	\$7.75	\$7.004	68.064	\$8.225	£9.390	\$9 227	\$9.779	\$9.002	60.091	\$0.262	60.449	\$0.627	\$0.920	\$10.026	\$10.227	\$10.421	\$10.640	\$10.953	\$11.070	\$11.201
Projected Property Taxes		27	\$1,13	u 37,900	30,004	\$0,225	\$0,309	\$6,557	\$6,726	\$8,903	39,081	\$9,203	37,440	\$9,037	\$9,030	\$10,020	\$10,227	\$10,451	\$10,040	\$10,855	\$11,070	\$11,291
			1																			
Calculating Projected Annual Taxes			Developer's A	sumptions				Construction	Costs			Total Project (Costs									
Acquisition Cost	\$122,000		\$122,00) Acquisition	Cost			\$225,000	Projected Reha	ab Costs		\$122,000	Acquisition C	Cost								
add 60% of project costs	\$135,000		\$225,00) Rehab Cost				60%	"Discount to"	Factor		\$225,000	Project Rehab	Costs								
equals Projected Market Value	\$257,000							\$135,000	New Added V	alue		\$347,000	Total Projec	t Costs								
Property Type Rate	32%																					
equals Projected Assessed Value	\$82,240		\$13psf+indoor	outdoor events	\$							Cumulitive Ca	sh Flow									
times levy rate and repl. tax (if comm)	9.4243%		Misc. Inc.									Years 1-10	#VALUE!									
equals Projected Property Taxes	\$7,751		3% annual incr	ease in Operat	ing Expenses							Years 11-20	#VALUE!									
less current property taxes	\$3,001		3% annual incr	ease in Gross I	Kent			a														
equals Projected Annual Abatement	\$4,749		8% vacancy for	first year				Cap Rate	Year II NOI	Reversion V	alue											
			Taxes calculate	d based on 2%	annual increa	ses		5.0%	\$2,475	\$49,490												
			1																			
			1																			
1			1					1														

Developer Investment	\$ (347,000)									
Annual Return	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Hypothetical Sale										\$ 49,496
Debt Retirement										#VALUE!
PV of Remaining Abatement										\$ 35,933
Developer Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
IRR										#VALUE!

