Project Details


| Levy Chart |  |  |  |
| :--- | ---: | :---: | :---: |
| Jurisdiction | Levy | Percentage | Projected Annual Abatement |
| Kansas City School District | 0.049599 | $62.10 \%$ | $\$ 2,949$ |
| Kansas City | 0.015806 | $19.79 \%$ | $\$ 940$ |
| JJackson 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 | $0.92 \%$ | $\$ 44$ |
|  | $7.9873 \%$ |  | $\$ 4,749$ |

District, Not KCPS[


| Developer Investment Annual Yield | \$ (347,000) |  |  | 1232 | \$ | 1,348 | \$ | \$ 1,469 | \$ | 1,596 |  | \$ 1,727 |  | \$ 1,865 | \$ | 2,008 | \$ | 2,157 |  | 2,313 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | \$ | 1,121 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Hypothetical Sale |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | \$ | 49,496 |
| Debt Retirement |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | LUE! |
| Developer Cash Flow | \$ | $(345,879)$ | \$ | 1,232 | \$ | 1,348 | \$ | 1,469 | \$ | 1,596 | \$ | 1,727 | \$ | 1,865 | \$ | 2,008 | \$ | 2,157 |  | LUE! |
| IRR |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | LUE! |



| Developer Investment | \$ | $(347,000)$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Annual Return | \$ | 5,870 | \$ | 7,411 | \$ | 7,723 | \$ | 8,045 | \$ | 8,376 | \$ | 8,717 | \$ | 9,069 | \$ | 9,431 | \$ | 9,804 | \$ | 10,188 |
| Hypothetical Sale |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | \$ | 82,742 |
| Debt Retirement |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | LUE! |
| Developer Cash Flow | \$ | $(341,130)$ | \$ | 7,411 | \$ | 7,723 | \$ | 8,045 | \$ | 8,376 | \$ | 8,717 | \$ | 9,069 | \$ | 9,431 | \$ | 9,804 |  | LUE! |
| IRR |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | LUE! |



| 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! |



| Developer Inves | \$ (347,000) |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Annual Return | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALU | LU: |
| Hypotheical Sale |  |  |  |  |  |  |  |  |  | 49,4 |
| Debt Retirement |  |  |  |  |  |  |  |  |  | alu |
| PV of Remaining Abatement |  |  |  |  |  |  |  |  |  |  |
| Developer Cash Flow | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! |  |
| $\boxed{\text { IRR }}$ |  |  |  |  |  |  |  |  |  | \#VAL |


