

Project Details

Half-Napkin LLC dba The Borough 8026 Paseo Kansas City, MO 64131
doc. #217119

Acquisition Cost	\$ 122,000.00		Hard Construction Costs	\$ 225,000.00
Current Assessed Value	\$ 30,493.00			
Loan Amount	\$ -		Developer Equity	\$ 347,000.00
Number of Years	0		Current Property Tax	\$ 3,001.23
Interest Rate	0.00%		Property Type	Commercial
Loan Start Date	1/0/1900		Levy Rate	7.9873% note: building is in Center School
			Replacement Tax	Jackson 1.437%

Revenues

Gross Rent	\$ 43,400.00	Ann. Change	3%
Miscellaneous Income		Ann. Change	3%
Vacancy			8%

Expenses

Operating Expenses	\$ 29,060.00	Ann. Change	3%
Reserves			5%

Misc Notes

Rental rate (psf)	\$13psf+indoor/outdoor events	Cap Rate	5.0%
Misc Inc notes			
First year Vacancy	8%		

IRR	
No Abatement	#VALUE!
10 Year Abatement	100.00%
15 Year Abatement	#VALUE!
20 Year Abatement	#VALUE!
25 Year Abatement	#VALUE!

Dropdown Menus
 Data Entry Needed

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

District, Not KCPSC

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 10-15	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 Value 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 Amount	\$ -
Annual Interest Rate	5.00 %
Loan Period in Years	0
Number of Payments Per Year	1
Start Date of Loan	1/0/1900
Optional Extra Payments	

Loan Summary	
Scheduled Payment	
Scheduled Number of Payments	
Actual Number of Payments	
Total Early Payments	
Total Interest	

Lender Name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
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