Lehi Station HTRZ Application

CREATING A TRUE TRANSIT-ORIENTED COMMUNITY IN THE HEART OF SILICON SLOPES







PROJECT VISION

With the help of HTRZ funding, the public private partnership between Lehi City, Utah Transit Authority, Thanksgiving Point, the Gardner Group, and STACK Real Estate will create a transformational, sustainable, mixed-Use, transit-oriented community in the heart of Silicon Slopes.

EXECUTIVE SUMMARY



INCLUDES OVER 53 ACRES WITHIN THE HEART OF THE SILICON SLOPES, DIRECTLY ADJACENT TO THANKSGIVING POINT AND THE LEHI FRONTRUNNER STATION



BRINGS 1,800 RESIDENTIAL UNITS TO THE CORE OF A MAJOR EMPLOYMENT CENTER

Provides a total of 216 units of affordable housing (12%), including 25% of the units reserved for 60% ami (54)



INCREASES TRANSIT RIDERSHIP THROUGH NOT ONLY NORTH/SOUTH CONNECTIVITY, BUT ALSO EAST/WEST **CONNECTIVITY AND LAST MILE SOLUTIONS**



INCREASES ACCESS TO EMPLOYMENT AND REDUCES THE NEED TO DRIVE TO WORK

Lehi is the hub of Silicon Slopes, and it is estimated that 30,000 Utahns commute into Lehi for work daily



INCREASES ACCESS TO EDUCATION

UVU's Thanksgiving Point campus is located 0.2 miles from Lehi Station and approximately 0.3 miles from the heart of the project



PROVIDES ONGOING SUPPORT FOR THANKSGIVING POINT

As a partner on the project, Thanksgiving Point will benefit directly from nearly \$1B in investment Each resident of the project will receive a Thanksgiving Point annual membership



PROVIDES CONNECTIVITY AND OPTIONS FOR ACTIVE TRANSPORTATION THROUGH A ROBUST TRAIL SYSTEM **RUNNING THROUGHOUT LEHI CITY**



THE PROJECT WILL BE A TRUE S.M.A.R.T COMMUNITY

Sustainable, Mixed-use, Attractive, Realistic, and Transit-oriented



HTRZ FUNDS APPROXIMATELY HALF OF THE ESTIMATED \$237MM INVESTMENT GAP



1,800 MULTIFAMILY UNITS (INCLUDING 162 UNITS AT 80% AMI AND 54 UNITS AT 60% AMI)

770,000 SQUARE FEET OF CLASS A OFFICE SPACE

80,000 SQUARE FEET OF RETAIL SHOPS AND RESTAURANTS

70,000 SQUARE FOOT LIFESTYLE CLIMBING GYM

THE LINKING AND EXPANSION OF A REGIONAL TRAIL SYSTEM PROMOTING ACTIVE TRANSPORTATION

DEVELOPMENT PLAN WITH AND WITHOUT HTRZ FUNDING

- The HTRZ development plan more than triples the number of residential units and allows for affordable housing.
- Without HTRZ funds, higher-density development around the Lehi FrontRunner station is not economically possible. Without HTRZ approval, Lehi Station would be underbuilt and impaired for decades to come. With HTRZ approval, 1,249 additional residential units are possible (216 being affordable), commercial uses are nearly tripled, and there is \$733MM in incremental investment.

| | Market Driven Development | Proposed HTRZ Development | Increase Over Market Driven Plan | % Increase Over Market Plan |
|--|------------------------------|------------------------------|-------------------------------------|--------------------------------|
| Multifamily Units | 551 | 1,800 | 1,249 | 227% |
| 80% AMI Affordable Units (incl. above) | - | 162 | 162 | NA |
| 60% AMI Affordable Units (incl. above) | - | 54 | 54 | NA |
| Total Residential Units | 551 | 1,800 | 1,249 | 227% |
| Class A Office (SF) | 236,500 | 770,000 | 533,500 | 226% |
| Retail Space (SF) | 98,440 | 150,000 | 51,560 | 52% |
| Total Project Investment | | | | |
| Multifamily | \$146,328,484 | \$619,832,096 | \$473,503,612 | 324% |
| Office | \$82,135,217 | \$328,564,039 | \$246,428,821 | 300% |
| Retail | \$26,578,800 | \$40,500,000 | \$13,921,200 | 52% |
| Total | \$255,042,501 | \$988,896,135 | \$733,853,634 | 288% |

\$237MM GAP FOR THE HTRZ DEVELOPMENT PLAN

The table below demonstrates the increased development costs associated with high-density residential and office development around Lehi Station. It also demonstrates the tax increment needed to offset the additional costs (the Gap) to meet a standard investment criteria.

The development teams believes in this project and believes in the thesis of transit-oriented communities. While HTRZ funds will not cover the entire Gap, the development team is willing to make up the difference with the belief that the project will outperform traditional underwriting over the long term.

| Projected Total Gap for the HTRZ | |
|---|---------------|
| Total Units in HTRZ with Type V Wrap (structured parking) | 1,800 |
| x TIF Incentive per Unit | \$78,782 |
| = Minimum Amount of TIF for Development | \$141,808,012 |
| Residential Units Inside of HTRZ | 1,800 |
| Units at 80% of AMI 9.00% | 162 |
| Units at 60% of AMI 3.00% | 54 |
| Total Affordable Units | 216 |
| x Value Loss per Unit | \$108,081 |
| = Minimum Amount of TIF for Reduced Rents | \$23,345,595 |
| Total Office Square Footage in HTRZ w/ Structured Parking | 770,000 |
| × HTRZ TIF Incentive PSF | \$93 |
| = Minimum Amount of TIF for Development | \$71,937,708 |
| Combined Total | \$237,091,314 |

There is a \$115MM investment gap that will not be covered by HTRZ proceeds.

TAXING ENTITIES WILL RECEIVE MORE TAX REVENUE WITH THE ESTABLISHMENT OF HTRZ THAN WITHOUT

The table below demonstrates how taxing entities will receive more tax revenue with high-density development, enabled by HTRZ funding, than they would with traditional suburban low-density development.

- Over the 45-year period, the HTRZ development will generate \$276.4 million in incremental property taxes with \$122.1 million in funding from the HTRZ and \$154.3 million going to the jurisdictions.
- Without HTRZ funding, traditional lower-density development would generate \$79.8 million in property taxes over the same 45-years.
- The HTRZ development will generate approximately 2x the amount of tax revenue to the jurisdictions.
- At full build out, the HTRZ development will generate 3.54x the amount of property taxes traditional lower-density development would on an annual basis.

| Tax Revenues Generated (2022 Tax Rates) | | | | | | | |
|---|-------------------|--------------------------|------------------------|-----------------------------|----------------------------|--|--|
| | | Wit | h HTRZ - High De | nsity | Without HTRZ - Low Density | | |
| Taxing Entity: | 2022 Tax Rates | 45-Year Tax Increment | 80% to HTRZ (25 Yr) | Balance to Taxing Entity | Total to Taxing Entity | | |
| Utah County | 0.005669 | \$22,508,615 | \$9,945,515 | \$12,563,100 | \$6,496,351 | | |
| Multicounty Assessing & Collecting | 0.000055 | \$510,786 | \$225,692 | \$285,093 | \$147,421 | | |
| County Assessing & Collecting | 0.000126 | \$3,779,813 | \$1,670,124 | \$2,109,688 | \$1,090,915 | | |
| Alpine School District | 0.000661 | \$194,915,752 | \$86,124,250 | \$108,791,502 | \$56,255,841 | | |
| Lehi City | 0.000400 | \$40,488,265 | \$17,889,890 | \$22,598,375 | \$11,685,569 | | |
| Lehi Metropolitan Water District | 0.001189 | \$204,314 | \$90,277 | \$114,037 | \$58,968 | | |
| North Utah County Water Conservancy | 0.000006 | \$408,628 | \$180,554 | \$228,074 | \$117,937 | | |
| Central Utah Water Conservancy | 0.000012 | \$13,620,947 | \$6,018,466 | \$7,602,481 | \$3,931,226 | | |
| Total | 0.008118 | \$276,437,120 | \$122,144,769 | \$154,292,351 | \$79,784,227 | | |
| Annual Tax Collections at Full Build Out assuming 2022 Tax Rates: | | \$6,615,486 | | | \$1,871,395 | | |

TRAIL CONNECTIVITY MAP EXISTING SHARED USE PATH EXISTING BUFFERED BIKE LANE EXISTING BIKE LANE PLANNED SHARED USE PATH PLANNED BIKE LANE PLANNED BIKE FRIENDLY STREET PLANNED PROTECTED BIKE LANE LEHI STATION 2,400 (ft) 1,200

THANKSGIVING STATION MEETS THE HTRZ OBJECTIVES

- Promotes greater utilization of public transit
- Increases availability of housing, including affordable housing
- Improves water conservation and air quality
- Encourages Transformative Mixed-Use Development and Collaborative Investment in Transit and Transportation
- Maximizes planning and economic development tools to strengthen and grow major transit corridors
- Increases access to employment and educational opportunities

WITHOUT HTRZ FUNDING A PROJECT LIKE THIS WOULD NOT BE POSSIBLE.





PROMOTES GREATER UTILIZATION OF PUBLIC TRANSIT

The planned development promotes a greater utilization of public transit through proximity, connectivity, last mile solutions, and TOD transit passes.

- Proximity All 1,800 units will be within 1/3 mile or less of the Lehi FrontRunner station parcel, and approximately 85% of units will be within 1/4 mile or less.
- Connectivity An internal urban promenade, lined with retail, park space, and amenity space, will provide a direct path to the Lehi Station. The crossing of Ashton Boulevard will be signalized, and traffic calming measures will be implemented to ensure a safe and comfortable walk to the station. UTA's parcel has been master planned through the station area planning process to provide a seamless connection with the adjacent projects.
- Last Mile Solutions —UTA has been forward thinking to find last-mile solutions. They are currently studying transit options for the area to provide easy and reliable access to the east side of I-15. In addition, UTA currently provides multiple bus routes from the FrontRunner station to major employers such as Adobe, Xactware, and Texas Instruments. The project will also provide an expanded trail system allowing for active transportation options such as walking, biking, and scooters to be utilized as last mile solutions.
- Transit Passes The project team is working with UTA to implement 'TOD Passes' which would allow for the project to purchase several shareable transit passes that could be reserved by residents on a daily basis. This provides a steady revenue stream to UTA and allows residents who historically have not utilized public transit to experience the convenience it provides.



INCREASES AVAILABILITY OF HOUSING, INCLUDING AFFORDABLE HOUSING

- If HTRZ funding is approved, this project will deliver 1,800 residential units, of which 216 will be reserved as affordable. With 162 units reserved at 80% AMI and 54 reserved at 60% of AMI, this project brings a significant amount of affordable housing to the heart of Silicon Slopes.
- The HTRZ development delivers 76 units per acre, on average, of high-density housing exceeding the requirement of 50 units per acre.
- Brings 1,800 residential units within a 1/3 mile walk of the Lehi FrontRunner station. This can only be accomplished through density provided by structured parking.



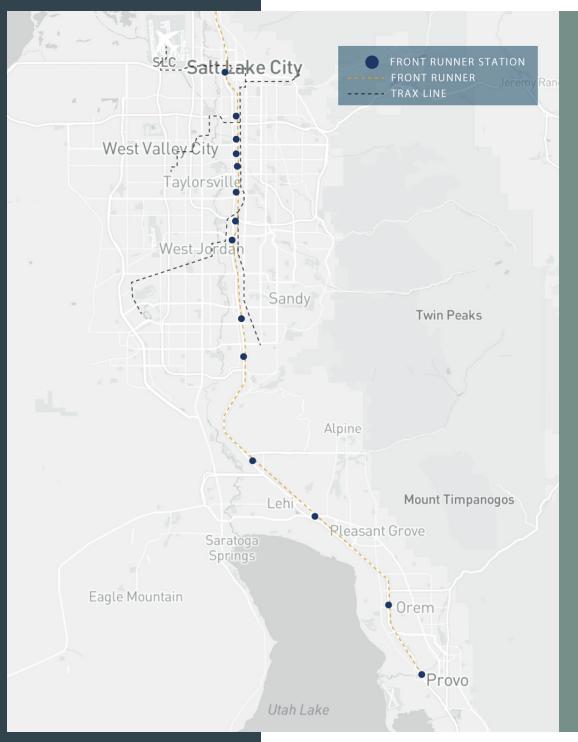
IMPROVE WATER CONSERVATION AND AIR QUALITY

- Through its master planned design, the project mixes housing, retail establishments, entertainment venues, public transportation, and a major employment center into one cohesive community where residents don't need to rely on cars. Instead, residents can satisfy many of their daily needs through walking and other modes of transportation. True transit-oriented mixed-use communities like this provide the most efficient strategy for smart growth by reducing emissions, using water resources efficiently, and providing a safe, walkable community where residents can live, work, shop, and play.
- According to the Institute of Transportation Engineers (ITE), mixed-use development leads to 20% internal capture. Meaning approximately 20% of vehicular trips are eliminated due to bringing uses (office, retail, residential) within walking distance of each other. By providing access to transit, and other modes of transportation, trips can further be reduced by an additional 9.5%. In sum, this project is designed to reduce nearly 30% of vehicular trips generated in a typical housing development.
- Per the Environmental Protection Agency, "High-density housing produces less runoff and less impervious cover than low-density development at all scales". Along with contributing to improved water quality, high-density development results in reduced water consumption per capita. This project will promote sustainability even further with planting of natural vegetation, the inclusion of street trees, and local sourcing of low carbon, durable, high-performance building materials that will stand the test of time.



ENCOURAGES TRANSFORMATIVE MIXED-USE DEVELOPMENT AND COLLABORATIVE INVESTMENT IN TRANSIT AND TRANSPORTATION

- The Lehi Station mixed-use master plan is the opposite of traditional suburban development. Through collaboration with a team of renowned transit-oriented planners and urban designers, this project sets the new standard for transit-oriented communities along the Wasatch Front.
- The project team, Lehi City, Thanksgiving Point, and UTA have worked together extensively throughout the station area planning process to provide seamless connectivity within the overall project master plan.
- The entire development is oriented around access to transit, walkability, daily needs, unique restaurants, entertainment venues, and usable open space.
- When you combine the attraction of Thanksgiving Point, the employment center of Silicon Slopes, the convenience of FrontRunner, with unmatched design and sustainability—the result is a world class Transit Oriented Community—Thanksgiving Station.



MAXIMIZES PLANNING AND ECONOMIC DEVELOPMENT TOOLS TO STRENGTHEN AND GROW MAJOR TRANSIT CORRIDORS

With explosive growth in Saratoga Springs and Eagle Mountain, traffic in Lehi has suffered due to its geographical location as an access point from I-15 to these cities. Lehi City, UDOT, Thanksgiving Point, and the project team have worked diligently to grow and expand the major transportation corridors surrounding the area. The plan was to take advantage of any tool that creates a better transit experience for residents, employees and visitors of the Lehi area. However, the only real viable long-term solution is to provide an alternative to sprawl into the exurbs. The induced demand conundrum was a catalyst for this project and the aim is to set the standard of future mixed-use development in Utah.



- One of the most unique attributes of this project is the ability to bring housing, along with affordable housing, to the center of the major employment center, Silicon Slopes. Lehi City boasts some of the largest employers in the state including Texas Instruments, Young Living, Adobe, Entrata, and Sunrun. These employers, and countless more, can be accessed by either a short walk, a brief bike ride, or a quick transit trip.
- Thanksgiving Point, a stakeholder in this project, has a mission to bring the joy of learning and wonders of the natural world to life. They strive to spark curiosity in children about science and the natural world. Annual memberships will be made available for residents to explore this truly unique and unmatched amenity within the community.
- Utah Valley University's Thanksgiving Point campus is located directly adjacent to the north edge of the development. This campus offers in-person classes, continuing education courses, and numerous nondegree seeking options for individuals and families to participate in together.
- Mountain Land Technical College (MTECH) is located approximately 1/4 of a mile from the project. MTECH's Lehi Campus offers programs in Healthcare, Automated Manufacturing, Information Technology, Construction Trades, and more.



ECONOMIC DEVELOPMENT DIRECTOR LEHI CITY

Lehi City is currently experiencing massive growth. With the growth comes the expansion announcement by Texas Instruments, Primary Childrens Hospital nearing completion, and multiple multiuse developments. The Thanksgiving Point HTRZ Area Plan will become the catalyst for LMI housing and urban development highlighting the Lehi Thanksgiving Point Frontrunner Station. The plan will bring in almost \$1 billion in investment and will set a precedent in Lehi on effective public/private partnerships.



LAND USE COMPARISON

MARKET PLAN - 551 RESIDENTIAL UNITS, LOWER DENSITY, SURFACE PARKING

- Type V-B Construction 3 Stories, Surface Parking
- Maximum density 25 units/acre
- Higher multifamily parking ratios 2.0 stalls/unit
- Disconnected development with surface parking lots acting as impediments to walkability
- Not enough residential units to attract grocers or unique retail establishments
- No sense of community due to lack of placemaking features
- Promotes driving

HTRZ PLAN - 1,800 RESIDENTIAL UNITS, HIGH DENSITY, ALL STRUCTURED PARKING

- Type V-A Construction 5 Stories, Centralized Parking Structure
- Average density of 76 units/acre
- Reduced multifamily parking ratios 1.5 stalls/unit and tapering down to 1.0 on subsequent phases
- Implementation of internal traffic calming features to put the pedestrian first and promote walkability
- Inclusion of placemaking strategies to create a sense of community and vibrancy
- Mixed-uses to create a true live, work, play environment through walkability and connectivity
- Able to attract more diverse retail establishments and grocers
- Master planning around the Lehi FrontRunner station to promote transit ridership



IMPEDIMENTS

- HTRZ was created to promote the right type of vertical development at transit stations along the Wasatch Front. Without HTRZ, transit stations will be underbuilt and impaired for decades to come. By utilizing HTRZ, transit-oriented developments can take full advantage of the billions of dollars invested in FrontRunner and can also minimize the future environmental impacts of growth.
- The development team is prepared to make a substantial investment around the Lehi FrontRunner station. However, there are several impediments that without HTRZ, make this investment unfeasible:
 - Current market rents combined with substantially increased construction costs for buildings 5-stories or higher
 - Costs for structured parking compared to surface parking
 - Area specific power infrastructure upgrades (estimated to be \$17,000,000+)

MAP





IMPACT OF HTRZ ON DEVELOPMENT

- If approved, HTRZ funding will be the sole incentive provided to this project, to date. Without HTRZ, densifying around the Lehi FrontRunner station is not financially feasible.
- All streets, open space, and park space will be privately owned but open to the public. The development will fund these projects and bear the costs of ongoing maintenance. Through keeping the streets private, the development will have more optionality to temporarily close streets for weekend farmer's markets, food trucks, and holiday events. Through keeping the park space private, the development will be able to attract more unique and upscale restaurants. Both of these decisions also ease the burden on Lehi City resources.
- One of the larger infrastructure improvements needed is the upsizing of power availability. Currently, there is enough available power to build approximately 600 units. In order to exceed this number, significant improvements are required such as substation expansion, property acquisition, and the procurement of new circuits and transformers. Without HTRZ to offset the additional costs of parking structures, these improvements would not be possible in even the best market conditions.
- With HTRZ funding, the project will be able to meet the objectives described in the HTRZ legislation and promote a higher utilization of public transit, increase the availability of housing and affordable housing, conserve scarce water resources, improve air quality through vehicular trip reduction, and demonstrate transformative mixed-use development.