| Using Staff Assumplions 4162020 15:44 <br> Dan's analysis as of:   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Amn. Incr. | YR1 | YR2 | YR3 | YR4 | YR5 | YR6 | YR7 | YR8 | YR9 | YR10 | YR11 | YR12 | YR13 | YR14 | YR15 | YR16 | YR17 | YR18 | $\underline{\text { YR19 }}$ | YR20 | YR21 | YR22 | YR23 | YR24 | YR25 |
|  | 3\% | 43,400 | \$44,702 | \$46,043 | S47, 24 | \$48,847 | \$50,312 | S51,822 | \$55,377 | S54,978 | \$56,627 | s58,326 | s60,076 | S61,878 | S63,734 | S65,646 | s67,616 | \$69,644 | 571,734 | 573,886 | 576,102 | ¢78,385 |  | 583,159 |  |  |
| Miscellaneous Income | 3\% | ¢ - | s - | \$ - | \$ | \$ - | \$ - | ¢ - | s - | s - | \$ - | \$ - | ¢ - | S - | s - | s - | 5 - | 5 - |  | ¢ - | 5 - | s - |  |  |  |  |
| = Gross Income |  | \$43,400 | 544,702 | S46,043 | \$47,424 | \$48,847 | \$50,312 | \$51,822 | \$53,377 | \$54,978 | \$56,627 | \$56,326 | \$60,076 | 561,878 | 963,734 | \$65,646 | S67,616 | \$69,644 | 571,734 | 57,886 | 57,102 | 578,385 | 980,737 | 583,159 | S85,654 | 588,223 |
| Vacancy Contingency | 8\% | 53,472 | S3,576 | \$3,683 | 53,794 | 53,988 | S4,025 | \$4,146 | 54,270 | \$4,398 | 54,530 | \$4,666 | S4,806 | S4,950 | 55,099 | 55,252 | \$5,409 | \$5,572 | \$5,739 | \$5,911 | S6,088 | S6,271 | S6,459 | \$6,653 | S6,8 |  |
| Effective Gross Rent (EGR) |  | ¢39,928 | 541,126 | 542,360 | \$43,630 | \$44,939 | S46,287 | 547,676 | \$49,106 | \$50,580 | \$52,097 | \$53,660 | \$55,270 | \$56,928 | s58,636 | \$60,395 | S62,207 | 564,073 | \$66,995 | 567,975 | 570,014 | \$72,114 | 574,278 | 576,56 | 578,801 | \$881,165 |
| Operaing Expenses | 3\% | 29,060 | 529,932 | \$30,330 | \$31,755 | \$32,07 | 533,689 | \$34,699 | 935,740 | \$36,812 | 937,917 | S39,054 | \$40,226 | \$41,433 | \$42,676 | \$43,956 | \$45,275 | \$46,633 | \$48,032 | \$49,473 | \$50,957 | \$52,486 | \$54,060 | S55,682 | S57,352 | 559,073 |
| Propery lax wabatement Reseres (as\%of of FGR$)$ | 5\% |  |  | \$3,001 |  | ${ }_{\text {S }}^{53,001}$ | ${ }_{\substack{\text { S3,001 } \\ \$ 2,314}}^{\text {S }}$ |  |  |  | ¢ ${ }_{\substack{\text { S3,001 } \\ \text { S2,605 }}}$ |  |  |  |  |  | \$5,216 | \$3,204 | \$3,30 |  | ${ }_{\text {ctich }}^{55,6}$ | 53,60 | ${ }_{5 \times, 71}^{55,81}$ | ${ }_{53,9}^{55,9}$ | 53,9 | 54,058 |
| Resereses (as \% of EGR) |  | S1,996 | 52,056 | \$2,118 | \$2,182 | \$2,247 | \$2,314 |  | \$2,455 | \$2,529 | \$2,605 | S2,683 | \$2,76 | \$2,846 | 52,932 | 53,020 | \$3,110 | \$3,204 | 93,300 | \$3,399 | \$3,501 | 53,066 | 53,74 | 53,8 | ¢3,9 | 4,058 |
| Total Operating Expenses |  | 534,058 | ¢34,989 | \$33,949 | \$36,937 | \$37,955 | S33,04 | S44,084 | 541,197 | \$42,343 | 543,523 | S46,461 | S47,008 | \$49,194 | \$50,620 | \$52,089 | \$53,600 | \$55,156 | \$56,758 | \$58,406 | \$60,103 | S61,850 | \$63,648 | S65,498 | S67,03 | 569,364 |
| Net Operating Income | Rena psis no speate | 55,870 |  |  | 56,693 |  | \$7,283 | \$7,592 | \$7,910 | \$8,237 | S8,574 | 57,199 | \$7,462 | 57,734 | s8,015 | S8,306 | ¢8,606 | \$8,916 | ¢9,237 | 99,568 | ¢9,911 | \$10,265 | \$10,630 | \$11,008 | \$11,398 | \$11,801 |
| Debi Serice (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: |
|  |  |  |  | tyater |  |  | tValuel |  |  |  | HVAUEE |  |  |  |  |  | vauer | vauer | vaus | Vaust | vave | veaue | , | , | vauer |  |
| Debi Service Coverage Ratio |  | \#VALUE! | \#Value! | \#VALUE! | ! \#VALUE! | \#VALUE! | \#Value! | \#VALUE! | \#VALUE! | \#VALUE! | \#Value! | \#Value! | Value! | value! | value! | falue! | Nalue! | value! | value! | value! | value! | FValue! | falue! | falue! | NaLue! | value: |
| Cash Flow Available |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| cashon-cash roi |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Cash Flow Original Equity Investment | \#Value! Roi | \#value! | \#value! | \#VALUE! | ! \#VALUE! | \#VALUE! | \#value! | \#Value! | \#VALUE! | \#VALUE! | \#value! | \#value! | value! | value! | value! | value! | value! | value! | value! | value! | value! | fvalue! | value! | value! | value! | valu |
| Original Equity Investment |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 | 9,33 | 10,02 | 10,2 | 10,43 | 10,640 | 10,653 | 11,070 | 11,291 | 11,517 | 11,747 | 11,982 | 12,22 | 12,466 |
| Calculating Projected Annual Taxes Acquisition Cost <br> add $60 \%$ of project costs <br> equals Projected Market Value Property Type Rate equals Projected Assessed Value times levy rate and repl. tax (if comm) less current property taxes equals Projected Annual Abatement | $\begin{gathered} s 122,000 \\ \text { s135,000 } \end{gathered}$ | $\frac{\text { Developer's Assumptions }}{\$ 122,000 \text { Acquisition Cost }}$ \$225,000 Rehab Cost |  |  |  |  |  |  |  |  | Total Proiect Costs |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  | \$122,000 Acquisition Cost \$225,000 Project Rehab Costs |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  | 60\% "Discount to" Factor |  |  |  |  |  |  |  |  |  |  |  |
|  | 5257,000$\substack{32 \% \\ \$ 82,240}$ |  |  |  |  |  |  |  |  |  |  | s135,000 New Added Value |  |  |  | $\frac{5857}{537,000}$ Total Project Costs |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  | $\frac{\text { Cumulitive Cash Flow }}{\text { Yeast } 110}$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | 9.4243\% | S13psftindoor/outdor events <br> Misc. Inc. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | 3\% annual increase in Gross Rent |  |  |  |  |  |  |  |  | Years 11-25 \#VALUE! |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }_{\substack{\text { ¢3,001 } \\ 54,749}}$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | ${ }^{8 \%}$ vevacancy for first year Taxes calculted based on $2 \%$ annual increases |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | Developer Invesment | S (347,000) |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  | \#VALUE! | \#VALUE! | \#V | ${ }^{\text {\#VA }}$ | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! | \#VALUE! |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  | ${ }^{\text {\# }}$ \#VALUE! 49 ab |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | PV of Remaining Abatement |  |  |  |  |  |  |  |  |  | \% $48,3,32$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | Developer Cash flow |  | *VALUE: | \#Value: | + \#Value! | \#Value: | \#Vatue! | \#Value! | \#value! | \#value! | \#VaLue! |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## Tax Saving Analysis

