

Project Details

1328 Agnes / Centerfield Asset Properties, LLC

Acquisition Cost	\$ 220,000.00
Current Assessed Value	\$ 175,891.00
Loan Amount	\$ -
Number of Years	0
Interest Rate	0.00%
Loan Start Date	1/0/1900

Hard Construction Costs	\$ 250,000.00
Developer Equity	\$ 300,000.00
Current Property Tax	\$ 15,000.00
Property Type	Commercial
Levy Rate	7.9873%
Replacement Tax	Jackson 1.437%

Revenues

Gross Rent	\$ 120,000.00	Ann. Change	2%
Miscellaneous Income	\$ -	Ann. Change	1%
Vacancy	10%		

Expenses

Operating Expenses	\$ 85,000.00	Ann. Change	3%
Reserves	3%		

Misc Notes

Rental rate (psf)	Rental psf is not specified
Misc Inc notes	is not applicable
First year Vacancy	50%

Cap Rate	10.0%
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IRR	
No Abatement	#VALUE!
10 Year Abatement	#VALUE!
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%	(\$2,386)
Kansas City	0.015806	19.79%	(\$760)
Jackson County	0.004956	6.20%	(\$238)
Kansas City Library	0.004933	6.18%	(\$237)
Mental Health	0.001198	1.50%	(\$58)
Blind Pension	0.0003	0.38%	(\$14)
Community College	0.002343	2.93%	(\$113)
Handicap Workshop	0.000738	0.92%	(\$35)
	7.9873%		(\$3,842)

Tax Saving Analysis

Total MV \$370,000
 Total AV \$118,400
 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	\$118,400	\$175,891	-\$57,491	-\$5,418	-\$5,418	-\$5,418	-\$5,418	-\$5,418
2014	\$120,768	\$179,409	-\$58,641	-\$5,526	-\$5,526	-\$5,526	-\$5,526	-\$5,526
2015	\$120,768	\$179,409	-\$58,641	-\$5,526	-\$5,526	-\$5,526	-\$5,526	-\$5,526
2016	\$123,183	\$182,997	-\$59,814	-\$5,637	-\$5,637	-\$5,637	-\$5,637	-\$5,637
2017	\$123,183	\$182,997	-\$59,814	-\$5,637	-\$5,637	-\$5,637	-\$5,637	-\$5,637
2018	\$125,647	\$186,657	-\$61,010	-\$5,750	-\$5,750	-\$5,750	-\$5,750	-\$5,750
2019	\$125,647	\$186,657	-\$61,010	-\$5,750	-\$5,750	-\$5,750	-\$5,750	-\$5,750
2020	\$128,160	\$190,390	-\$62,230	-\$5,865	-\$5,865	-\$5,865	-\$5,865	-\$5,865
2021	\$128,160	\$190,390	-\$62,230	-\$5,865	-\$5,865	-\$5,865	-\$5,865	-\$5,865
2022	\$130,723	\$194,198	-\$63,475	-\$5,982	-\$5,982	-\$5,982	-\$5,982	-\$5,982
2023	\$130,723	\$194,198	-\$63,475	-\$5,982	-\$2,991	-\$2,991	-\$2,991	
2024	\$133,338	\$198,082	-\$64,744	-\$6,102	-\$3,051	-\$3,051	-\$3,051	
2025	\$133,338	\$198,082	-\$64,744	-\$6,102	-\$3,051	-\$3,051	-\$3,051	
2026	\$136,004	\$202,043	-\$66,039	-\$6,224	-\$3,112	-\$3,112	-\$3,112	
2027	\$136,004	\$202,043	-\$66,039	-\$6,224	-\$3,112	-\$3,112	-\$3,112	
2028	\$138,724	\$206,084	-\$67,360	-\$6,348	-\$3,174	-\$3,174		
2029	\$138,724	\$206,084	-\$67,360	-\$6,348	-\$3,174	-\$3,174		
2030	\$141,499	\$210,206	-\$68,707	-\$6,475	-\$3,238	-\$3,238		
2031	\$141,499	\$210,206	-\$68,707	-\$6,475	-\$3,238	-\$3,238		
2032	\$144,329	\$214,410	-\$70,081	-\$6,605	-\$3,302	-\$3,302		
2033	\$144,329	\$214,410	-\$70,081	-\$6,605	-\$3,302			
2034	\$147,216	\$218,698	-\$71,483	-\$6,737	-\$3,368			
2035	\$147,216	\$218,698	-\$71,483	-\$6,737	-\$3,368			
2036	\$150,160	\$223,072	-\$72,912	-\$6,871	-\$3,436			
2037	\$150,160	\$223,072	-\$72,912	-\$6,871	-\$3,436			
Net Present Value of Tax Savings			7%	-\$69,261	-\$54,519	-\$50,941	-\$46,154	-\$39,778
			8%	-\$63,178	-\$50,576	-\$47,683	-\$43,630	-\$37,973
			9%	-\$57,903	-\$47,097	-\$44,754	-\$41,315	-\$36,291

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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