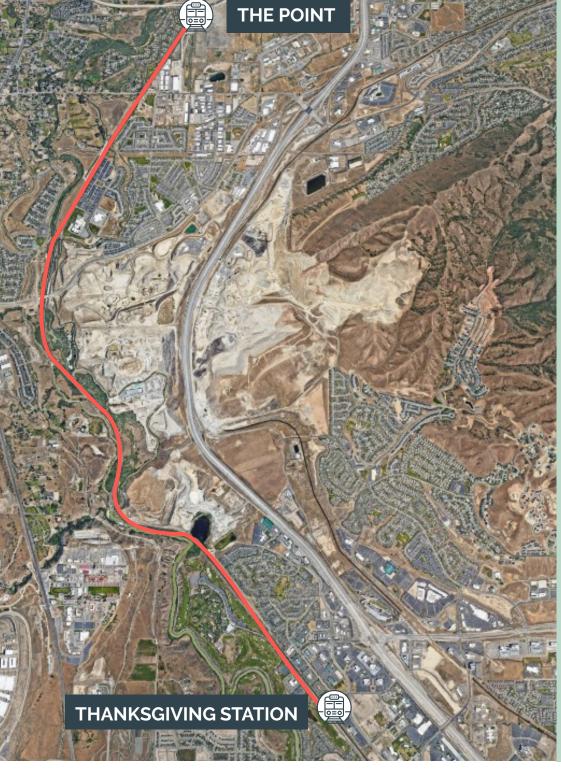
- The Silicon Slopes area of Lehi is home to some of the most recognized companies in Utah. Adobe, Texas Instruments, Young Living, and many other companies have made significant investments in the local area and provide high-quality jobs that help fuel Utah's economic growth.
- Bringing a true, master planned mixed-use community to the heart of Silicon Slopes will support companies in recruiting and retaining the talent they need to grow and expand their businesses.





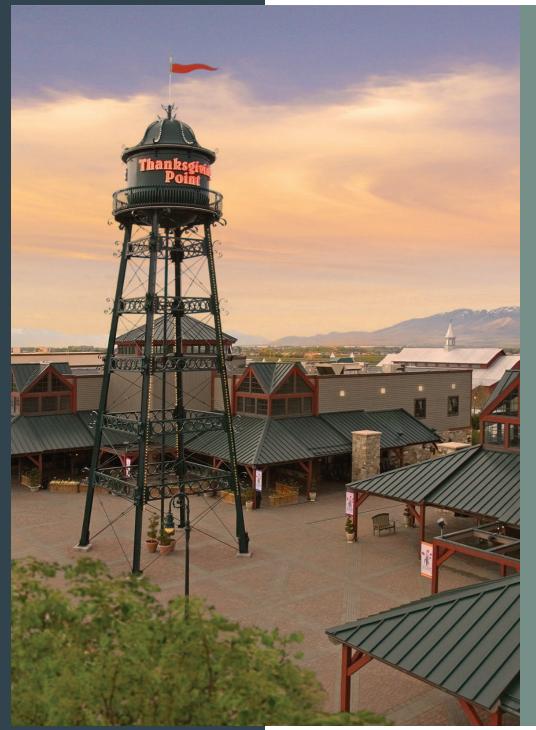






ONE STOP FROM THE POINT

- With the recent announcement of a FrontRunner stop being included in The Point project, there is tremendous opportunity to create an economic barbell between the heart of Silicon Slopes (Lehi City) and The Point.
- The proposed development is one FrontRunner stop from The Point connecting two world-class transit-oriented communities and enabling another level of live, work, play.
- This is an incredible opportunity to create seamless connectivity between two of the State's major economic drivers.



THANKSGIVING POINT

- Thanksgiving Point is a partner and stakeholder in the proposed development. Over the last 25 years, The Ashton family, and individual donors, have contributed more than \$300MM to Thanksgiving Point. One of the core values of this development is to provide an ongoing revenue stream to sustain the community benefit that Thanksgiving Point provides to Utah County and Utah as a whole.
- Thanksgiving Point memberships will be made available for each residential unit. This will allow all residents to visit Thanksgiving Point at no cost to them. All profits from these membership sales will go directly to Thanksgiving Point to help fund their ongoing efforts to "Bring the joy of learning and wonders of the natural world to life" for future generations.



PRO FORMA MULTIFAMILY & OFFICE

The following models summarize the incremental development costs associated with the development of higher density residential and office projects, and the tax increment needed to buy down or offset the costs to meet a standard investment criteria.

MARKET DRIVEN MULTIFAMILY DEVELOPMENT

Multifamily pro forma representing a typical 3-story garden style surface parked project at 25 units per acre.

| Type Units | % Mix | Unit SF | Rentable SF | Monthly Rent | \$ PSF/mo. | Annual | Project & Site |
|--|-------|---------|-------------|---------------|------------|----------------------------------|---|
| Studio 30 | 10% | 550 | 16,500 | 1,350 | 2.45 | 486,000 | Site (Acres) |
| One-Bed 160 | 52% | 715 | 114,475 | 1,550 | 2.17 | 2,976,000 | |
| Two-Bed 107 | 35% | 1,006 | 107,665 | 1,787 | 1.78 | 2,294,700 | Du/Ac 2 |
| Three-Bed 8 | 3% | 1,230 | 9,840 | 2,000 | 1.63 | 192,000 | Units |
| Total 305 | 100% | 815 | 248,480 | 1,625 | 2.00 | 5,948,700 | Rentable Building SF 248 |
| Base Year Stabilized Cash Flow | _ | _ | _ | | _ | | Gross Building SF 288 |
| Gross Potential Rent | | | | | | 5,948,700 | Construction Costs |
| Ancillary Income (\$300 Unit/mo.) | | | | | | 1,098,000 | Construction Costs 53,423 |
| Vacancy & Credit Loss | | | | 5.00% | | (352,335) | |
| Effective Gross Income | | | | | | 6,694,365 | Power Infrastructure Upgrades (prorated) |
| Operating Expenses | _ | _ | _ | Per Unit/Ann. | _ | | Parking Structure Costs (1.5/unit) 458 4,500 2,058 |
| Property Taxes | | | | 1,400 | | (427,000) | Architecture & Engineering 2,227 |
| Insurance | | | | 400 | | (122,000) | Permits & Impact Fees 900 |
| Utilities | | | | 1,560 | | (475,800) | Legal & Misc. |
| Payroll | | | | 1,400 | | (427,000) | Taxes & Insurance 300 |
| Repairs & Maintenance | | | | 300 | | (91,500) | Upfront Water Purchase 1,044 |
| Contract Services | | | | 250 | | (76,250) | Construction Loan Fees & Interest Reserve (24 months) 4,175 |
| Marketing | | | | 200 | | (61,000) | |
| General & Administrative | | | | 250 | | (76,250) | Development Overhead (5%) 3,518 |
| Management | | | | 3.00% | | (200,831) | Soft Cost Contingency 79 |
| Thanksgiving Point Memberships | | | | 240 | | (73,200) | Private Roads, Parks, Amenities 1,800 |
| Reserves Total Expenses & Reserves | | | | 250 | - | (76,250) (2,107,081) | Land Costs 10,628 |
| | | | | | | | Total Project Costs 80,998 |
| Net Operating Income | | | | | | 4,587,284 | Per Unit 265 |
| Construction Interest | | | | | | (3,675,949) | Per RSF |
| Construction Cash Flow | | | | | | 911,335 | |
| Long Term Debt Service | | | | | | (4,290,144) | Investment |
| Long Term Cash Flow | | | | | | 297,140 | Total Project Costs 80,998 |
| Project Market Value | | | | 5.000/ | | 04745 604 | HTRZ TIF Incentives |
| Market Value | | | | 5.00% | | 91,745,681 | Adjusted Project Costs 80,998 |
| Financing Construction Loan | | | | | | 52,513,553 | Construction Loan 52,513 |
| Interest Rate | | | | | | 7.00% | |
| Annual Construction Interest | | | | | | (3,675,949) | Equity Requirement - Construction 28,484 |
| Loan to Value | | | | | | 57.2% | Equity Requirement - Perm Loan 21,368 |
| Loan to Cost | | | | | | 64.8% | Yield on Cost 5 |
| Permanent Loan | | | | | | 59,630,000 | Market Cap Rate 5 |
| Loan to Value | | | | | | 65.0% | |
| Interest Rate | | | | | | 6.00% | Yield/Cap Rate Spread 0 |
| | | | | | | (4,290,144) | Cash-on-Cash Return 1 |
| Annual Debt Service | | | | | | | Cash-on-Cash neturn |
| | | | | | | 30 | Casir-oir-Casii neturii |
| Annual Debt Service | | | | | | | CdSII-OII-CdSII Neturii |
| Annual Debt Service Amortization Period | | | | | | 30 | Casii-oii-Casii neturii |

HTRZ ENHANCED MULTIFAMILY DEVELOPMENT

Rentable SF

Monthly Rent

\$ PSF/mo.

Annual

52.513.553

(3,675,949)

59,630,000

(4.290.144) 30

57.2% 50.0%

65.0%

6.00%

7.69%

1.07

Unit SF

Studio 30 10% 550 16,500 1,350 2.45 486,000 One-Bed 160 52% 715 114,475 1.550 2.17 2,976,000 Two-Bed 107 35% 1,006 107.665 1,787 1.78 2,294,700 192,000 Three-Bed 3% 1,230 9.840 2,000 1.63 Total 305 100% 815 248,480 1,625 2.00 5,948,700 Base Year Stabilized Cash Flow Gross Potential Rent 5,948,700 1,098,000 Ancillary Income (\$300 Unit/mo.) (352, 335)Vacancy & Credit Loss **Effective Gross Income** 6,694,365 Per Unit/Ann **Operating Expenses** (427,000)Property Taxes 1,400 Insurance 400 (122,000)Utilities 1.560 (475,800)1.400 (427,000)Payroll Repairs & Maintenance (91,500)Contract Services (76,250)(61,000)Marketing General & Administrative 250 (76, 250)Management (200,831)Thanksgiving Point Memberships 240 (73,200) (76,250)Reserves 250 **Total Expenses & Reserves** (2,107,081) 4,587,284 **Net Operating Income** Construction Interest (3,675,949)Construction Cash Flow 911,335 Long Term Debt Service (4.290.144) Long Term Cash Flow 297,140 **Project Market Value** 5.00% 91,745,681 Market Value Financing

This pro forma represents a 5-story wrap project with a centralized parking structure. This represents an increase in density from 25 to 80 units per acre. But for HTRZ, this increased density adjacent to the Lehi FrontRunner station would not be possible.

| Trontitumer station | would no | c be possib | |
|---|-----------|-------------|--------------|
| Project & Site | | | |
| Site (Acres) | | | 3.78 |
| Du/Ac | | | 80.69 |
| Units | | | 305 |
| Rentable Building SF | | | 248,480 |
| Gross Building SF | | | 285,752 |
| Construction Costs | _ | _ | |
| Construction Costs | | | 68,102,090 |
| Power Infrastructure Upgrades (prorated) | | | 2,125,000 |
| Parking Structure Costs (1.5/unit) | 458 | 30,000 | 13,725,000 |
| Architecture & Engineering | | | 3,209,360 |
| Permits & Impact Fees | | | 1,100,000 |
| Legal & Misc. | | | 130,000 |
| Taxes & Insurance | | | 450,000 |
| Upfront Water Purchase | | | 1,044,930 |
| Construction Loan Fees & Interest Reserve (24 | 4 months) | | 4,175,949 |
| Development Overhead (5%) | | | 5,086,698 |
| Soft Cost Contingency | | | 784,942 |
| Private Roads, Parks, Amenities | | | 1,800,000 |
| Land Costs | | | 3,293,136 |
| Total Project Costs | | | 105,027,105 |
| Per Unit | | | 344,351 |
| Per RSF | | | 423 |
| Investment | _ | _ | |
| Total Project Costs | | | 105,027,105 |
| HTRZ TIF Incentives | | | (24,028,580) |
| Adjusted Project Costs | | | 80,998,525 |
| Construction Loan | | | 52,513,553 |
| Equity Requirement - Construction | | | 28,484,973 |
| Equity Requirement - Perm Loan | | | 21,368,525 |
| Yield on Cost | | | 5.66% |
| Market Cap Rate | | | 5.00% |
| Yield/Cap Rate Spread | | | 0.66% |
| Cash-on-Cash Return | | | 1.39% |

Construction Loan

Annual Construction Interest

Interest Rate

Loan to Value

Loan to Cost Permanent Loan

Loan to Value

Interest Rate

Debt Yield

Annual Debt Service

Amortization Period

Debt Service Coverage Ratio

INCREMENTAL COSTS OF HIGH DENSITY MULTIFAMILY

The valuation analysis below highlights the HTRZ funding needed to offset the additional cost of densifying around the Lehi FrontRunner Station. This is the gap between low-density residential development (25 du/ac) and high-density residential development (80 du/ac).

| 5-Story Type V Wrap Construction | Per Unit | Per RSF | Total |
|--|-----------|---------|---------------|
| Construction Costs | 229,187 | 281 | 69,902,090 |
| Structured Parking Costs | 45,000 | 55 | 13,725,000 |
| Power Infrastructure Upgrades (prorated) | 6,967 | 9 | 2,125,000 |
| Soft Costs | 52,400 | 64 | 15,981,879 |
| Land Costs | 10,797 | 13 | 3,293,136 |
| Total Costs | \$344,351 | \$423 | \$105,027,105 |
| Less: HTRZ TIF Incentive | \$78,782 | \$97 | \$24,028,580 |
| Ratio of Incentive to Total Costs | | | 22.9% |

AFFORDABLE HOUSING ANALYSIS

- This affordable housing analysis quantifies the loss in value from reduced rents for the 80% and 60% AMI units.
- This analysis looks at a typical 305unit phase and factors for 9% of the units at 80% AMI (27) and 3% of the units at 60% AMI (9). Utilities are assumed to be \$250/month and are included in the rent.
- In a typical 305-unit phase, the 36 affordable units reduce stabilized NOI by \$194,547 annually. When a 5.00% capitalization rate is applied, this NOI loss results in a loss of value of \$3,890,932 or \$108,081 per affordable unit.
- The total project will provide 162 units at 80% AMI and 54 units at 60% AMI.
- All affordable units will be spread throughout the project and will be located in the same buildings, with the same amenities and floor plans as the market rate units.

| Affordable Rent Calculation | | | | | | | | |
|-----------------------------|-----------|---------------|----------------|-----------------|--------------------------|-----------------|-----------------------|--|
| Unit Type | Size (SF) | Unit Mix % | Market Rent | 80% AMI Rent | Difference vs. Market | 60% AMI Rent | Difference vs. Market | |
| Studio | 550 | 10% | 1,350 | 1,344 | (6) | 1,008 | (342) | |
| One-Bed | 715 | 52% | 1,550 | 1,536 | (14) | 1,152 | (398) | |
| Two-Bed | 1,006 | 35% | 1,789 | 1,728 | (61) | 1,296 | (493) | |
| Three-Bed | 1,230 | 3% | 2,000 | 1,920 | (80) | 1,440 | (560) | |

AMI Rent Source: https://ric.novoco.com/tenant/rentincome/calculator/z1.jsp

| Loss per Unit from Reduced Rents | | | | | | | | | | |
|----------------------------------|----------------------|-----------------------------|-----------------|---------------------------|--------------------------|---------------------------------|-----------------------------------|----------------------|--|--|
| Unit Type by Income Limit | Average Size (SF) | Average Weighted Rent | Utility Cost | Rent Less Utilities | Lost Rent Unit/mo. | Unit Mix in Typical Phase | Unit Count in Typical Phase | Annual Loss Total | | |
| Average Market Rate Unit | 815 | 1,625 | - | 1,625 | - | 88% | 269 | - | | |
| Average 80% AMI Unit | 815 | 1,595 | 250 | 1,345 | (281) | 9% | 27 | (90,974) | | |
| Average 60% AMI Unit | 815 | 1,196 | 250 | 946 | (679) | 3% | 9 | (73,377) | | |

| Loss in Value from Reduced Rents | | | | | | | | |
|----------------------------------|--------------------|------------|---------------------|------------|-------------------------|---------------|--|--|
| Cap Rate | NOI at Market Rent | Value | NOI w/ AMI Units | Value | Variance from Market | Loss Per Unit | | |
| 4.75% | 4,587,284 | 96,574,401 | 4,392,737 | 92,478,683 | (4,095,718) | (113,770) | | |
| 5.00% | 4,587,284 | 91,745,681 | 4,392,737 | 87,854,749 | (3,890,932) | (108,081) | | |
| 5.25% | 4,587,284 | 87,376,839 | 4,392,737 | 83,671,189 | (3,705,650) | (102,935) | | |

| Summary | | | | | | |
|---------------|---|------------------------|---|------------------|--|--|
| Loss Per Unit | | Total Affordable Units | | Total Value Loss | | |
| (108,081) | х | 216 | = | (23,345,595) | | |