| Total MV | \$257,000 |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Total AV | \$82,240 |  |  |  |  |  |  |  |
| Tax Rate | 9.4243\% |  |  |  |  |  |  |  |
| Year | Assessed Value Upon Completion | Current Assessed Value | Difference Abated and Current | Tax Savings $25 / 100 \%$ | Tax Savings | Tax Savings $10-10$ | Tax Savings 10-5 | Tax Savings Chapter 99 |
| 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 | alue of Tax Savings | 7\% | \$62,341 | \$49,072 | \$45,851 | \$41,543 | \$35,804 |
|  |  |  | 8\% | \$56,866 | \$45,523 | \$42,919 | \$39,271 | \$34,179 |
|  |  |  | 9\% | \$52,118 | \$42,391 | \$40,282 | \$37,188 | \$32,665 |

## Loan Calculator

|  | Enter Values |  |  |  | Loan Summary |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Loan Amount <br> Annual Interest Rate <br> Loan Period in Years <br> Number of Payments Per Year <br> Start Date of Loan <br> Optional Extra Payments |  | \$ |  | Scheduled Payment Scheduled Number of Payments Actual Number of Payments Total Early Payments Total Interest |  |  |  |
|  |  |  | 5.00 \% |  |  |  |  |  |
|  |  |  | 0 |  |  |  |  |  |
|  |  |  | 1 |  |  |  |  |  |
|  |  |  | 1/0/1900 |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
| Lender Name: |  |  |  |  |  |  |  |  |
| Pmt <br> No. | Payment <br> Date | Beginning Balance | Scheduled Payment | Extra | Total |  |  | Ending |
|  |  |  |  | Payment | Payment | Principal | Interest | Balance |