Using Staff Assumptions					Half-Napl	in LLC dba	The Borou	<mark>gh 8026 Paseo</mark>	Kansas City,	MO 64131																	
Dan's analysis as of:	4/16/2020 15:44				Real Estat	<mark>e Developme</mark>	nt Cash Flo	<mark>ow Analysis W</mark>	ith 10yr/100%	<mark>% - 15yr/50%</mark>	6 Abatement	l in the second s															
	A	Inon	VD1	VD2	VD2	VD4	VD5	VD4	VD7	VDO	VDO	VD10	VD11	VD12	VD12	VD14	VD15	VD16	VD17	VD19	VD10	VD20	VD21	VD22	VD22	VD24	VD25
REVENUES	Alli	. mer.	<u>1KI</u>	1112	113	114	113	<u>1 K0</u>	<u>1K/</u>	110	113	<u>1 K10</u>	<u>1K11</u>	<u>1 K12</u>	<u>1K15</u>	1114	1115	1 K10	<u>1K1/</u>	1 K10	<u>1K19</u>	<u>1 K20</u>	<u>1 K21</u>	<u>1K22</u>	<u>1 K23</u>	<u>1 K24</u>	<u>1K25</u>
+ Gross Rent		3%	\$ 43,400	\$44,702	\$46.043	\$47,424	\$48.847	\$50.312	\$51.822	\$53,377	\$54,978	\$56.627	\$58,326	\$60.076	\$61.878	\$63,734	\$65.646	\$67.616	\$69.644	\$71.734	\$73.886	\$76,102	\$78,385	\$80,737	\$83,159	\$85.654	\$88.223
+ Miscellaneous Income		3%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
 Gross Income 			\$43,400	\$44,702	\$46,043	\$47,424	\$48,847	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627	\$58,326	\$60,076	\$61,878	\$63,734	\$65,646	\$67,616	\$69,644	\$71,734	\$73,886	\$76,102	\$78,385	\$80,737	\$83,159	\$85,654	\$88,223
 Vacancy Contingency 		8%	\$3,472	\$3,576	\$3,683	\$3,794	\$3,908	\$4,025	\$4,146	\$4,270	\$4,398	\$4,530	\$4,666	\$4,806	\$4,950	\$5,099	\$5,252	\$5,409	\$5,572	\$5,739	\$5,911	\$6,088	\$6,271	\$6,459	\$6,653	\$6,852	\$7,058
						\$0																					
= Effective Gross Rent (EGR)			\$39,928	\$41,126	\$42,360	\$43,630	\$44,939	\$46,287	\$47,676	\$49,106	\$50,580	\$52,097	\$53,660	\$55,270	\$56,928	\$58,636	\$60,395	\$62,207	\$64,073	\$65,995	\$67,975	\$70,014	\$72,114	\$74,278	\$76,506	\$78,801	\$81,165
Operating Expenses		3%	\$ 29.060	\$20.032	\$30,830	\$31.755	\$32.707	\$33,689	\$34.699	\$35.740	\$36.812	\$37.917	\$39.054	\$40.226	\$41.433	\$42.676	\$43.956	\$45 275	\$46.633	\$48.032	\$49.473	\$50.957	\$52.486	\$54.060	\$55.682	\$57 352	\$59.073
Property tax /w abatement		0%	\$3,001	\$3,001	\$3,001	\$3.001	\$3,001	\$3,007	\$3,001	\$3,001	\$3,001	\$3,001	\$4 724	\$4 818	\$4 915	\$5.013	\$5 113	\$5 216	\$5 320	\$5 426	\$5 535	\$5 646	\$52,400	\$5 874	\$5 991	\$6 111	\$6,233
Reserves (as % of EGR)		5%	\$1,996	\$2,056	\$2,118	\$2,182	\$2.247	\$2,314	\$2,384	\$2,455	\$2,529	\$2,605	\$2.683	\$2,763	\$2.846	\$2,932	\$3.020	\$3,110	\$3,204	\$3,300	\$3,399	\$3,501	\$3,606	\$3,714	\$3,825	\$3,940	\$4.058
						42,102	÷=,= · · ·			+_,	+_,+_,	,	+_,	+=,													4 1,00 0
 Total Operating Expenses 			\$34,058	\$34,989	\$35,949	\$36,937	\$37,955	\$39,004	\$40,084	\$41,197	\$42,343	\$43,523	\$46,461	\$47,808	\$49,194	\$50,620	\$52,089	\$53,600	\$55,156	\$56,758	\$58,406	\$60,103	\$61,850	\$63,648	\$65,498	\$67,403	\$69,364
	Rental psf is not specified	l																									
= Net Operating Income			\$5,870	\$6,137	\$6,411	\$6,693	\$6,984	\$7,283	\$7,592	\$7,910	\$8,237	\$8,574	\$7,199	\$7,462	\$7,734	\$8,015	\$8,306	\$8,606	\$8,916	\$9,237	\$9,568	\$9,911	\$10,265	\$10,630	\$11,008	\$11,398	\$11,801
 Debt Service (Annual 			#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Principal & Interest)																											
Debt Service Coverage Ratio			#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Code Floore Associately																											
= Cash Flow Available			#VALUE!	#WATTE!	#WALLES	#VALUE!	#WATTER	#WALLE!	#WALLE!	#WALLEY	#VALUE!	#VALUE!	#WALLEY	#WATTER	#WALLE!	#WATTER	#WATTER	#VAT UE!	#WATTER	#WATTE!	#WAT THE	#WATTER	#\$7.4.1.11E9	#VALUE!	#WALTE!	#WATTIE!	#WALLE!
for Distribution			#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:	#VALUE:
CASH-ON-CASH ROL																											
Cash Flow	#VALUE! ROI	[#VALUE!	#VALUE!	#VALUE	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Original Equity Investment	\$347,000																										
Projected Property Taxes		2%	7,751	7,906	8,064	8,225	8,389	8,557	8,728	8,903	9,081	9,263	9,448	9,637	9,830	10,026	10,227	10,431	10,640	10,853	11,070	11,291	11,517	11,747	11,982	12,222	12,466
			-														-										
Calculating Projected Annual Taxes	**** ***		Developer's	Assumptions	~	-		Construction	Costs			Total Project	Costs														
Acquisition Cost	\$122,000		\$122,000	Acquisition	Cost			\$225,000	Projected Reh	ab Costs		\$122,000	Acquisition C	Cost													
add 60% of project costs	\$135,000		\$225,000	Rehab Cost				60%	"Discount to"	Factor	-	\$225,000	Project Rehal	b Costs													
equals Projected Market Value	\$257,000							\$135,000	New Added V	alue		\$347,000	Total Projec	t Costs													
Property Type Rate	\$92.240		¢12									C	-h El														
equals Projected Assessed Value	\$82,240		\$13ps1+indoc	or/outdoor eve	ents							Cumulitive Ca	ISB Flow														
times levy rate and repi. tax (if comm)	9.4243%		Misc. inc.									Years 1-10	#VALUE!														
equals Flojected Floperty Taxes	\$7,751		3% annual in	crease in Ope	rating Exper	ises						1 ears 11-23	#VALUE:														
acuals Projected Annual Abstament	\$4,740		5% annuar m	crease in Gro	ss Rein			Con Boto	Voor 11 NOI	Devention V	Zoluo																
equais Flojected Annual Abatement	34,749		70 vacancy i Taxes calcula	ted based on	2% annual i	noreaces		<u>Cap Kate</u> 5.0%	\$2.475	\$40.406	value																
			1 axes calcula	acu Dascu Oll	∠ /o annual I	10104303		5.0%	\$2,473	\$ 4 7,490																	