MARKET DRIVEN OFFICE DEVELOPMENT

Office pro forma representing a typical surface parked property at 0.50 floor area ratio.

| Suite | Tenant | Gross SF | Rentable SF | | Rent PSF | Total |
|--------------------------------|----------|----------|-------------|-------|----------|-------------|
| 100 | Tenant A | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 200 | Tenant B | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 300 | Tenant C | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 400 | Tenant A | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 500 | Tenant B | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 600 | Tenant C | 30,000 | 30,000 | | \$42 | 1,071,000 |
| Totals | | 180,000 | 153,000 | | \$42 | 6,426,000 |
| Base Year Stabilized Cash Flow | | | | _ | | |
| Gross Potential Rent | | | | | | 6,426,000 |
| Vacancy & Credit Loss | | | | 7.00% | | (449,820) |
| Effective Gross Income | | | | | | 5,976,180 |
| Operating Expenses | _ | _ | | _ | _ | |
| Operating Expenses | | | | 7.00 | PSF | (1,071,000) |
| Management Fees | | | | 4.00% | of EGI | (239,047) |
| Reserves | | | | 0.50 | PSF | (76,500) |
| Total Expenses & Reserves | | | | | | (1,386,547) |
| Net Operating Income | | | | | | 4,589,633 |
| Construction Interest | | | | | | (2,688,000) |
| Construction Cash Flow | | | | | | 1,901,633 |
| Long Term Debt Service | | | | | | (3,041,618) |
| Long Term Cash Flow | | | | | | 1,548,015 |
| Project Market Value | | | | | | |
| Market Value | | | | 7.00% | | 65,566,183 |
| Financing | | | | | | |
| Construction Loan | | | | | | 38,400,000 |
| Interest Rate | | | | | | 7.00% |
| Annual Construction Interest | | | | | | 2,688,000 |
| Loan to Value | | | | | | 58.6% |
| Loan to Cost | | | | | | 61.4% |
| Permanent Loan | | | | | | 39,340,000 |
| Loan to Value | | | | | | 60.0% |
| Interest Rate | | | | | | 6.00% |
| Annual Debt Service | | | | | | (3,041,618) |
| Amortization Period | | | | | | 25 |
| Debt Yield | | | | | | 11.67% |
| Debt Service Coverage Ratio | | | | | | 1.51 |
| | | | | | | |

| Project & Site | |
|---|------------|
| Site (Acres) | 8.26 |
| Floor to Area Ratio | 0.50 |
| Rentable Building SF | 153,000 |
| Gross Building SF | 180,000 |
| Construction Costs | |
| Construction Costs | 40,500,000 |
| Power Infrastructure Upgrades (prorated) | = |
| Parking Structure Costs (4/1,000 RSF) 612 4,500 | 2,754,000 |
| Architecture & Engineering | 2,187,957 |
| Permits & Impact Fees | 1,562,827 |
| Legal & Misc. | 120,000 |
| Taxes & Insurance | 275,000 |
| Construction Loan Fees & Interest Reserve (18 months) | 2,769,200 |
| Development Overhead (5%) | 2,765,653 |
| Soft Cost Contingency | 578,425 |
| Private Roads, Parks, Amenities | 1,800,000 |
| Land Costs | 7,200,000 |
| Total Project Costs | 62,513,062 |
| Per RSF | \$409 |
| Investment | |
| Total Project Costs | 62,513,062 |
| HTRZ TIF Incentives | |
| Adjusted Project Costs | 62,513,062 |
| Construction Loan | 38,400,000 |
| Equity Requirement - Construction | 24,113,062 |
| Equity Requirement - Perm Loan | 23,173,062 |
| Yield on Cost | 7.34% |
| Market Cap Rate | 7.00% |
| Yield/Cap Rate Spread | 0.34% |

Cash-on-Cash Return

HTRZ ENHANCED OFFICE DEVELOPMENT

This pro forma represents an increase in density from 0.50 to 2.02 floor area ratio by including a parking structure. Mixing uses such as office and residential increases affordability, allows for cross-parking, and promotes walkability while taking vehicles off the road and contributing to improved air quality. But for HTRZ, this type of dense development adjacent to the Lehi FrontRunner station would not be possible.

| Suite | Tenant | Gross SF | Rentable SF | | Rent PSF | Total |
|---------------------------------------|----------|----------|-------------|-------|----------|-------------|
| 100 | Tenant A | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 200 | Tenant B | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 300 | Tenant C | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 400 | Tenant A | 30,000 | 25,500 | | \$42 | 1,071,000 |
| 500 | Tenant B | 30,000 | 30,000 | | \$42 | 1,071,000 |
| 600 | Tenant C | 30,000 | 30,000 | | \$42 | 1,071,000 |
| Totals | | 180,000 | 153,000 | | \$42 | 6,426,000 |
| Base Year Stabilized Cash Flow | | | | _ | | |
| Gross Potential Rent | | | | | | 6,426,000 |
| Vacancy & Credit Loss | | | | 7.00% | | (449,820) |
| Effective Gross Income | | | | | | 5,976,180 |
| Operating Expenses | _ | | _ | _ | _ | |
| Operating Expenses | | | | 7.00 | PSF | (1,071,000) |
| Management Fees | | | | 4.00% | of EGI | (239,047) |
| Reserves | | | | 0.50 | PSF | (76,500) |
| Total Expenses & Reserves | | ' | | | | (1,386,547) |
| Net Operating Income | | | | | | 4,589,633 |
| Construction Interest | | | | | | (2,688,000) |
| Construction Cash Flow | | | | | | 1,901,633 |
| Long Term Debt Service | | | | | | (3,041,618) |
| Long Term Cash Flow | | | | | | 1,548,015 |
| Project Market Value | | | | | | _ |
| Market Value | | | | 7.00% | | 65,566,183 |
| Financing | | | | | | |
| Construction Loan | | | | | | 38,400,000 |
| Interest Rate | | | | | | 7.00% |
| Annual Construction Interest | | | | | | 2,688,000 |
| Loan to Value | | | | | | 58.6% |
| Loan to Cost | | | | | | 50.0% |
| Permanent Loan | | | | | | 39,340,000 |
| Loan to Value | | | | | | 60.0% |
| Interest Rate | | | | | | 6.00% |
| Annual Debt Service | | | | | | (3,041,618) |
| Amortization Period | | | | | | 25 |
| Debt Yield | | | | | | 11.67% |
| Debt Service Coverage Ratio | | | | | | 1.51 |
| , , , , , , , , , , , , , , , , , , , | | | | | | |

| Project & Site | |
|---|--------------|
| Site (Acres) | 2.05 |
| Floor to Area Ratio | 2.02 |
| Rentable Building SF | 153,000 |
| Gross Building SF | 180,000 |
| Construction Costs | |
| Construction Costs | 40,500,000 |
| Power Infrastructure Upgrades (prorated) | 2,125,000 |
| Parking Structure Costs (4/1,000 RSF) 612 30,000 | 18,360,000 |
| Architecture & Engineering | 2,688,251 |
| Permits & Impact Fees | 1,920,179 |
| Legal & Misc. | 120,000 |
| Taxes & Insurance | 350,000 |
| Construction Loan Fees & Interest Reserve (18 months) | 2,769,200 |
| Development Overhead (5%) | 3,751,250 |
| Soft Cost Contingency | 641,119 |
| Private Roads, Parks, Amenities | 1,800,000 |
| Land Costs | 1,782,178 |
| Total Project Costs | 76,807,178 |
| Per RSF | \$502 |
| Investment | |
| Total Project Costs | 76,807,178 |
| HTRZ TIF Incentives | (14,294,116) |
| Adjusted Project Costs | 62,513,062 |
| Construction Loan | 38,400,000 |
| Equity Requirement - Construction | 24,113,062 |
| Equity Requirement - Perm Loan | 23,173,062 |
| Yield on Cost | 7.34% |
| Market Cap Rate | 7.00% |
| Yield/Cap Rate Spread | 0.34% |

6.68%

Cash-on-Cash Return

INCREMENTAL COSTS OF HIGH-DENSITY OFFICE DEVELOPMENT

The valuation analysis below highlights the HTRZ funding needed to offset the additional cost of densifying around the Lehi FrontRunner Station. This is the gap between low-density office development (0.50 FAR) and high-density office development (2.02 FAR).

| 5-Story Type V Wrap Construction | Per RSF | Total |
|--|---------|--------------|
| Construction Costs | 276.47 | 42,300,000 |
| Structured Parking Costs | 120.00 | 18,360,000 |
| Power Infrastructure Upgrades (prorated) | 13.89 | 2,125,000 |
| Soft Costs | 80.00 | 12,240,000 |
| Land Costs | 11.65 | 1,782,178 |
| Total Costs | \$502 | \$76,807,178 |
| Less: HTRZ TIF Incentive | \$93 | \$14,294,116 |
| Ratio of Incentive to Total Costs | | 18.6% |

TOTAL GAP FOR THE HTRZ DEVELOPMENT PLAN

| Projected Total Gap for the HTRZ | | |
|---|-------|---------------|
| Total Units in HTRZ with Type V Wrap (structured parking) | | 1,800 |
| x TIF Incentive per Unit | | \$78,782 |
| = Minimum Amount of TIF for Development | | \$141,808,012 |
| Residential Units Inside of HTRZ | | 1,800 |
| Units at 80% of AMI | 9.00% | 162 |
| Units at 60% of AMI | 3.00% | 54 |
| Total Affordable Units | | 216 |
| x Value Loss per Unit | | \$108,081 |
| = Minimum Amount of TIF for Reduced Rents | | \$23,345,595 |
| Total Office Square Footage in HTRZ w/ Structured Parking | | 770,000 |
| x HTRZ TIF Incentive PSF | | \$93 |
| = Minimum Amount of TIF for Development | | \$71,937,708 |
| Combined Total | | \$237.091.314 |



| Tax Districts | Final Tax Rate |
|---|----------------|
| UTAH COUNTY | 0.000661 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | 0.000015 |
| COUNTY ASSESSING & COLLECTING LEVY | 0.000111 |
| ALPINE SCHOOL DISTRICT | 0.005724 |
| LEHI CITY | 0.001189 |
| LEHI METROPOLITAN WATER DISTRICT | 0.000006 |
| NORTH UTAH COUNTY WATER CONSERVANCY | 0.000012 |
| CENTRAL UTAH WATER CONSERVANCY | 0.000400 |
| | |
| | |
| TOTAL | 0.008118 |

| Assumptions (Residential) | | | | | | | | | |
|---------------------------|------|--|--|--|--|--|--|--|--|
| % Primary | 100% | | | | | | | | |
| Primary AV | 55% | | | | | | | | |
| % Secondary | 0% | | | | | | | | |

| Unit Types | Inflation | Residential |
|----------------|-----------|-------------|
| Apartments | 1.00% | Yes |
| Class A Office | 1.00% | No |
| Retail Shops | 1.00% | No |
| UTA Apartments | 1.00% | Yes |
| UTA Retail | 1.00% | No |
| UTA Office | 1.00% | No |
| | | |
| | | |
| | | |

| Column | | | | | | | | | | | | | | | |
|---|--|--|--|---|---|--|--|--|---|--|---|---|---|--|--|
| Marcellan Marc | Year | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Marcifold Marc | | | 2024 | | 2026 | | | 2029 | 2030 | | 2032 | | | | |
| Part The Company The Com | Absorption | Total | | | | | | | | | | | | | |
| Column | | | | 70 | 305 | 225 | 250 | 225 | 225 | 225 | 75 | | | | |
| ## Company 1,000 1 | | | | | 503 | 223 | | | 223 | 223 | ,, | | | | |
| Column C | | | 70,000 | 300,000 | 22 500 | 22,000 | 120,000 | | | | | | | | |
| Track for 1,700 | | | 70,000 | | | 33,000 | | 23,300 | | | | | | | |
| TreatAment Information | | | | | 200 | | 47.000 | | | | | | | | |
| Total Annual Manageria 1,218,000 7,000 30,0070 34,000 31,225 35,750 164,7755 225 225 75 0 0 0 0 0 0 0 0 0 | | | | | | | 47,000 | 270.000 | | | | | | | |
| Montacida Mont | UTA Office | 270,000 | | | | | | 270,000 | | | | | | | |
| Montacida Mont | | | | | | | | | | | | | | | |
| American | Total Annual Absorption | 1,238,800 | 70,000 | 380,070 | 24,005 | 33,225 | 167,250 | 563,725 | 225 | 225 | 75 | 0 | 0 | 0 | 0 |
| American | | | | | | | | | | | | | | | |
| American | | | | | | | | | | | | | | | |
| Class A Office 5200 | Market Values | Per Sq.Ft./ Sale Price | | | | | | | | | | | | | |
| Real Storm | Apartments | \$300,000 | \$300,000 | \$303,000 | \$306,030 | \$309,090 | \$312,181 | \$315,303 | \$318,456 | \$321,641 | \$324,857 | \$328,106 | \$331,387 | \$334,701 | \$338,048 |
| ## Control Con | Class A Office | \$300 | \$300 | \$303 | \$306 | \$309 | \$312 | \$315 | \$318 | \$322 | \$325 | \$328 | \$331 | \$335 | \$338 |
| Control Cont | Retail Shops | \$200 | \$200 | \$202 | \$204 | \$206 | \$208 | \$210 | \$212 | \$214 | \$217 | \$219 | \$221 | \$223 | \$225 |
| Control Cont | UTA Apartments | \$240,000 | \$240,000 | \$242,400 | \$244.824 | \$247.272 | \$249,745 | \$252,242 | \$254.765 | \$257.312 | \$259.886 | \$262,484 | \$265.109 | \$267.760 | \$270,438 |
| Aborted Assessed Values | | | | | | | | | | | | | | | |
| Aborded Assessée Values Care A Office Care A Offi | | | | | | | | | | | | | | | |
| Apartmented \$77,507,0731 \$0 \$11,565,000 \$51,365,330 \$31,865,200 \$51,365,330 \$31,565,300 \$51,365,330 \$31,565,300 \$51,365,330 \$31,365,300 \$51,365,330 \$31,365,300 \$51,365,330 \$31,365,300 \$51,300,332 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | on to mee | ÇSOO | \$300 | \$303 | \$300 | 4303 | 4312 | , J. | 4310 | Ų3LL | 4323 | \$320 | ,JJ1 | 4333 | \$330 |
| Apartmented \$77,507,0731 \$0 \$11,565,000 \$51,365,330 \$31,865,200 \$51,365,330 \$31,565,300 \$51,365,330 \$31,565,300 \$51,365,330 \$31,365,300 \$51,365,330 \$31,365,300 \$51,365,330 \$31,365,300 \$51,300,332 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | | | | | | | | | | | | | | | |
| Apartmented \$77,507,0731 \$0 \$11,565,000 \$51,365,330 \$31,865,200 \$51,365,330 \$31,565,300 \$51,365,330 \$31,565,300 \$51,365,330 \$31,365,300 \$51,365,330 \$31,365,300 \$51,365,330 \$31,365,300 \$51,300,332 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | Absorbed Ass Value | | | | | | | | | | | | | | |
| Clasi A Office \$227773358 \$5 \$5 \$5 \$5 \$5 \$5 \$5 | | £27F 007 022 | ćo. | £11 CCF F00 | ČE4 226 E22 | ¢20.240.025 | C42 024 045 | £20.010.740 | 620 400 02C | ¢20,002,025 | ¢42,400,252 | ćo. | ^^ | 60 | ćo. |
| Real Shops | · | | | | | | | | | | | | | | |
| UTA Apartments 578,093,0640 50 50 50 50 50 50 50 50 50 50 50 50 50 | | | | | | | | | | | | | | | |
| UTA Petral 59,781,178 50 50 50 50 50 50 50 50 50 50 50 50 50 | | | | | | | | | | | | | | | |
| UTA Office \$88,131,034 50 50 50 50 50 50 50 50 50 50 50 50 50 | | | | | | | | | | | | | | | |
| Total Amenia Value | | | | | | | | | | | | | | | |
| Total Cumulative Value | UTA Office | \$85,131,814 | \$0 | \$0 | \$0 | \$0 | \$0 | \$85,131,814 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Cumulative Value | | | | | | | | | | | | | | | |
| Total Cumulative Value | | | | | | | | | | | | | | | |
| Discount Rate | | | | | | | | | | | | | | | |
| Check | I otal Annual Value | \$665,919,827 | \$14,000,000 | \$126,805,500 | \$83,061,643 | \$45,049,911 | \$90,168,337 | \$214,222,123 | \$39,408,936 | \$39,803,025 | \$13,400,352 | \$0 | \$0 | \$0 | \$0 |
| Long Term Inflation Rate (post absorption) | | \$665,919,827 | | | | | | | | | | | | | |
| Long Term Inflation Rate (post absorption) | | \$665,919,827 | | | | | | | | | | | | | |
| Check D | | \$665,919,827 | | | | | | | | | | | | | |
| Check D | Total Cumulative Value | | | | | | | | | | | | | | |
| Vear Count | Total Cumulative Value Discount Rate | 7.0% | | | | | | | | | | | | | |
| Vear Count | Total Cumulative Value Discount Rate | 7.0% | | | | | | | | | | | | | |
| Pear Count | Total Cumulative Value Discount Rate | 7.0% 1.0% | \$14,000,000 | \$140,945,500 | \$225,416,598 | \$272,720,675 | \$365,616,219 | \$583,494,505 | \$628,738,385 | \$674,828,794 | \$694,977,434 | \$701,927,208 | \$708,946,480 | \$716,035,945 | \$723,196,304 |
| Retail Shop 2024 25 \$14,000,000 \$14,140,000 \$14,241,000 \$14,242,14 \$14,568,485 \$14,141,141 \$14,861,282 \$15,009,985 \$15,159,994 \$15,341,594 \$15,464,710 \$15,619,357 \$15,775,550 \$1,000,000 \$14,140,000 | Total Cumulative Value Discount Rate | 7.0% 1.0% Check | \$14,000,000 | \$140,945,500 | \$225,416,598 | \$272,720,675 | \$365,616,219 | \$583,494,505 | \$628,738,385 | \$674,828,794 | \$694,977,434 | \$701,927,208 | \$708,946,480 | \$716,035,945 | \$723,196,304 |
| Retail Shop 2024 25 \$14,000,000 \$14,140,000 \$14,242,144 \$14,566,856 \$147,1414 \$14,861,282 \$15,009,895 \$15,159,994 \$15,311,594 \$15,664,710 \$15,619,357 \$15,775,550 \$1,000,000 \$14,140,000 \$ | Total Cumulative Value Discount Rate | 7.0% 1.0% Check | \$14,000,000 | \$140,945,500 | \$225,416,598 | \$272,720,675 | \$365,616,219 | \$583,494,505 | \$628,738,385 | \$674,828,794 | \$694,977,434 | \$701,927,208 | \$708,946,480 | \$716,035,945 | \$723,196,304 |
| Apartments 2025 25 \$11,665,500 \$11,782,155 \$11,899,977 \$12,018,976 \$12,139,166 \$12,260,558 \$12,260,6995 \$12,632,065 \$12,758,386 \$12,889,699 \$13,014,829 \$12,014,82 | Total Cumulative Value Discount Rate | 7.0% 1.0% Check Check | \$14,000,000 | \$140,945,500 | \$225,416,598 | \$272,720,675 | \$365,616,219 | \$583,494,505 | \$628,738,385 | \$674,828,794 | \$694,977,434 | \$701,927,208 | \$708,946,480 | \$716,035,945 | \$723,196,304 |
| Apartments 2026 | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) | 7.0% 1.0% Check Check | \$14,000,000 | \$140,945,500 | \$225,416,598 | 0 | \$365,616,219 0 0 | \$583,494,505 | \$628,738,385 0 0 | \$674,828,794 | \$694,977,434 0 0 | \$701,927,208 | \$708,946,480 | \$716,035,945 | \$723,196,304 |
| Apartments 2027 25 \$ 38,632,424 \$39,018,748 \$39,408,936 \$39,803,025 \$40,021,055 \$40,603,066 \$41,009,096 \$41,419,187 \$41,833,379 \$40,833,84 | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 | 7.0% 1.0% Check Check Year Count 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 | 0 0 | \$365,616,219 0 0 \$14,568,456 | \$583,494,505 0 0 \$14,714,141 | \$628,738,385 0 0 \$14,861,282 | \$674,828,794 0 0 \$15,009,895 | 0 0 \$15,159,994 | \$701,927,208 0 0 \$15,311,594 | \$708,946,480 0 0 \$15,464,710 | \$716,035,945 0 0 \$15,619,357 | \$723,196,304 0 0 \$15,775,550 |
| Apartments 2028 25 \$42,924,915 \$43,354,165 \$43,787,706 \$42,225,833 \$44,667,839 \$45,114,517 \$45,565,663 \$46,012,139 \$46,812,532 \$40,000,000 \$41,000,000 \$41,000,000 \$41,419,187 \$41,833,379 \$40,000,000 \$41,419,187 \$41,833,379 \$41,839,000 \$41,419,187 \$41,839,000 \$41,419,187 \$41,833,379 | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 | 7.0% 1.0% Check Check Year Count 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | 0 0 514,424,214 \$11,899,977 | 0 0 514,568,456 \$12,018,976 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 | \$628,738,385 0 0 \$14,861,282 \$12,260,558 | \$674,828,794 0 0 515,009,895 \$12,383,163 | 0 0 515,159,994 \$12,506,995 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 |
| Apartments 2029 25 S 39,018,748 S 39,408,936 S 39,803,025 S 40,021,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2031 25 S 39,008,936 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 39,803,025 S 40,201,055 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 51,800,903 S 51,800,903 S 51,800,905 S 513,604,099 Apartments 2032 25 S 40,603,066 S 41,009,096 S 41,419,187 S 41,833,379 Apartments 2032 25 S 51,800,903 S 51,800,905 S 513,604,909 S 513,604,909 Apartments 2032 25 S 51,800,903 S 51,800,905 S 513,604,909 S 513,806,396 S 513,804,809 Apartments 2032 25 S 51,800,909 S 51,800,909 S 51,800,909 S 513,806,396 S 513,804,809 Apartments 2032 25 S 51,800,909 S 51,800,909 S 51,800,909 S 513,800,909 S | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2025 | 7.0% 1.0% Check Check Year Count 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | \$272,720,675 0 0 514,424,214 \$11,899,977 \$51,849,898 | 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 | \$628,738,385 0 0 514,861,282 \$12,260,558 \$53,421,002 | \$674,828,794 0 0 515,009,895 \$12,383,163 \$53,395,212 | \$694,977,434 0 0 0 \$15,159,994 \$12,506,995 \$54,494,764 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 |
| Apartments 2030 25 \$39,08,936 \$39,803,025 \$40,021,055 \$40,603,066 \$41,009,096 \$41,419,187 \$41,833,379 | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2025 Apartments 2026 Apartments 2027 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | \$272,720,675 0 0 514,424,214 \$11,899,977 \$51,849,898 | \$365,616,219 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 | \$628,738,385 0 0 \$14,861,282 \$12,260,558 \$53,421,002 \$33,408,936 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 | \$694,977,434 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 |
| Apartments 2032 25 \$\frac{\frac{539,030,25}{540,001,055}}\$\frac{540,001,055}{540,003,066}}\$\frac{541,009,096}{541,419,187}\$\frac{541,333,379}{541,333,379}\$\frac{541,333,379}{541,333,379}\$\frac{110,000}{140,000}\$\frac{110,000}{140,000}\$\frac{520,000}{541,000}\$\frac{520,000}{541,000}\$\frac{520,000}{541,000}\$\frac{520,000}{541,000}\$\frac{541,000}{541,000}\$\frac{527,471,946}{527,471,946}}\$\frac{527,471,946}{527,471,946}\$\frac{527,471,946}{527,948,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946,141}\$\frac{527,471,941}{527,946 | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2027 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | \$272,720,675 0 0 514,424,214 \$11,899,977 \$51,849,898 | \$365,616,219 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 | \$628,738,385 0 0 514,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 | \$694,977,434 0 0 515,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$44,667,839 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$45,565,663 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$46,021,319 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$46,841,532 |
| Apartments 232 25 | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2028 Apartments 2028 Apartments 2028 Apartments 2028 Apartments 2028 Apartments 2028 Apartments 2029 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | \$272,720,675 0 0 514,424,214 \$11,899,977 \$51,849,898 | \$365,616,219 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 | \$628,738,385 0 0 \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$33,408,936 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 | 0 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$44,667,839 \$40,201,055 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,003,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$45,565,663 \$41,009,096 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$46,021,319 \$41,419,187 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$44,831,532 |
| UTA Apartments 25 | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2025 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2029 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | \$272,720,675 0 0 514,424,214 \$11,899,977 \$51,849,898 | \$365,616,219 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 | \$628,738,385 0 0 \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$33,408,936 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 | \$694,977,434 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$44,667,839 \$40,201,055 \$40,201,055 | \$701,927,208 0 0 515,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$45,565,663 \$41,009,096 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$46,021,319 \$41,419,187 \$41,419,187 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$46,811,532 \$41,833,379 |
| UTA Retail 25 \$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2028 Apartments 2028 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2031 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 \$14,281,400 \$11,782,155 | \$272,720,675 0 0 514,424,214 \$11,899,977 \$53,849,898 | \$365,616,219 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 | \$628,738,385 0 0 \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$33,408,936 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 | \$694,977,434 0 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$40,201,055 \$40,201,055 \$40,201,055 | \$701,927,208 0 0 515,311,594 512,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$40,003,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$46,021,319 \$41,419,187 \$41,419,187 \$41,419,187 | \$723,196,304 0 0 515,775,550 513,014,829 \$56,707,470 \$41,833,379 \$41,833,379 \$41,833,379 |
| UTA Office 25 \$\text{\$\subset{\sunset{\subset{\subset{\sunset{\sunset{\sunset{\sunset{\sunset{\sunset{\sunset{\sunset{\s | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2027 Apartments 2027 Apartments 2028 Apartments 2028 Apartments 2028 Apartments 2031 Apartments 2031 Apartments 2031 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 | \$583,494,505 0 0 \$14,714,141 \$12,199,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 | \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$39,408,936 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 \$39,803,025 | \$694,977,434 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$44,667,839 \$40,201,055 \$40,201,055 \$40,201,055 \$40,201,055 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$46,021,319 \$41,419,187 \$41,419,187 \$13,806,396 | \$723,196,304 0 0 \$115,775,550 \$13,014,829 \$46,681,532 \$41,833,379 \$41,833,379 \$41,833,379 \$41,833,379 \$41,833,379 |
| Class A Office 2025 25 \$\frac{\frac{115,140,000}}{\frac{125,400,000}}\$\frac{\frac{117,648,314}}{\frac{117,648,314}}\$\frac{\frac{118,628,857}}{\frac{137,617,44}}\$\frac{512,013,297}{\frac{137,861,362}}\$\frac{5122,224,30}{\frac{123,445,664}}\$\frac{5124,680,121}{\frac{125,285,262}}\$\frac{5127,186,192}{\frac{125,286,922}}\$\frac{5128,458,063}{\frac{125,486,063}}\$\frac{125,486,063}{\frac{125,486,063}}\$\frac{125,486,012}{\frac{125,486,063}}\$\frac{5125,286,922}{\frac{125,486,063}}\$\frac{5125,286,922}{\frac{125,486,063}}\$\frac{5125,486,012}{\frac{125,286,922}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}\$\frac{5125,286,922}{\frac{125,486,012}}}\$\frac{5125,286,922}{\frac{125,486,012}}}\$\frac{5126,926,922}{\frac{125,486,012}}\$\frac{5126,926,922}{\frac{125,486,012}}}\$\frac{5126,926,922}{\ | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2027 Apartments 2027 Apartments 2028 Apartments 2028 Apartments 2028 Apartments 2031 Apartments 2031 Apartments 2031 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | \$365,616,219 0 0 514,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 | \$628,738,385 0 0 \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$39,408,936 \$39,408,936 \$39,408,936 | \$674,828,794 0 0 515,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 | \$694,977,434 0 0 515,159,994 \$12,506,995 \$54,494,764 \$40,201,055 | \$701,927,208 0 0 515,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,065 \$53,334,355 \$28,873,291 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 | \$716,035,945 0 0 515,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 | \$723,196,304 0 0 515,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$46,881,532 \$41,833,379 \$41,833,379 \$41,833,379 \$41,833,379 \$53,944,460 \$529,748,181 |
| Class A Office 2028 25 \$\frac{\text{515,140,000}}{\text{516,291,400}}\$\frac{\text{5117,45,314}}{\text{5118,628,877}}\$\frac{\text{5119,815,146}}{\text{519,815,146}}\$\frac{\text{5119,12,277}}{\text{5122,223,400}}\$\frac{\text{5122,234,00}}{\text{5132,445,664}}\$\frac{\text{5124,680,121}}{\text{5132,445,664}}\$\frac{\text{5125,926,922}}{\text{517,186,192}}\$\frac{\text{5128,458,053}}{\text{5128,458,053}}\$\frac{\text{513,417,25}}{\text{513,814}}\$\frac{\text{513,814}}{\text{585,983,122}}\$\frac{\text{582,814,725}}{\text{585,834,264}}\$\frac{\text{533,254,674}}{\text{513,814}}\$\frac{\text{585,881,22}}{\text{585,884,964}}\$\frac{\text{587,711,391}}{\text{585,881,322}}\$\frac{\text{585,881,22}}{\text{585,881,22}}\$\frac{\text{585,881,22}}{\text{57,895,078}}\$\frac{\text{585,881,22}}{\text{57,895,078}}\$\frac{\text{513,4321}}{\text{57,295,078}}\$\frac{\text{513,4321}}{\text{57,295,078}}\$\frac{\text{513,431}}{\text{57,295,078}}\$\frac{\text{58,687,986}}{\text{58,939,374}}\$\frac{\text{54,890,339}}{\text{59,893,036}}\$\frac{\text{57,895,078}}{\text{57,805,221}}\$\frac{\text{57,295,072}}{\text{57,295,072}}\$\frac{\text{57,285,078}}{\text{57,285,078}}\$\frac{\text{57,285,078}}{\ | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 2032 UTA Apartments | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | \$365,616,219 0 0 514,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 | \$583,494,505 0 0 514,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 | \$628,738,385 0 0 0 514,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 | \$674,828,794 0 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$34,422,583 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 | \$694,977,434 0 0 0 515,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$40,201,055 \$40,201,055 \$40,201,055 \$13,400,352 \$28,587,417 \$10,178,853 | \$701,927,208 0 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$13,534,355 \$28,873,291 \$10,280,642 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$313,669,699 \$29,162,024 \$10,383,448 | \$716,035,945 0 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 | \$723,196,304 0 0 515,775,550 513,014,829 \$56,707,470 \$41,833,379 \$41,833,379 \$41,833,379 \$41,833,379 \$51,394,460 \$29,748,181 |
| Class A Office 2029 25 \$ \$85,131,814 \$85,983,132 \$86,842,964 \$87,711,393 \$88,588,507 \$89,474,392 \$90,369,136 \$91,272,827\$ Retail Shops 2026 25 \$4,794,470 \$4,842,415 \$4,890,839 \$4,393,477 \$4,989,145 \$5,039,036 \$5,089,427 \$5,140,321 \$5,191,724 \$5,243,641 \$5,296,078\$ Retail Shops 2027 25 \$6,869,987 \$6,867,986 \$6,996,6666 \$7,006,033 \$7,076,093 \$7,146,854 \$7,218,323 \$7,290,506 \$7,363,411 \$7,329,078\$ Retail Shops 2027 25 \$4,393,747 \$4,989,145 \$5,393,036 \$5,089,427 \$5,140,321 \$5,191,724 \$5,243,641 \$5,296,078\$ | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 2032 UTA Apartments | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | \$365,616,219 0 0 514,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 | \$583,494,505 0 0 514,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 | \$628,738,385 0 0 0 514,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 | \$674,828,794 0 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$34,422,583 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 | \$694,977,434 0 0 0 515,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$40,201,055 \$40,201,055 \$40,201,055 \$13,400,352 \$28,587,417 \$10,178,853 | \$701,927,208 0 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$13,534,355 \$28,873,291 \$10,280,642 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$313,669,699 \$29,162,024 \$10,383,448 | \$716,035,945 0 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 | \$723,196,304 0 0 515,775,550 513,014,829 \$56,707,470 \$41,833,379 \$41,833,379 \$41,833,379 \$41,833,379 \$51,394,460 \$29,748,181 |
| Class A Office 2029 25 \$ \$85,131,814 \$85,983,132 \$86,842,964 \$87,711,393 \$88,588,507 \$89,474,392 \$90,369,136 \$91,272,827\$ Retail Shops 2026 25 \$4,794,470 \$4,842,415 \$4,890,839 \$4,393,477 \$4,989,145 \$5,039,036 \$5,089,427 \$5,140,321 \$5,191,724 \$5,243,641 \$5,296,078\$ Retail Shops 2027 25 \$6,869,987 \$6,867,986 \$6,996,6666 \$7,006,033 \$7,076,093 \$7,146,854 \$7,218,323 \$7,290,506 \$7,363,411 \$7,329,078\$ Retail Shops 2027 25 \$4,393,747 \$4,989,145 \$5,393,036 \$5,089,427 \$5,140,321 \$5,191,724 \$5,243,641 \$5,296,078\$ | Retail Shop 2024 Apartments 2025 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2020 Apartments 2020 Apartments 2030 Apartments 2030 Apartments 2030 Apartments 2030 UTA Opartments 2030 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | \$365,616,219 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$58,632,424 \$42,924,915 \$7,471,946 \$9,781,678 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$52,7746,665 \$9,879,494 \$85,131,814 | \$14,861,282 \$12,260,558 \$12,260,558 \$33,421,002 \$39,408,936 \$43,787,706 \$39,408,936 \$39,408,936 \$39,408,936 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$30,803,025 | \$694,977,434 0 0 \$15,159,994 \$12,506,995 \$44,947,64 \$40,201,055 \$40,201,055 \$40,201,055 \$40,201,055 \$13,400,352 \$28,587,417 \$10,178,853 \$87,711,393 | \$701,927,208 0 0 515,311,594 512,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$29,162,024 \$10,383,448 \$89,474,392 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$31,806,396 \$29,453,644 \$10,487,282 \$90,369,136 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$44,833,379 \$41,833,379 \$41,833,379 \$41,833,379 \$51,2748,181 \$50,522,155 \$51,272,827 |
| Retall Shops 2026 54,794,470 54,892,415 \$4,890,839 \$4,939,747 \$4,890,145 \$5,039,016 \$5,089,427 \$5,140,321 \$5,191,724 \$5,243,641 \$5,296,078 Retall Shops 2027 25 \$6,899,987 \$6,867,986 \$6,969,986 \$6,966,666 \$7,006,033 \$7,076,093 \$7,146,854 \$7,218,223 \$7,290,506 \$7,363,411 \$7,879,048 Retall Shops 2029 25 \$4,393,747 \$4,989,145 \$5,389,247 \$5,140,321 \$5,140,321 \$5,140,341 \$5,296,078 Retall Shops 2029 25 \$4,393,747 \$4,899,145 \$5,399,036 \$5,889,427 \$5,140,321 \$5,140,341 \$5,296,078 | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2028 Apartments 2029 Apartments 2028 Apartments 2028 Apartments 2030 Apartments 2031 Apartments 2032 UTA Apartments UTA Retail UTA Office Class A Office 2025 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | \$365,616,219 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 \$27,471,946 \$9,781,678 \$118,628,857 | \$583,494,505 0 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$539,018,748 | \$628,738,385 0 0 0 514,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$28,024,132 \$9,978,289 \$85,983,132 \$121,013,297 | \$674,828,794 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$10,078,072 \$68,842,964 \$122,223,430 | 0 0 0 515,159,994 512,506,995 554,494,764 540,201,055 | \$701,927,208 0 0 0 515,311,594 512,632,065 555,039,711 540,603,066 545,114,517 540,603,066 540,603,066 540,603,066 540,603,066 513,534,355 528,873,291 510,280,642 588,588,507 512,6880,121 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,996 | \$716,035,945 0 0 0 515,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$13,806,396 \$29,453,644 \$10,487,282 \$90,369,136 \$127,186,192 | \$723,196,304 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$46,881,532 \$41,833,379 \$41,833,379 \$41,833,379 \$13,944,460 \$29,748,181 \$10,592,155 \$91,272,827 \$128,458,053 |
| Retail Shops 2027 25 \$ \$6,799,987 \$6,867,986 \$6,936,666 \$7,006,033 \$7,076,093 \$7,146,854 \$7,218,323 \$7,290,506 \$7,363,411 \$7,437,045 | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2027 Apartments 2027 Apartments 2028 Apartments 2028 Apartments 2031 Apartments 2031 Apartments 2031 Apartments 2032 UTA Apartments UTA Retail UTA Office Class A Office 2025 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 | \$365,616,219 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 \$27,471,946 \$9,781,678 \$118,628,857 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,820,201 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$53,874,874 \$54,874 \$54,87 | \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$39,408,936 \$39,40 | \$674,828,794 0 0 \$115,009,895 \$12,383,163 \$533,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$39,803,025 \$30,803,0 | 0 0 0 \$15,159,994 \$12,506,995 \$44,667,839 \$40,201,055 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$13,669,699 \$29,162,024 \$10,383,448 \$89,474,392 \$125,926,922 \$33,766,397 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,610 \$41,419,187 \$46,021,319 \$41,419,187 \$41,419,187 \$41,419,187 \$13,306,396 \$29,453,644 \$10,487,282 \$90,369,136 \$127,186,192 \$40,164,660 | \$723,196,304 |
| Retail Shops 2029 25 \$4,939,747 \$4,989,145 \$5,039,036 \$5,089,427 \$5,140,321 \$5,191,724 \$5,243,641 \$5,296,078 | Retail Shop 2024 Apartments 2025 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 2031 Apartments 2032 UTA Apartments UTA Retail UTA Office Class A Office 2025 Class A Office 2025 Class A Office 2028 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 0 \$14,424,214 \$11,899,973 \$51,849,898 \$38,249,925 \$27,199,946 \$117,454,314 | \$365,616,219 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 \$27,471,946 \$9,781,678 \$118,628,857 \$37,461,744 | \$583,494,505 0 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,879,494 \$51,746,665 \$9,879,494 \$51,131,814 \$119,815,146 \$7,836,362 \$55,131,814 | \$14,861,282 \$12,260,558 \$32,421,002 \$39,408,936 \$43,787,706 \$39,408,936 \$39,408,936 \$39,408,936 \$39,208,132 \$59,978,289 \$55,983,132 \$11,013,297 \$38,214,725 \$85,983,132 | \$674,828,794 0 0 0 515,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$30,803,025 \$30,803, | \$694,977,434 0 0 \$15,159,994 \$12,506,995 \$44,667,839 \$40,201,055 | \$701,927,208 0 0 515,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$13,534,355 \$28,873,291 \$10,280,642 \$88,588,507 \$124,680,121 \$39,372,670 \$88,588,507 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 | \$716,035,945 0 0 515,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$41,419,187 \$13,806,396 \$29,453,644 \$10,487,282 \$90,369,136 \$127,186,192 \$40,164,060 \$90,369,136 | \$723,196,304 |
| | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2028 Apartments 2029 Apartments 2031 Apartments 2032 UTA Apartments UTA Retaill UTA Office Class A Office 2025 Class A Office 2028 Class A Office 2029 Retail Shops 2026 | 7.0% 1.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 \$27,199,946 \$117,454,314 | \$365,616,219 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 \$27,471,946 \$9,781,678 \$118,628,857 \$37,461,744 \$4,890,839 | \$583,494,505 0 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$537,746,665 \$9,879,494 \$55,131,814 \$119,815,146 \$37,836,362 \$85,131,814 \$43,939,747 | \$628,738,385 0 0 0 514,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$28,024,132 \$9,978,289 \$85,983,132 \$121,013,297 \$38,214,725 \$85,983,132 \$4,989,145 | \$674,828,794 0 0 0 \$15,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$39,803,025 \$39,803,025 \$28,304,373 \$10,078,072 \$66,842,964 \$122,223,430 \$38,596,873 \$68,842,964 \$55,039,036 | \$694,977,434 0 0 0 515,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$40,201, | \$701,927,208 0 0 0 515,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$13,534,355 \$28,873,291 \$10,280,642 \$88,588,507 \$12,4680,121 \$39,372,670 \$88,588,507 \$51,40,321 | \$708,946,480 0 0 515,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$13,669,699 \$29,162,024 \$10,383,448 \$89,474,392 \$125,926,922 \$39,766,397 \$89,474,392 \$51,191,724 | \$716,035,945 0 0 0 515,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$13,806,396 \$29,453,644 \$10,487,282 \$90,369,136 \$127,186,192 \$40,164,060 \$90,369,136 \$55,243,644 | \$723,196,304 0 0 0 \$15,775,550 \$13,014,829 \$56,707,470 \$41,833,379 \$48,833,379 \$41,833,379 \$41,833,379 \$41,833,379 \$13,944,460 \$29,748,181 \$10,592,155 \$91,272,827 \$128,458,053 \$40,565,701 \$91,272,827 \$55,296,078 |
| P(G) $P(G)$ | Retail Shop 2024 Apartments 2025 Apartments 2025 Apartments 2027 Apartments 2027 Apartments 2029 Apartments 2031 Apartments 2031 Apartments 2031 Apartments 2032 UTA Apartments 2032 UTA Apartments 2032 UTA Apartments 2032 UTA Apartments 2032 Class A Office 2028 Apartments 2032 Apartment | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 | \$272,720,675 0 0 0 \$14,424,214 \$11,899,977 \$51,849,898 \$38,249,925 \$27,199,946 \$117,454,314 | \$365,616,219 0 0 0 \$14,568,456 \$12,018,976 \$52,368,397 \$38,632,424 \$42,924,915 \$27,471,946 \$9,781,678 \$118,628,857 \$37,461,744 \$4,890,839 | \$583,494,505 0 0 \$14,714,141 \$12,199,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,018,748 \$51,118,144 \$119,815,146 \$17,816,362 \$85,131,814 \$4,939,747 \$6,936,666 | \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$39,408,936 \$41,408,408,408,408,408,408,408,408,408,408 | \$674,828,794 0 0 0 515,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$30,803,025 \$30,803, | \$694,977,434 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 | \$701,927,208 0 0 \$15,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$40,603,064 \$40,603,064 \$40,603,066 \$40,603,066 \$40,603,064 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 | \$716,035,945 0 0 \$15,619,357 \$12,885,969 \$56,146,010 \$41,419,187 \$41,419,187 \$41,419,187 \$13,806,396 \$29,453,644 \$10,487,282 \$90,369,136 \$127,186,192 \$40,164,060 \$90,369,136 \$5,243,641 \$7,363,411 | \$723,196,304 0 0 515,775,550 \$13,014,829 \$56,707,470 \$41,833,379 |
| | Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 2032 UTA Apartments UTA Retail UTA Office Class A Office 2025 Class A Office 2025 Class A Office 2025 Retail Shops 2027 Retail Shops 2027 Retail Shops 2027 Retail Shops 2027 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | \$14,000,000 0 0 \$14,000,000 | \$140,945,500 0 0 \$14,140,000 \$11,665,500 | \$225,416,598 0 0 514,281,400 \$11,782,155 \$51,336,533 \$26,930,640 \$116,291,400 | \$272,720,675 0 0 0 514,424,214 \$11,899,977 \$51,849,898 \$38,249,925 \$27,199,946 \$117,454,314 \$4,842,415 \$6,799,987 | \$365,616,219 0 0 514,568,456 \$12,018,976 \$52,368,397 \$52,368,397 \$42,924,915 \$27,471,946 \$9,781,678 \$118,628,857 \$37,461,744 \$4,890,839 \$6,867,986 | \$583,494,505 0 0 \$14,714,141 \$12,139,166 \$52,892,081 \$39,018,748 \$43,354,165 \$39,018,748 \$43,354,165 \$39,879,494 \$119,815,146 \$37,836,362 \$85,131,814 \$43,93,747 \$6,936,666 \$4,939,747 | \$628,738,385 0 0 0 \$14,861,282 \$12,260,558 \$53,421,002 \$39,408,936 \$43,787,706 \$39,408,936 \$39,408,936 \$28,024,132 \$9,978,289 \$85,983,132 \$121,013,297 \$38,214,725 \$58,983,132 \$4,989,145 \$7,006,033 \$4,989,145 | \$674,828,794 0 0 1515,009,895 \$12,383,163 \$53,955,212 \$39,803,025 \$44,225,583 \$39,803,025 \$30,903,025 \$30,903,025 \$30,903,025 \$30,903,036 \$57,076,093 \$55,039,036 | \$694,977,434 0 0 0 \$15,159,994 \$12,506,995 \$54,494,764 \$40,201,055 \$40,201,05 | \$701,927,208 0 0 515,311,594 \$12,632,065 \$55,039,711 \$40,603,066 \$45,114,517 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$40,603,066 \$13,534,355 \$28,873,291 \$10,280,642 \$88,888,507 \$124,680,121 \$39,372,670 \$88,888,507 \$51,40,321 \$7,218,323 \$5,140,321 | \$708,946,480 0 0 \$15,464,710 \$12,758,386 \$55,590,108 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$41,009,096 \$13,669,699 \$29,162,024 \$10,383,448 \$89,474,392 \$125,926,922 \$39,766,397 \$89,474,392 \$51,91,724 \$7,290,506 | \$716,035,945 0 0 515,619,357 \$12,885,969 \$56,146,010 \$41,419,187 | \$723,196,304 |