Developer Investment	\$ (347,000)									
Annual Return	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Hypothetical Sale										\$ 49,496
Debt Retirement										#VALUE!
PV of Remaining Abatement										\$ 48,392
Developer Cash Flow	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
IRR										#VALUE!

			Tax Savin	g Analys	sis			
Total MV	\$257,000 \$82,240							
Tax Rate	9.4243%							
					— • •			
Year	Assessed Value Upon Completion	Current Assessed Value	Difference Abated and Current	Tax Savings	Tax Savings	Tax Savings	Tax Savings	Lax Savings Chapter 99
. oui	Compionen	T and o		20/100/0				enapter ee
2013	\$82,240	\$30,493	\$51,747	\$4,877	\$4,877	\$4,877	\$4,877	\$4,877
2014	\$83,885	\$31,103	\$52,782	\$4,974	\$4,974	\$4,974	\$4,974	\$4,974
2015	\$83,885	\$31,103	\$52,782	\$4,974	\$4,974	\$4,974	\$4,974	\$4,974
2016	\$85,562	\$31,725	\$53,838	\$5,074	\$5,074	\$5,074	\$5,074	\$5,074
2017	\$85,562	\$31,725	\$53,838	\$5,074	\$5,074	\$5,074	\$5,074	\$5,074
2018	\$87,274	\$32,359	\$54,914	\$5,175	\$5,175	\$5,175	\$5,175	\$5,175
2019	\$87,274	\$32,359	\$54,914	\$5,175	\$5,175	\$5,175	\$5,175	\$5,175
2020	\$89,019	\$33,007	\$56,013	\$5,279	\$5,279	\$5,279	\$5,279	\$5,279
2021	\$89,019	\$33,007	\$56,013	\$5,279	\$5,279	\$5,279	\$5,279	\$5,279
2022	\$90,800	\$33,667	\$57,133	\$5,384	\$5,384	\$5,384	\$5,384	\$5,384
2023	\$90,800	\$33,667	\$57,133	\$5,384	\$2,692	\$2,692	\$2,692	
2024	\$92,616	\$34,340	\$58,276	\$5,492	\$2,746	\$2,746	\$2,746	
2025	\$92,616	\$34,340	\$58,276	\$5,492	\$2,746	\$2,746	\$2,746	
2026	\$94,468	\$35,027	\$59,441	\$5,602	\$2,801	\$2,801	\$2,801	
2027	\$94,468	\$35,027	\$59,441	\$5,602	\$2,801	\$2,801	\$2,801	
2028	\$96,357	\$35,727	\$60,630	\$5,714	\$2,857	\$2,857		
2029	\$96,357	\$35,727	\$60,630	\$5,714	\$2,857	\$2,857		
2030	\$98,284	\$36,442	\$61,842	\$5,828	\$2,914	\$2,914		
2031	\$98,284	\$36,442	\$61,842	\$5,828	\$2,914	\$2,914		
2032	\$100,250	\$37,171	\$63,079	\$5,945	\$2,972	\$2,972		
2033	\$100,250	\$37,171	\$63,079	\$5,945	\$2,972			
2034	\$102,255	\$37,914	\$64,341	\$6,064	\$3,032			
2035	\$102,255	\$37,914	\$64,341	\$6,064	\$3,032			
2036	\$104,300	\$38,672	\$65,628	\$6,185	\$3,092			
2037	\$104,300	\$38,672	\$65,628	\$6,185	\$3,092			
	Net Present Va	alue of Tax Savings	7%	\$62,341	\$49,072	\$45,851	\$41,543	\$35,804
		ÿ	8%	\$56,866	\$45,523	\$42,919	\$39,271	\$34,179
			9%	\$52,118	\$42,391	\$40,282	\$37,188	\$32,665

Loan Calculator

Pmt	Payment	Beginning	Scheduled	Extra	Total	Principal	Interest	Ending
	Lender Name:							
	Optional Extra Payments							
	Start Date of Loan		1/0/1900		Total Interest			
	Number of Payments Per Year		1		Total Early Payments			
	Loan Period in Years		0		Actual Number of Payments			
	A	nnual Interest Rate	5.00 %		Scheduled Numb	per of Payments		
		Loan Amount	\$-		Sche	eduled Payment		
	Enter Values					Loan Summary		