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|--|---|---|--|--|---|---|---|--|--|---|--|---|---|--|---|
| , | /ear | 14 2037 | 15 2038 | 16 2039 | 17 2040 | 18 2041 | 19 2042 | 20 2043 | 21 2044 | 22 2045 | 23 2046 | 24 2047 | 25 2048 | 26 2049 | 27 2050 |
| Absorp | tion Total | | 2030 | 2033 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2040 | 2047 | 2040 | 2043 | 2030 |
| Apartm | ents 1,600 | | | | | | | | | | | | | | |
| Class A O | ffice 770,000 | | | | | | | | | | | | | | |
| Retail SI | nops 150,000 | | | | | | | | | | | | | | |
| UTA Apartm | ents 200 | | | | | | | | | | | | | | |
| UTA R | etail 47,000 | | | | | | | | | | | | | | |
| UTA O | ffice 270,000 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Total Annual Absorp | tion 1,238,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (|
| | | | | | | | | | | | | | | | |
| Market Va | lues Per Sq.Ft./ Sale Price | | | | | | | | | | | | | | |
| Apartm | ents \$300,000 | \$341,428 | \$344,842 | \$348,291 | \$351,774 | \$355,291 | \$358,844 | \$362,433 | \$366,057 | \$369,718 | \$373,415 | \$377,149 | \$380,920 | \$384,730 | \$388,57 |
| Class A O | ffice \$300 | \$341 | \$345 | \$348 | \$352 | \$355 | \$359 | \$362 | \$366 | \$370 | \$373 | \$377 | \$381 | \$385 | \$38 |
| Retail SI | nops \$200 | \$228 | \$230 | \$232 | \$235 | \$237 | \$239 | \$242 | \$244 | \$246 | \$249 | \$251 | \$254 | \$256 | \$25 |
| UTA Apartm | ents \$240,000 | \$273,142 | \$275,874 | \$278,633 | \$281,419 | \$284,233 | \$287,075 | \$289,946 | \$292,846 | \$295,774 | \$298,732 | \$301,719 | \$304,736 | \$307,784 | \$310,86 |
| UTA R | etail \$200 | \$228 | \$230 | \$232 | \$235 | \$237 | \$239 | \$242 | \$244 | \$246 | \$249 | \$251 | \$254 | \$256 | \$25 |
| UTA O | ffice \$300 | \$341 | \$345 | \$348 | \$352 | \$355 | \$359 | \$362 | \$366 | \$370 | \$373 | \$377 | \$381 | \$385 | \$38 |
| | | | | | | | | | | | | | | | |
| Absorbed Assessed Va | lues | | | | | | | | | | | | | | |
| Apartm | ents \$275,807,933 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$ |
| Class A O | ffice \$237,733,558 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | : |
| Retail SI | nops \$30,534,204 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | : |
| UTA Apartm | ents \$26,930,640 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| | | | | | | | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | 5 |
| UTA R | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | ŞU | | | | | | | |
| UTA R UTA O | etail \$9,781,678 | | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | etail \$9,781,678 | | | | | | | | | | | \$0 | \$0 | \$0 | \$0 |
| UTA O | etail \$9,781,678 ffice \$85,131,814 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | · | | · | · |
| UTA O Total Annual V : | etail \$9,781,678 ffice \$85,131,814 alue \$665,919,827 | \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | ş |
| UTA O | etail \$9,781,678 ffice \$85,131,814 alue \$665,919,827 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | · | | · | ş |
| UTA O Total Annual Vi Total Cumulative V | setail \$9,781,678 ffice \$85,131,814 slue \$665,919,827 | \$0 \$0 \$730,428,267 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Ş |
| UTA O Total Annual V: Total Cumulative V Discount | \$9,781,678 \$85,131,814 slue \$665,919,827 alue Rate 7.0% | \$0 \$0 \$730,428,267 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | Ş |
| UTA O Total Annual Vi Total Cumulative V | \$9,781,678 \$85,131,814 slue \$665,919,827 alue Rate 7.0% | \$0 \$0 \$730,428,267 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 \$0 | \$0 \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | ş |
| UTA O Total Annual V: Total Cumulative V Discount | tail \$9,781,678 \$85,131,814 blue \$665,919,827 alue Rate 7.0% Check | \$0 \$0 \$730,428,267 | \$0 \$0 \$737,732,550 | \$0 \$0 \$745,109,876 | \$0 \$0 \$752,560,974 | \$0 \$0 \$760,086,584 | \$0 \$0 \$767,687,450 | \$0 \$0 \$775,364,324 | \$0 \$0 \$783,117,968 | \$0 \$0 \$790,949,147 | \$0 \$0 \$798,858,639 | \$0 \$806,847,225 | \$0 \$814,915,697 | \$0 \$805,110,806 | \$650,542,48 |
| UTA O Total Annual V: Total Cumulative V Discount | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,814 \$1, | \$0 \$0 \$730,428,267 | \$0 \$0 \$737,732,550 | \$0 \$0 \$745,109,876 | \$0 \$0 \$752,560,974 | \$0 \$0 \$760,086,584 | \$0 \$0 \$767,687,450 | \$0 \$0 \$775,364,324 | \$0 \$0 \$783,117,968 | \$0 \$0 \$790,949,147 | \$0 \$0 \$798,858,639 | \$0 \$806,847,225 | \$0 \$814,915,697 | \$0 \$805,110,806 | \$650,542,48 |
| UTA O Total Annual V: Total Cumulative V Discount | tail \$9,781,678 \$85,131,814 blue \$665,919,827 alue Rate 7.0% Check | \$0 \$0 \$730,428,267 | \$0 \$0 \$737,732,550 | \$0 \$0 \$745,109,876 | \$0 \$0 \$752,560,974 | \$0 \$0 \$760,086,584 | \$0 \$0 \$767,687,450 | \$0 \$0 \$775,364,324 | \$0 \$0 \$783,117,968 | \$0 \$0 \$790,949,147 | \$0 \$0 \$798,858,639 | \$0 \$806,847,225 | \$0 \$814,915,697 | \$0 \$805,110,806 | \$650,542,48 |
| UTA O Total Annual V: Total Cumulative V Discount | tail \$9,781,678 \$85,131,814 blue \$665,919,827 alue Rate 7.0% ion) 1.0% Check Year Count | \$0 \$0 \$730,428,267 | \$0 \$0 \$737,732,550 | \$0 \$0 \$745,109,876 | \$0 \$0 \$752,560,974 | \$0 \$0 \$760,086,584 | \$0 \$0 \$767,687,450 | \$0 \$0 \$775,364,324 | \$0 \$0 \$783,117,968 | \$0 \$0 \$790,949,147 | \$0 \$0 \$798,858,639 | \$0 \$806,847,225 | \$0 \$814,915,697 | \$0 \$805,110,806 | \$650,542,48 |
| UTA O Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp | tatil \$9,781,678 ffice \$85,131,814 slue \$665,919,827 Rate 7.0% clion) 1.0% Check Year Count | \$0 \$0 \$730,428,267 | \$0 \$0 \$737,732,550 | \$0 \$0 \$745,109,876 | \$0 \$0 \$752,560,974 | \$0 \$0 \$760,086,584 | \$0 \$0 \$767,687,450 | \$0 \$0 \$775,364,324 | \$0 \$0 \$783,117,968 | \$0 \$0 \$790,949,147 | \$0 \$0 \$798,858,639 | \$0 \$806,847,225 | \$0 \$814,915,697 | \$0 \$805,110,806 | \$650,542,48 |
| Total Annual Vi Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments 2 | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$1,814 \$1, | \$0 \$0 \$730,428,267 0 0 \$15,933,306 | \$0 \$0 \$737,732,550 0 0 0 \$16,092,639 \$13,276,427 | \$0 \$0 \$745,109,876 0 0 | \$0 \$0 \$752,560,974 0 0 \$16,416,101 | \$0 \$0 \$760,086,584 0 0 \$16,580,262 | \$0 \$0 \$767,687,450 0 0 516,746,065 \$13,815,503 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 | \$0 \$0 \$783,117,968 0 0 \$17,082,661 | \$0 \$0 \$790,949,147 0 0 | \$0 \$0 \$798,858,639 0 0 | \$0 \$806,847,225 0 0 0 | \$0 \$814,915,697 0 0 \$17,776,285 | \$0 \$805,110,806 | \$650,542,48 |
| Total Annual V. Total Cumulative V Discount: Long Term Inflation Rate (post absorption of the control of the c | tail \$9,781,678 \$85,131,814 slue \$665,919,827 alue \$665,919,827 alue \$665,919,827 close \$7.0% close \$7.0% Check \$ | \$0 \$0 \$730,428,267 0 0 \$15,933,306 \$13,144,977 \$57,274,544 | \$0 \$0 \$737,732,550 0 0 \$16,092,639 \$13,276,427 \$57,847,290 | \$0 \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 | \$0 \$0 \$752,560,974 0 0 \$15,416,101 \$13,543,283 \$59,010,020 | \$0 \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 | \$0 \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,195,122 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 | \$0 \$0 \$783,117,968 0 0 \$17,082,661 \$14,093,195 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 | \$0 \$0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,640,326 | \$0 \$806,847,225 0 0 0 \$11,600,282 \$14,520,233 \$63,266,729 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$63,899,396 | \$0 \$805,110,806 0 0 514,812,090 \$64,538,390 | \$650,542,48 \$650,542,48 |
| Total Annual Vi Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments 2 Apartments 2 Apartments 2 | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$1,814 \$1, | \$0 \$730,428,267 0 0 \$15,933,306 \$13,144,977 \$57,274,544 | \$0 \$737,732,550 0 0 \$16,092,639 \$13,276,427 \$57,847,290 | \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 | \$0 \$0 \$752,560,974 0 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 | \$0 \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 | \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,933,658 \$60,798,083 \$44,851,045 | \$0 \$0 \$783,117,968 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$4\$,299,555 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 | \$0 \$0 \$798,858,639 0 0 \$17,426,022 \$13,376,468 \$62,640,326 \$46,210,076 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$63,899,396 \$47,138,899 | \$0 \$805,110,806 0 0 514,812,090 \$64,538,390 \$47,610,288 | \$650,542,48 \$650,542,48 \$65,183,77 \$48,086,36 |
| Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments 3 Apartments 4 Apartments 4 Apartments 5 Apartments 5 | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$1,814 \$1, | \$0 \$0 \$730,428,267 0 0 \$15,933,306 \$13,144,977 \$57,274,544 | \$0 \$0 \$737,732,550 0 0 \$16,092,639 \$13,276,427 \$57,847,290 | \$0 \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 | \$0 \$0 \$752,560,974 0 0 \$15,416,101 \$13,543,283 | \$0 \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 | \$0 \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,195,122 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 | \$0 \$0 \$783,117,968 0 0 \$17,082,661 \$14,093,195 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$50,836,168 | \$0 \$0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,640,326 | \$0 \$806,847,225 0 0 0 \$11,600,282 \$14,520,233 \$63,266,729 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$63,899,396 | \$0 \$805,110,806 0 0 514,812,090 \$64,538,390 | \$650,542,48 \$651,83,77 \$48,066,35 \$53,429,37 |
| Total Annual V. Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop ; Apartments ; Apartments ; Apartments ; Apartments ; | tetail \$9,781,678 \$85,131,814 slue \$665,919,827 alue \$665,919,827 Check Check Year Count 024 25 025 25 026 25 027 25 028 25 029 25 | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,348 | \$0 \$737,732,550 0 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$47,415,811 | \$0 \$745,109,876 0 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$47,889,969 | \$0 \$752,560,974 0 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,368,869 | \$0 \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,715 \$59,600,121 \$43,967,302 \$43,852,58 | \$0 \$767,687,450 0 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$49,341,063 | \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$49,834,494 | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,405,064 \$45,295,55 \$50,322,839 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 | \$0 \$0 \$798,858,639 0 0 \$17,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$51,344,529 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$51,857,975 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$63,899,396 \$47,138,899 \$52,276,554 | \$0 \$805,110,806 0 0 514,812,090 \$64,538,390 \$47,610,288 \$52,900,320 | \$650,542,48 \$650,542,48 \$65,183,77 \$48,066,39 \$53,429,32 \$48,066,39 |
| Total Annual Vi Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop i Apartments i Apartments i Apartments i Apartments s Apartments s | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$100 \$665,919,827 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10 | \$0 \$0 \$730,428,267 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,348 \$42,251,713 \$42,251,713 | \$0 \$737,732,550 0 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$47,415,811 \$42,674,230 | \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$47,889,969 \$43,100,972 \$43,100,972 | \$0 \$0 \$752,560,974 0 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,531,982 \$43,531,982 | \$0 \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$48,852,558 \$43,967,302 \$43,967,302 | \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,06,975 \$49,341,083 \$44,406,975 \$44,406,975 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,933,658 \$60,798,083 \$44,851,045 \$49,834,994 \$44,851,045 \$44,851,045 | \$0 \$783,117,968 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$50,332,839 \$45,299,555 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$50,836,168 \$45,752,551 \$45,752,551 | \$0 \$798,858,639 0 0 517,426,022 \$13,376,468 \$62,640,326 \$46,210,076 \$53,344,529 \$46,210,076 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$51,857,975 \$46,672,177 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$63,899,396 \$47,138,899 \$52,276,554 \$47,138,899 | \$0 \$805,110,806 0 0 514,812,090 564,538,390 547,610,288 552,900,320 547,610,288 547,610,288 | \$650,542,48 \$650,542,48 \$65,183,77 \$48,086,35 \$48,086,35 \$48,086,35 |
| Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop J Apartments: | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$1,814 \$1, | \$0 \$0 \$730,428,267 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$42,251,713 \$42,251,713 | \$0 \$737,732,550 0 0 0 \$15,092,639 \$13,276,427 \$57,847,290 \$47,415,811 \$42,674,230 \$42,674,230 | \$0 \$745,109,876 0 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 | \$0 \$752,560,974 0 0 0 \$15,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 | \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 | \$0 \$767,687,450 \$167,687,450 \$0 \$113,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$49,834,94 \$44,851,045 \$44,851,045 | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,295,555 \$50,322,839 \$45,299,555 \$45,299,555 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$45,752,551 \$45,752,551 | \$0 \$0 \$798,858,639 0 0 0 \$17,426,022 \$13,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$46,672,177 \$46,672,177 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 | \$0 \$805,110,806 0 0 514,812,090 564,538,390 547,610,288 547,610,288 547,610,288 | \$650,542,48 \$650,542,48 \$65,183,77,3 \$48,086,33 \$48,086,3 \$48,086,3 \$48,086,3 |
| Total Annual V. Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments: | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$1 | \$0 \$0 \$730,428,267 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,348 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 | \$0 \$737,732,550 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 | \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 \$43,100,972 \$43,100,972 | \$0 \$752,560,974 0 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 | \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 | \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$44,406,975 \$44,406,975 | \$0 \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 | \$0 \$0 \$790,949,147 0 0 0 517,253,487 \$14,234,127 \$62,202,124 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 | \$0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 | \$0 \$814,915,697 0 0 \$17,776,285 \$14,655,435 \$47,138,899 \$47,138,899 \$47,138,899 \$47,138,899 \$47,138,899 | \$0 \$805,110,806 0 0 514,812,090 564,538,390 \$47,610,288 \$47,610,288 \$47,610,288 \$47,610,288 \$47,610,288 | \$650,542,48 \$650,542,48 \$65,183,77 \$48,086,38 \$48,086,38 \$48,086,38 \$48,086,38 |
| Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments: | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$100 \$665,919,827 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10 | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,548 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 | \$0 \$737,732,550 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 | \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 \$13,366,991 \$30,649,580 | \$0 \$752,560,974 0 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 | \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 | \$0 \$767,687,450 0 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$44,406,975 \$14,802,325 | \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 | \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$50,886,168 \$45,752,551 \$45,752,551 \$50,886,168 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 | \$0 \$798,858,639 0 0 \$17,426,022 \$14,376,468 \$62,20,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 | \$0 \$814,915,697 0 0 0 517,776,285 \$14,665,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$47,138,899 \$15,712,966 | \$0 \$805,110,806 0 0 514,812,090 564,538,390 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 | \$650,542,44 \$650,542,44 \$65,183,77,548,086,33 \$48,086,33 \$48,086,33 \$48,086,33 \$48,086,33 \$48,086,33 \$48,086,33 |
| Total Annual V Total Cumulative V Discount: Long Term Inflation Rate (post absorption of the control of the co | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$1,814 \$1, | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,51,713 \$43, | \$0 \$737,732,550 0 \$16,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$10,205,638 | \$0 \$745,109,876 0 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 \$43,100,972 \$143,66,991 \$30,649,580 | \$0 \$752,560,974 0 0 0 \$15,6416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43 | \$0 \$760,086,584 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,265,637 | \$0 \$767,687,450 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$14,802,325 \$31,578,293 \$11,243,786 | \$0 \$775,364,324 0 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$14,950,348 \$14,950,348 \$14,950,348 \$14,950,348 \$14,950,348 | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,295,55 \$50,322,339 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$32,213,017 \$11,469,786 | \$0 \$0 \$790,949,147 0 0 0 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$50,836,168 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$51,554,848 | \$0 \$798,858,639 0 \$17,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$11,700,329 \$11,700,329 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 | \$0 \$814,915,697 0 0 \$17,776,285 \$14,655,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$15,712,966 \$33,520,995 \$11,935,506 | \$0 \$805,110,806 0 0 514,812,090 564,538,390 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 547,610,288 | \$650,542,48 \$650,542,48 \$65,183,77 \$48,086,35 \$48,086,35 \$48,086,35 \$16,028,75 \$341,94,76 |
| Total Annual V. Total Cumulative V Discount Long Term Inflation Rate (post absorp Apartments: Apartme | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$1 | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,348 \$42,251,713 \$42,251,713 \$42,251,713 \$14,083,904 \$30,045,663 \$10,698,077 \$92,185,556 | \$0 \$737,732,550 0 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$43,674, | \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,8425,763 \$43,100,972 \$43,100,9 | \$0 \$752,560,974 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 | \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,967,967,967,967,967,967,967,967,967 | \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$14,406,97 | \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$14,950,348 \$14,950,348 \$14,950,348 \$13,950,348 \$14,950,348 \$15,950, | \$0 \$783,117,968 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$15,099,852 \$15,099,852 \$15,099,852 \$15,099,852 \$15,099,852 | \$0 \$0 \$790,949,147 0 0 0 517,253,487 \$14,234,127 \$62,202,124 \$45,752,551 | \$0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$15,403,359 \$32,860,499 \$11,700,329 \$100,821,965 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 | \$0 \$814,915,697 0 0 517,776,285 \$14,665,435 \$43,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$15,712,966 \$33,570,995 \$113,570,995 | \$0 \$805,110,806 0 0 0 \$14,812,090 \$47,510,288 \$47,610, | \$650,542,4: \$65,183,7 \$48,086,3: \$48,086,3: \$48,086,3: \$16,028,7 \$34,194,7; |
| Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop J Apartments: Apart | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$10 | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$14,083,904 \$30,045,663 \$10,698,077 \$21,85,556 \$129,742,634 | \$0 \$737,732,550 0 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$47,674,230 \$47,674,230 \$42,674,230 \$42,674,230 \$14,274, | \$0 \$745,109,876 0 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 \$43,100,972 \$14,366,991 \$30,649,580 \$10,913,108 | \$0 \$752,560,974 0 0 \$15,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,531 | \$0 \$760,086,584 \$0 \$760,086,584 \$0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,265,637 \$11,132,462 \$95,928,659 | \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$14,802,325 \$11,243,786 \$96,87,946 | \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$14,950,348 \$14,950,348 \$14,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 \$13,950,348 | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$45, | \$0 \$790,949,147 0 0 0 517,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$45,752,552 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,552 \$45, | \$0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$15,403,359 \$11,1700,329 \$110,821,985 \$114,1897,608 | \$0 \$806,847,225 0 0 0 517,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 \$143,316,584 | \$0 \$814,915,697 0 0 0 517,776,285 514,665,435 563,899,396 547,138,899 547,138,899 547,138,899 515,712,966 533,570,995 511,935,006 510,248,507 | \$0 \$805,110,806 0 0 0 \$14,812,090 \$64,538,390 \$47,610,288 \$47,610,288 \$47,610,288 \$47,610,288 \$15,870,096 \$15,870,096 \$15,870,096 \$15,870,096 \$15,870,096 \$15,870,096 \$15,870,096 \$15,876,992 \$146,197,247 | \$650,542,44 \$650,542,44 \$65,183,7, \$48,086,3 \$53,429,3, \$48,086,3 \$16,028,7, \$34,194,7, \$12,175,4, \$104,915,7, |
| Total Annual V: Total Cumulative V Discount: Long Term Inflation Rate (post absorption of the control of the c | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$1,814 \$ | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,348 \$42,251,713 | \$0 \$737,732,550 0 \$15,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$14,247,433 \$13,040,660 \$13,040 \$13, | \$0 \$745,109,876 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 \$43,100,972 \$14,366,991 \$30,649,580 \$19,913,108 \$94,038,485 \$132,350,461 | \$0 \$752,560,974 0 \$15,416,101 \$13,543,283 \$59,010,20 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$14,510,661 \$30,956,076 \$110,022,239 \$94,978,870 \$13,673,960 | \$0 \$760,086,584 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,265,637 \$11,132,462 \$95,928,659 \$135,010,705 \$42,634,960 | \$0 \$767,687,450 0 0 0 516,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$44,406,975 \$14,802,325 \$31,782,93 \$11,243,786 \$96,887,946 \$136,360,812 \$43,061,309 | \$0 \$775,364,324 \$0 \$775,364,324 \$0 \$0 \$16,913,525 \$13,953,658 \$60,788,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$113,562,24 \$97,856,825 \$113,724,420 \$43,491,922 \$43,491,922 | \$0 \$783,117,968 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$13,213,017 \$11,469,786 \$98,835,393 \$139,101,665 | \$0 \$0 \$790,949,147 0 0 0 517,253,487 514,234,127 \$62,020,124 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$15,250,850 \$32,535,147 \$11,584,484 \$99,823,747 \$144,942,681 \$44,366,110 | \$0 \$798,858,639 0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$15,403,359 \$32,860,499 \$11,700,329 \$100,821,985 \$14,897,608 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 \$143,316,584 \$45,257,869 | \$0 \$814,915,697 0 0 \$17,776,285 \$14,665,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$15,712,966 \$33,520,995 \$11,935,506 \$11,935,506 \$10,2848,507 \$14,749,750 | \$0 \$805,110,806 0 0 0 564,538,390 547,610,288 552,900,320 547,610,288 | \$650,542,44 \$650,542,44 \$48,086,33 \$48,086,33 \$48,086,33 \$46,086,33 \$16,028,7 \$34,194,7 \$104,915,74 |
| Total Annual Vi Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments 3 Apartments 2 Apartments 3 Apartments 3 Apartments 2 Apartments 3 Apartments 6 Apartments 6 Apartments 7 Apartments 7 Apartments 7 Apartments 8 Apartments 8 Apartments 9 Apartments | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$1 | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$42,03,904 \$50,045,663 \$10,698,077 \$92,185,556 \$129,742,634 \$40,971,358 \$92,185,556 | \$0 \$737,732,550 0 0 \$16,092,639 \$13,276,427 \$57,847,290 \$47,415,811 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$41,247,43 \$30,346,119 \$10,805,058 \$93,107,411 \$131,040,060 \$41,381,072 \$93,107,411 | \$0 \$745,109,876 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100,972 \$43,100,972 \$43,100,972 \$143,66,991 \$30,649,580 \$10,913,108 \$94,038,485 \$112,350,461 \$41,794,882 \$94,038,485 | \$0 \$752,560,974 0 0 \$16,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,531,982 \$43,531,982 \$43,531,982 \$14,510,661 \$11,022,239 \$94,978,870 \$133,073,966 \$42,212,831 | \$0 \$760,086,584 0 0 0 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,265,637 \$11,132,462 \$95,928,659 \$135,010,705 \$42,634,960 | \$0 \$767,687,450 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$44,406,975 \$44,406,975 \$44,406,975 \$11,802,325 \$11,243,786 \$96,887,946 \$136,360,812 \$43,613,09 \$96,887,946 | \$0 \$775,364,324 0 0 0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$13,950,348 \$13,950, | \$0 \$783,117,968 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$13,017,665 \$98,813,393 \$139,101,665 \$43,926,841 \$98,813,393 | \$0 \$790,949,147 \$17,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$45,762,551 \$4 | \$0 \$798,858,639 0 0 0 \$17,426,022 \$14,376,468 \$62,240,326 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$13,445,29 \$46,210,076 \$11,700,329 \$11,700,329 \$11,870,608 \$44,809,771 \$100,821,985 | \$0 \$806,847,225 0 0 0 517,600,282 514,520,233 563,266,729 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 \$143,316,584 \$45,577,869 \$101,830,204 | \$0 \$814,915,697 0 0 0 \$117,776,285 \$14,665,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$47,138,899 \$15,17,12,966 \$33,520,995 \$11,935,506 \$102,848,507 \$102,848,507 \$102,848,507 \$102,848,507 \$102,848,507 | \$0 \$805,110,806 0 0 0 564,538,390 547,610,288 552,900,320 547,610,288 547,610, | \$65,183,77 \$48,086,35 \$48,086,35 \$48,086,35 \$48,086,35 \$16,028,75 \$110,915,76 \$10,915,76 \$10,915,76 \$10,915,76 \$10,915,76 |
| Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop ; Apartments: Apart | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$9, | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$14,083,904 \$30,045,663 \$10,698,077 \$92,185,556 \$129,742,634 \$40,971,358 \$92,185,556 \$55,349,038 | \$0 \$737,732,550 \$136,092,639 \$132,76,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$142,24,743 \$130,805,058 \$93,107,411 \$131,040,060 \$41,381,072 \$93,107,411 \$55,402,529 | \$0 \$0 \$745,109,876 0 0 0 16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$44,794,882 \$45,500,974 \$ | \$0 \$752,560,974 0 0 0 \$15,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,581,982 \$43,531,982 \$43,531,982 \$43,531,982 \$14,510,661 \$30,956,076 \$11,022,239 \$94,978,870 \$13,573,966 \$42,212,831 \$94,978,870 \$55,511,202 | \$0 \$760,086,584 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,265,637 \$11,132,462 \$55,928,659 \$135,010,705 \$42,634,960 \$95,928,659 | \$0 \$767,687,450 \$167,687,450 \$0 \$13,615,03 \$60,196,122 \$44,406,975 \$49,341,083 \$44,406,975 \$44,406,975 \$14,802,325 \$11,243,786 \$96,887,946 \$136,360,812 \$43,061,309 \$96,887,946 \$5,621,893 | \$0 \$775,364,324 0 0 0 0 516,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$ | \$0 \$783,117,968 0 0 0 517,082,661 \$14,093,195 \$61,406,064 \$45,295,555 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$32,213,017 \$11,469,786 \$98,835,393 \$139,101,665 \$43,926,841 \$98,835,393 \$85,873,893 | \$0 \$0 \$790,949,147 0 0 0 0 517,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$15,250,850 \$12,253,5147 \$11,584,484 \$99,823,747 \$140,492,681 \$44,366,110 \$99,823,747 | \$0 \$0 \$798,858,639 0 0 0 517,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$15,403,359 \$11,700,329 \$11,700,329 \$11,700,329 \$11,700,329 \$141,897,608 \$44,809,771 \$100,821,985 \$44,809,771 \$100,821,985 | \$0 \$806,847,225 0 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$15,557,392 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 \$143,316,584 \$45,257,869 \$101,830,204 \$55,908,666 | \$0 \$814,915,697 0 0 0 \$17,776,285 \$14,655,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$151,712,966 \$33,520,995 \$11,935,506 \$10,2848,507 \$47,134,47,50 \$45,710,447 \$10,2848,507 \$5,567,783 | \$0 \$805,110,806 0 0 0 \$14,812,090 \$64,538,390 \$47,610,288 \$47,610,288 \$47,610,288 \$15,870,96 \$12,946,61 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$146,197,247 \$46,167,552 | \$650,542,48 \$650,542,48 \$65,183,77 \$48,086,38 \$53,429,32 \$48,086,33 \$15,028,75 \$12,175,40 \$10,915,76 \$46,629,22 \$10,915,76 |
| Total Annual V. Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop ; Apartments ; Apartments ; Apartments ; Apartments ; Apartments ; Apartments ; Cut A partments ; Apartments ; Apartments ; Retail Shop ; Retail Shops ; Retail Shops ; Retail Shops ; Retail Shops ; | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$9,781,678 \$9,781,678 \$9,781,817 \$9,791,817 \$9, | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$46,946,348 \$42,251,713 | \$0 \$737,732,550 0 \$15,092,639 \$13,276,427 \$57,847,290 \$42,674,230 \$47,415,811 \$42,674,230 \$42,674,230 \$42,674,230 \$142,247,433 \$10,2674,230 \$142,247,43 \$10,2674,230 \$14,2474,34 \$10,2474, | \$0 \$745,109,876 0 0 0 \$16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$43,100, | \$0 \$752,560,974 0 0 0 \$15,43,283 \$59,010,20 \$43,531,982 \$43,53 | \$0 \$760,086,584 \$0 \$760,086,584 \$0 \$0 \$15,580,262 \$13,578,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,255,637 \$111,132,462 \$95,928,659 \$135,010,705 \$42,634,960 \$95,928,659 \$55,662,31 \$7,816,409 | \$0 \$767,687,450 0 0 0 \$16,746,065 \$13,815,503 \$60,196,122 \$44,406,975 \$49,341,083 \$44,406,975 \$44,406,975 \$44,406,975 \$14,802,325 \$31,578,293 \$11,243,786 \$96,887,946 \$136,360,812 \$43,061,309 \$96,887,946 \$5,621,893 \$7,894,573 | \$0 \$0 \$775,364,324 \$0 \$16,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$44,851,045 \$44,851,045 \$44,851,045 \$14,950,348 \$31,894,076 \$11,356,224 \$97,856,825 \$13,7724,420 \$43,919,922 \$97,856,825 \$5,678,112 \$7,973,519 | \$0 \$783,117,968 0 0 0 0 \$17,082,661 \$14,093,195 \$61,406,064 \$45,299,555 \$50,332,839 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$32,213,017 \$11,469,786 \$98,835,393 \$139,101,665 \$43,926,841 \$98,835,393 \$5,734,893 \$6,053,254 | \$0 \$0 \$790,949,147 0 0 0 517,253,487 514,224,127 \$62,020,124 \$45,752,551 \$50,836,168 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$11,584,484 \$99,823,747 \$140,492,681 \$44,366,110 \$99,823,747 \$57,92,242 \$81,33,787 | \$0 \$798,858,639 \$0 \$798,858,639 \$0 \$0 \$17,426,022 \$13,376,468 \$62,640,326 \$46,210,076 \$14,210,076 \$14,210,076 \$15,403,359 \$32,860,499 \$11,700,329 \$11,700,329 \$11,897,608 \$44,809,771 \$100,821,985 \$5,850,165 \$82,151,125 | \$0 \$806,847,225 0 0 0 \$17,600,282 \$14,520,233 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 \$13,316,584 \$45,257,869 \$101,830,204 \$5,293,265 \$5,297,276 | \$0 \$814,915,697 0 0 \$17,776,285 \$14,655,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$47,138,899 \$15,1712,966 \$33,520,995 \$11,938,500 \$11,938,5 | \$0 \$805,110,806 0 0 0 554,510,288 552,900,320 547,610,288 547,610, | \$650,542,48 \$650,542,48 \$65,183,77 \$48,086,39 \$48,086,39 \$48,086,39 \$48,086,39 \$16,028,73 \$16,028,73 \$16,028,73 \$546,629,22 \$10,915,76 \$5,846,63 |
| Total Annual V Total Cumulative V Discount Long Term Inflation Rate (post absorp Retail Shop 2 Apartments: Apart | tail \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$85,131,814 \$9,781,678 \$9,781,678 \$9,781,678 \$9,781,817 \$9,791,817 \$9, | \$0 \$0 \$730,428,267 0 0 0 \$15,933,306 \$13,144,977 \$57,274,544 \$42,251,713 \$42,251,713 \$42,251,713 \$42,251,713 \$14,083,904 \$30,045,663 \$10,698,077 \$92,185,556 \$129,742,634 \$40,971,358 \$92,185,556 \$55,349,038 | \$0 \$737,732,550 \$136,092,639 \$132,76,427 \$57,847,290 \$42,674,230 \$42,674,230 \$42,674,230 \$42,674,230 \$142,24,743 \$130,805,058 \$93,107,411 \$131,040,060 \$41,381,072 \$93,107,411 \$55,402,529 | \$0 \$0 \$745,109,876 0 0 0 16,253,565 \$13,409,191 \$58,425,763 \$43,100,972 \$44,100,972 \$ | \$0 \$752,560,974 0 0 0 \$15,416,101 \$13,543,283 \$59,010,020 \$43,531,982 \$43,581,982 \$43,531,982 \$43,531,982 \$43,531,982 \$14,510,661 \$30,956,076 \$11,022,239 \$94,978,870 \$13,573,966 \$42,212,831 \$94,978,870 \$55,511,202 | \$0 \$760,086,584 \$16,580,262 \$13,678,716 \$59,600,121 \$43,967,302 \$43,967,302 \$43,967,302 \$43,967,302 \$14,655,767 \$31,265,637 \$11,132,462 \$55,928,659 \$135,010,705 \$42,634,960 \$95,928,659 | \$0 \$767,687,450 \$167,687,450 \$0 \$13,615,03 \$60,196,122 \$44,406,975 \$49,341,083 \$44,406,975 \$44,406,975 \$14,802,325 \$11,243,786 \$96,887,946 \$136,360,812 \$43,061,309 \$96,887,946 \$5,621,893 | \$0 \$775,364,324 0 0 0 0 516,913,525 \$13,953,658 \$60,798,083 \$44,851,045 \$ | \$0 \$783,117,968 0 0 0 517,082,661 \$14,093,195 \$61,406,064 \$45,295,555 \$45,299,555 \$45,299,555 \$45,299,555 \$15,099,852 \$32,213,017 \$11,469,786 \$98,835,393 \$139,101,665 \$43,926,841 \$98,835,393 \$85,873,893 | \$0 \$0 \$790,949,147 0 0 0 0 517,253,487 \$14,234,127 \$62,020,124 \$45,752,551 \$45,752,551 \$45,752,551 \$45,752,551 \$15,250,850 \$12,253,5147 \$11,584,484 \$99,823,747 \$140,492,681 \$44,366,110 \$99,823,747 | \$0 \$0 \$798,858,639 0 0 0 517,426,022 \$14,376,468 \$62,640,326 \$46,210,076 \$46,210,076 \$46,210,076 \$46,210,076 \$15,403,359 \$11,700,329 \$11,700,329 \$11,700,329 \$11,700,329 \$141,897,608 \$44,809,771 \$100,821,985 \$44,809,771 \$100,821,985 | \$0 \$806,847,225 0 0 0 0 \$17,600,282 \$14,520,233 \$63,266,729 \$46,672,177 \$15,557,392 \$46,672,177 \$15,557,392 \$33,189,104 \$11,817,332 \$101,830,204 \$143,316,584 \$45,257,869 \$101,830,204 \$55,908,666 | \$0 \$814,915,697 0 0 0 \$17,776,285 \$14,655,435 \$63,899,396 \$47,138,899 \$47,138,899 \$47,138,899 \$151,712,966 \$33,520,995 \$11,935,506 \$10,2848,507 \$47,134,47,50 \$45,710,447 \$10,2848,507 \$5,567,783 | \$0 \$805,110,806 0 0 0 \$14,812,090 \$64,538,390 \$47,610,288 \$47,610,288 \$47,610,288 \$15,870,96 \$12,946,61 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$13,876,992 \$146,197,247 \$46,167,552 \$13,876,992 \$146,197,247 \$46,167,552 | \$65,183,777. \$45,086,39 \$46,062,922 \$104,915,76: \$46,629,22 \$104,915,76: \$66,87,702 \$565,848,696,39 |

| | | I . | | | | | | | | | | | | | |
|--|---|--|--|--|---|-----------------------------|------------------------|------------|---------------|-------------------|------------|--------------------|------------|------------|------------|
| Year | | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 |
| | | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 |
| Absorption | Total | | | | | | | | | | | | | | |
| Apartments Class A Office | 1,600 770,000 | | | | | | | | | | | | | | |
| Retail Shops | 150,000 | | | | | | | | | | | | | | |
| UTA Apartments | 200 | | | | | | | | | | | | | | |
| UTA Retail | 47,000 | | | | | | | | | | | | | | |
| UTA Office | 270,000 | | | | | | | | | | | | | | |
| OTACINE | 270,000 | | | | | | | | | | | | | | |
| Total Annual Absorption | 1,238,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | |
| 84-1-41/-1 | Per Sq.Ft./ Sale Price | | | | | | | | | | | | | | |
| Market Values Apartments | \$300,000 | \$392,463 | \$396,387 | \$400,351 | \$404,355 | \$408,398 | \$412,482 | \$416,607 | \$420,773 | \$424,981 | \$429,231 | \$433,523 | \$437,858 | \$442,237 | \$446,659 |
| Class A Office | \$300,000 | \$392,463 | \$396,387 | \$400,351 | \$404,355 \$404 | \$408,398 | \$412,482 \$412 | \$416,607 | \$420,773 | \$424,981 | \$429,231 | \$433,523 \$434 | \$437,858 | \$442,237 | \$446,659 |
| Retail Shops | \$200 | \$262 | \$264 | \$267 | \$270 | \$272 | \$275 | \$278 | \$281 | \$283 | \$286 | \$289 | \$292 | \$295 | \$298 |
| UTA Apartments | \$240,000 | \$313,970 | \$317,110 | \$320,281 | \$323,484 | \$326,719 | \$329,986 | \$333,286 | \$336,618 | \$339,985 | \$343,385 | \$346,818 | \$350,287 | \$353,789 | \$357,327 |
| UTA Retail | \$200 | \$262 | \$264 | \$267 | \$270 | \$272 | \$275 | \$278 | \$281 | \$283 | \$286 | \$289 | \$292 | \$295 | \$298 |
| UTA Office | \$300 | \$392 | \$396 | \$400 | \$404 | \$408 | \$412 | \$417 | \$421 | \$425 | \$429 | \$434 | \$438 | \$442 | \$447 |
| 57A Office | ,500 | 2332 | 9350 | 5400 | 9404 | Ş400 | 9412 | 2417 | <i>γ</i> -121 | γ 4 23 | 5425 | Ş434 | Ş+30 | Ş | Ç447 |
| | | | | | | | | | | | | | | | |
| Absorbed Assessed Values | | | | | | | | | | | | | | | |
| Apartments | \$275,807,933 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Class A Office | \$237,733,558 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Retail Shops | \$30,534,204 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| UTA Apartments | \$26,930,640 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| UTA Retail | \$9,781,678 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| UTA Office | \$85,131,814 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Total Annual Value | \$665,919,827 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Annual Value Total Cumulative Value | \$665,919,827 | \$0 50,527,001 | \$0 \$498,258,824 | \$0 \$387,606,651 | \$0 \$116,757,412 | \$0 \$67,385,707 | \$0 \$17,014,891 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 | \$0 \$0 |
| | \$665,919,827 | | | | | | | | | | | | | | |
| Total Cumulative Value | | | | | | | | | | | | | | | |
| Total Cumulative Value Discount Rate | 7.0% | | | | | | | | | | | | | | |
| Total Cumulative Value | | | | | | | | | | | | | | | |
| Total Cumulative Value Discount Rate | 7.0% | | | | | | | | | | | | | | |
| Total Cumulative Value Discount Rate | 7.0% 1.0% | 50,527,001 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate | 7.0% 1.0% Check Check | 50,527,001 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate | 7.0% 1.0% Check | 50,527,001 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) | 7.0% 1.0% Check Check | 50,527,001 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 | 7.0% 1.0% Check Check Year Count 25 | 50,527,001 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 | 7.0% 1.0% Check Check Year Count 25 25 | 50,527,001 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2025 | 7.0% 1.0% Check Check Year Count 25 25 25 | 0 0 | \$498,258,824 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2026 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 | 0 0 | 0 0 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2027 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 | 0 0 0 48,567,255 53,963,616 | 0 0 0 554,503,252 | \$387,606,651 | \$116,757,412 | \$67,385,707 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total Cumulative Value Discount Rate Long Term Inflation Rate (post absorption) Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2028 Apartments 2028 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 | 0 0 0 48,567,255 53,963,616 48,567,255 48,567,255 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2026 Apartments 2026 Apartments 2026 Apartments 2027 Apartments 2027 Apartments 2028 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 2031 Apartments 2031 | 7.0% 1.0% Check Check 25 25 25 25 25 25 25 25 25 25 25 25 25 | 0 0 0 48,567,255 53,963,616 48,567,255 48,567,255 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 | \$387,606,651 0 0 0 \$49,543,456 \$49,543,456 | \$116,757,412 0 0 | \$67,385,707 0 0 | \$17,014,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2020 Apartments 2031 Apartments 2031 Apartments 2031 Apartments 2031 Apartments 2032 UTA Apartments | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 48,567,255 53,963,616 48,567,255 48,567,255 48,567,255 16,189,085 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2031 UTA Apartments UTA Retail | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 0 0 0 48,567,255 53,963,616 48,567,255 48,567,255 16,189,085 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 \$49,543,456 \$16,514,485 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2029 Apartments 2030 Apartments 2031 Apartments 20 | 7.0% 1.0% 1.0% Check Check 25 25 25 25 25 25 25 25 25 25 25 25 25 | 48,567,255 53,963,616 48,567,255 48,567,255 48,567,255 16,189,085 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2027 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2031 Apartments 2031 Apartments 2031 UTA Apartments UTA Retail UTA Office Class A Office 2025 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 50,527,001 0 0 0 0 48,567,255 53,963,616 48,567,255 48,567,255 16,189,085 12,297,163 05,964,919 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$16,350,976 \$12,420,135 \$107,024,568 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 \$49,543,456 \$16,514,485 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2026 Apartments 2026 Apartments 2026 Apartments 2026 Apartments 2028 Apartments 2027 Apartments 2028 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 2032 UTA Apartments UTA Apartments UTA Apartments UTA Apartments UTA Retail UTA Office Class A Office 2025 Class A Office 2025 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 0 0 0 0 48,567,255 53,963,616 48,567,255 48,567,255 48,567,255 16,189,085 12,297,163 05,964,919 | \$498,258,824 0 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$41,0 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 \$16,514,485 \$108,094,814 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2029 Apartments 2030 Apartments 2030 Apartments 2031 Apartments 20 | 7.0% 1.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 50,527,001 0 0 0 0 48,567,255 53,963,616 48,567,255 48,567,255 16,189,085 12,297,163 05,964,919 | \$498,258,824 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$16,350,976 \$12,420,135 \$107,024,568 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 \$49,543,456 \$16,514,485 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2031 Apartments 2031 Apartments 2031 Apartments 2031 UTA Apartments UTA Retail UTA Office Class A Office 2025 Class A Office 2028 Retail Shops 2026 Retail Shops 2026 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 48,567,255 53,963,616 48,567,255 48,567,255 48,567,255 16,189,085 12,297,163 05,964,919 47,095,520 05,964,919 | \$498,258,824 0 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$41,0 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 \$16,514,485 \$108,094,814 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2030 Apartments 2031 Apartments 2032 UTA Apartments UTA Retaill UTA Office Class A Office 2025 Class A Office 2025 Class A Office 2025 Retail Shops 2026 Retail Shops 2026 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 48,567,255 53,963,625 48,567,255 | \$498,258,824 0 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$41,0 | \$49,543,456 \$49,543,456 \$49,543,456 \$49,543,456 \$16,514,485 \$108,094,814 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Retail Shop 2024 Apartments 2025 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2029 Apartments 2030 Apartments 2031 Apartments 2031 Apartments 2031 Apartments 2031 UTA Apartments UTA Retail UTA Office Class A Office 2025 Class A Office 2028 Retail Shops 2026 Retail Shops 2026 | 7.0% 1.0% Check Check Year Count 25 25 25 25 25 25 25 25 25 25 25 25 25 | 48,567,255 53,963,616 48,567,255 48,567,255 48,567,255 16,189,085 12,297,163 05,964,919 47,095,520 05,964,919 | \$498,258,824 0 0 0 0 554,503,252 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$49,052,927 \$41,0 | \$387,606,651 0 0 0 549,543,456 \$49,543,456 \$49,543,456 \$16,514,485 \$108,094,814 | \$116,757,412 0 0 0 550,038,891 \$50,038,891 | \$67,385,707 0 0 0 | \$17,014,891 0 0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |

| Year | | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 |
|--------------------------|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|
| fear | | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 |
| Absorption | Total | | | | | | | | | | | |
| Apartments | 1,600 | | | | | | | | | | | |
| Class A Office | 770,000 | | | | | | | | | | | |
| Retail Shops | 150,000 | | | | | | | | | | | |
| UTA Apartments | 200 | | | | | | | | | | | |
| UTA Retail | 47,000 | | | | | | | | | | | |
| UTA Office | 270,000 | | | | | | | | | | | |
| Total Annual Absorption | 1,238,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Market Values | Per Sq.Ft./ Sale Price | | | | | | | | | | | |
| Apartments | \$300,000 | \$446,659 | \$451,126 | \$455,637 | \$460,193 | \$464,795 | \$469,443 | \$474,138 | \$478,879 | \$483,668 | \$488,505 | \$493,390 |
| Class A Office | \$300 | \$447 | \$451 | \$456 | \$460 | \$465 | \$469 | \$474 | \$479 | \$484 | \$489 | \$493 |
| Retail Shops | \$200 | \$298 | \$301 | \$304 | \$307 | \$310 | \$313 | \$316 | \$319 | \$322 | \$326 | \$329 |
| UTA Apartments | \$240,000 | \$357,327 | \$360,901 | \$364,510 | \$368,155 | \$371,836 | \$375,555 | \$379,310 | \$383,103 | \$386,934 | \$390,804 | \$394,712 |
| UTA Retail | \$200 | \$298 | \$301 | \$304 | \$307 | \$310 | \$313 | \$316 | \$319 | \$322 | \$326 | \$329 |
| UTA Office | \$300 | \$447 | \$451 | \$456 | \$460 | \$465 | \$469 | \$474 | \$479 | \$484 | \$489 | \$493 |
| | | | | | | | | | | | | |
| Absorbed Assessed Values | | | | | | | | | | | | |
| Apartments | \$275,807,933 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Class A Office | \$237,733,558 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Retail Shops | \$30,534,204 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 \$0 \$0 |
| UTA Apartments | \$26,930,640 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| UTA Retail | \$9,781,678 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| UTA Office | \$85,131,814 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | | | | | | | | | |
| Total Annual Value | \$665,919,827 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Cumulative Value | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| i | | | | | | | | | | | | |

| Voor | | 1 | 2 | 2 | 4 | F | 6 | 7 | • | 0 | 10 | 11 | 12 |
|--|-------------------------------|----------------------|------------------------|--------------------------|---------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|--------------------------|--------------------------|
| tear | | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 |
| Incremental Value Calculation | | 2024 | 2023 | 2020 | 2027 | 2020 | 2023 | 2030 | 2031 | 2032 | 2033 | 2034 | 2033 |
| Base Year Taxable Value | | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 |
| Assessed Value | | \$35,659,600 | \$162,605,100 | \$247,076,198 | \$294,380,275 | \$387,275,819 | \$605,154,105 | \$650,397,985 | \$696,488,394 | \$716,637,034 | \$723,586,808 | \$730,606,080 | \$737,695,545 |
| Incremental Value | | \$14,000,000 | \$140,945,500 | \$225,416,598 | \$272,720,675 | \$365,616,219 | \$583,494,505 | \$628,738,385 | \$674,828,794 | \$694,977,434 | \$701,927,208 | \$708,946,480 | \$716,035,945 |
| The Chicken Value | | Ç14,000,000 | Ç140,545,500 | Q223,+10,530 | QE72,720,073 | \$303,010,E13 | \$303,134,303 | Ç020,730,303 | \$074,020,734 | \$654,577,454 | \$701,527,E00 | \$7,00,340,400 | Ç7 10,033,343 |
| Base Year Taxable Value Revenues | | | | | | | | | | | | | |
| UTAH COUNTY | \$472,461 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | \$10.722 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 |
| COUNTY ASSESSING & COLLECTING LEVY | \$79,339 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 |
| ALPINE SCHOOL DISTRICT | \$4,091,325 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123.980 | \$123,980 |
| LEHI CITY | \$849,858 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 |
| I EHI METROPOLITAN WATER DISTRICT | \$4.289 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 | \$130 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$8,577 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 |
| CENTRAL UTAH WATER CONSERVANCY | \$285,907 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 |
| TOTAL | \$5,802,477 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 |
| | 77,713,111 | + 2,0.00 | , , | , , | 4=10,000 | 7 -1-1,000 | ¥=:-,200 | ¥=:-,000 | ¥2.12,222 | ¥=15,000 | + | 7-1-1,000 | ,=, |
| Incremental Tax Revenues - 100% | \$12,431,894 | \$9,254 | \$93.165 | \$149,000 | \$180,268 | \$241,672 | \$385,690 | \$415,596 | \$446.062 | \$459,380 | \$463.974 | \$468.614 | \$473.300 |
| | \$12,431,894 | | +, | += .0,000 | | \$241,672 \$5,484 | +, | | , | | \$463,974 \$10,529 | \$468,614 \$10.634 | +, |
| MULTICOUNTY ASSESSING & COLLECTING LEVY COUNTY ASSESSING & COLLECTING LEVY | \$282,116 \$2.087.655 | \$210 \$1,554 | \$2,114 \$15,645 | \$3,381 \$25,021 | \$4,091 \$30,272 | \$5,484 \$40.583 | \$8,752 \$64,768 | \$9,431 \$69,790 | \$10,122 \$74,906 | \$10,425 \$77,142 | \$10,529 \$77,914 | \$10,634 \$78,693 | \$10,741 \$79,480 |
| | | | | | | 7, | | | | | | | |
| ALPINE SCHOOL DISTRICT LEHLCITY | \$107,655,312 \$22,362,363 | \$80,136 \$16,646 | \$806,772 \$167,584 | \$1,290,285 \$268,020 | \$1,561,053 \$324,265 | \$2,092,787 \$434,718 | \$3,339,923 \$693,775 | \$3,598,899 \$747,570 | \$3,862,720 \$802,371 | \$3,978,051 \$826,328 | \$4,017,831 \$834,591 | \$4,058,010 \$842,937 | \$4,098,590 \$851.367 |
| | | | | | | | | | | | | | +/ |
| LEHI METROPOLITAN WATER DISTRICT NORTH LITAH COUNTY WATER CONSERVANCY | \$112,846 \$225,692 | \$84 | \$846 | \$1,352 | \$1,636 | \$2,194 | \$3,501 | \$3,772 | \$4,049 | \$4,170 | \$4,212 | \$4,254 | \$4,296 |
| NORTH UTAH COUNTY WATER CONSERVANCY CENTRAL UTAH WATER CONSERVANCY | \$225,692 \$7,523,083 | \$168 \$5,600 | \$1,691 \$56,378 | \$2,705 \$90,167 | \$3,273 \$109,088 | \$4,387 \$146,246 | \$7,002 \$233,398 | \$7,545 \$251,495 | \$8,098 \$269,932 | \$8,340 \$277,991 | \$8,423 \$280,771 | \$8,507 \$283,579 | \$8,592 \$286,414 |
| | | | | | | | | | | | | | \$280,414 |
| TOTAL | \$152,680,962 | \$113,652 | \$1,144,196 | \$1,829,932 | \$2,213,946 | \$2,968,072 | \$4,736,808 | \$5,104,098 | \$5,478,260 | \$5,641,827 | \$5,698,245 | \$5,755,228 | \$5,812,780 |
| Contribution to HTRZ | | | | | | | | | | | | | |
| UTAH COUNTY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| COUNTY ASSESSING & COLLECTING LEVY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| ALPINE SCHOOL DISTRICT | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| LEHI CITY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| LEHI METROPOLITAN WATER DISTRICT | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| NORTH UTAH COUNTY WATER CONSERVANCY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| CENTRAL UTAH WATER CONSERVANCY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| | | | | | | | | | | | | | |
| Incremental Tax Revenues to Taxing Entities | | | | | | | | | | | | | |
| UTAH COUNTY | \$2,486,379 | \$1,851 | \$18,633 | \$29,800 | \$36,054 | \$48,334 | \$77,138 | \$83,119 | \$89,212 | \$91,876 | \$92,795 | \$93,723 | \$94,660 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | \$56,423 | \$42 | \$423 | \$676 | \$818 | \$1,097 | \$1,750 | \$1,886 | \$2,024 | \$2,085 | \$2,106 | \$2,127 | \$2,148 |
| COUNTY ASSESSING & COLLECTING LEVY | \$417,531 | \$311 | \$3,129 | \$5,004 | \$6,054 | \$8,117 | \$12,954 | \$13,958 | \$14,981 | \$15,428 | \$15,583 | \$15,739 | \$15,896 |
| ALPINE SCHOOL DISTRICT | \$21,531,062 | \$16,027 | \$161,354 | \$258,057 | \$312,211 | \$418,557 | \$667,985 | \$719,780 | \$772,544 | \$795,610 | \$803,566 | \$811,602 | \$819,718 |
| LEHI CITY | \$4,472,473 | \$3,329 | \$33,517 | \$53,604 | \$64,853 | \$86,944 | \$138,755 | \$149,514 | \$160,474 | \$165,266 | \$166,918 | \$168,587 | \$170,273 |
| LEHI METROPOLITAN WATER DISTRICT | \$22,569 | \$17 | \$169 | \$270 | \$327 | \$439 | \$700 | \$754 | \$810 | \$834 | \$842 | \$851 | \$859 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$45,138 | \$34 | \$338 | \$541 | \$655 | \$877 | \$1,400 | \$1,509 | \$1,620 | \$1,668 | \$1,685 | \$1,701 | \$1,718 |
| CENTRAL UTAH WATER CONSERVANCY | \$1,504,617 | \$1,120 | \$11,276 | \$18,033 | \$21,818 | \$29,249 | \$46,680 | \$50,299 | \$53,986 | \$55,598 | \$56,154 | \$56,716 | \$57,283 |
| TOTAL | \$30,536,192 | \$22,730 | \$228,839 | \$365,986 | \$442,789 | \$593,614 | \$947,362 | \$1,020,820 | \$1,095,652 | \$1,128,365 | \$1,139,649 | \$1,151,046 | \$1,162,556 |
| Tax Revenues to HTRZ | | | | | | | | | | | | | |
| UTAH COUNTY | \$9,945,515 | \$7,403 | \$74,532 | \$119,200 | \$144,215 | \$193,338 | \$308,552 | \$332,477 | \$356,849 | \$367,504 | \$371,179 | \$374,891 | \$378,640 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | \$225,692 | \$168 | \$1,691 | \$2,705 | \$3,273 | \$4,387 | \$7,002 | \$7,545 | \$8,098 | \$8,340 | \$8,423 | \$8,507 | \$8,592 |
| COUNTY ASSESSING & COLLECTING LEVY | \$1,670,124 | \$1,243 | \$12,516 | \$20,017 | \$24,218 | \$32,467 | \$51,814 | \$55,832 | \$59,925 | \$61,714 | \$62,331 | \$62,954 | \$63,584 |
| ALPINE SCHOOL DISTRICT | \$86,124,250 | \$64,109 | \$645,418 | \$1,032,228 | \$1,248,843 | \$1,674,230 | \$2,671,938 | \$2,879,119 | \$3,090,176 | \$3,182,441 | \$3,214,265 | \$3,246,408 | \$3,278,872 |
| LEHI CITY | \$17,889,890 | \$13,317 | \$134,067 | \$214,416 | \$259,412 | \$347,774 | \$555,020 | \$598,056 | \$641,897 | \$661,063 | \$667,673 | \$674,350 | \$681,093 |
| LEHI METROPOLITAN WATER DISTRICT | \$90,277 | \$67 | \$677 | \$1,082 | \$1,309 | \$1,755 | \$2,801 | \$3,018 | \$3,239 | \$3,336 | \$3,369 | \$3,403 | \$3,437 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$180,554 | \$134 | \$1,353 | \$2,164 | \$2,618 | \$3,510 | \$5,602 | \$6,036 | \$6,478 | \$6,672 | \$6,739 | \$6,806 | \$6,874 |
| CENTRAL UTAH WATER CONSERVANCY | \$6,018,466 | \$4,480 | \$45,103 | \$72,133 | \$87,271 | \$116,997 | \$186,718 | \$201,196 | \$215,945 | \$222,393 | \$224,617 | \$226,863 | \$229,132 |
| TOTAL | \$122,144,769 | \$90,922 | \$915,356 | \$1,463,946 | \$1,771,157 | \$2,374,458 | \$3,789,447 | \$4,083,279 | \$4,382,608 | \$4,513,461 | \$4,558,596 | \$4,604,182 | \$4,650,224 |
| | | | | | | | | | | | | | |
| Agency Expenses | | | | | | | | | | | | | |
| Administrative Percent | | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Administrative Amount | (\$3,664,343) | (\$2,728) | (\$27,461) | (\$43,918) | (\$53,135) | (\$71,234) | (\$113,683) | (\$122,498) | (\$131,478) | (\$135,404) | (\$136,758) | (\$138,125) | (\$139,507) |
| | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Housing Percent | | | | | | | | | | | | | |
| Housing Percent Housing Amount Remaining Increment for Projects | \$0 \$118,480,426 | \$0 \$88,194 | \$0 | \$0 | \$0 \$1,718,022 | \$0 \$2,303,224 | \$0 \$3,675,763 | \$0 | \$0 | \$0 | \$0 \$4,421,838 | \$0 \$4,466,057 | \$0 |

| | Year | | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
|---|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Process Proc | | | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 |
| Part | | | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | +==,, | \$21,659,600 | \$21,659,600 | \$21,659,600 |
| Part | Assessed Value | | \$744,855,904 | \$752,087,867 | \$759,392,150 | \$766,769,476 | \$774,220,574 | \$781,746,184 | \$789,347,050 | \$797,023,924 | \$804,777,568 | \$812,608,747 | \$820,518,239 | \$828,506,825 |
| Marging Marg | Incremental Value | | \$723,196,304 | \$730,428,267 | \$737,732,550 | \$745,109,876 | \$752,560,974 | \$760,086,584 | \$767,687,450 | \$775,364,324 | \$783,117,968 | \$790,949,147 | \$798,858,639 | \$806,847,225 |
| Marging Marg | Dane Vern Terreble Velve Derverser | | | | | | | | | | | | | |
| Manuscript Man | | \$472.461 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 | \$14.317 |
| Color Colo | | | | | | | | | | | | | | |
| Section Sect | | | | | | | | | | | | | | |
| MARTINICATION ASSOCIATION MARTINICATION | ALPINE SCHOOL DISTRICT | \$4,091,325 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 |
| Prof. Prof | LEHI CITY | | | | | | | | | | | | | |
| Second Composition Second Composition Second Co | | | | | | | | | | | | | | |
| | | 1 - 2 | | | | | | | | | | | | |
| Part | CENTRAL UTAH WATER CONSERVANCY | \$285,907 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 |
| IMPORTING 1932 1942 19 | TOTAL | \$5,802,477 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 |
| MINISTRATE PARTIES OF CONTINUES STATE ST | Incremental Tax Revenues - 100% | | | | | | | | | | | | | |
| Column C | UTAH COUNTY | \$12,431,894 | | | \$487,641 | \$492,518 | \$497,443 | \$502,417 | \$507,441 | | | \$522,817 | \$528,046 | \$533,326 |
| ## AMES DO CONTROL \$1,000 | | | | | | | | | | | | | | |
| SET OFF 1923 1954 | | | | | | | | | | | | | | |
| STATESTICK \$1,238 \$4,329 \$4,520 \$4,520 \$4,520 \$4,520 \$4,520 \$4,520 \$4,520 \$4,540 | | | | | | | | | | | | | | |
| SCHILLIAN COLORY WATER COMERANCY \$23,282 \$4,678 \$4,578 \$4,583 \$4,943 \$5,040 \$5,040 \$5,040 \$5,000 \$ | | | | | | | | | | | | | | |
| Common C | | | | | | | | | | | | | | |
| Company Comp | | | | | | | | | | | | | | |
| MARCHINATE | TOTAL | \$152,680,962 | \$5,870,908 | \$5,929,617 | \$5,988,913 | \$6,048,802 | \$6,109,290 | \$6,170,383 | \$6,232,087 | \$6,294,408 | \$6,357,352 | \$6,420,925 | \$6,485,134 | \$6,549,986 |
| MARCHINATE | Contribution to 19707 | | | | | | | | | | | | | |
| MATCOLIVE SESSION & SON | | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| COUNT ASSESSME COLLECTMICLEY | | | | | | | | | | | | | | |
| SEP CITY SOUR SOU | | | | | | | | | | | | | | |
| EM MATERIODITATION SON S | ALPINE SCHOOL DISTRICT | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| MORTHUTAL/COUNTY WATER CONCERNANCY 80% 80% 80% 80% 80% 80% 80% 80% 80% 80% | | | | | | | | | | | | | | |
| BONK | | | | | | | | | | | | | | |
| Incremental Tax Revenues to Taxing Entities UTAH COURTY \$2,488,379 \$556,677 \$557,677 \$557,677 \$557,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$556,677 \$557,677 \$556,67 | | | | | | | | | | | | | | |
| UTAHOLONITY \$58,485,379 \$98,687 \$98,508 \$99,509 \$99,899 \$100,488 \$101,488 \$10,1503 \$101,528 \$104,568 \$100,509 \$100,665 \$ | CENTRAL UTAH WATER CONSERVANCY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| UTAHOLONITY \$58,485,379 \$98,687 \$98,508 \$99,509 \$99,899 \$100,488 \$101,488 \$10,1503 \$101,528 \$104,568 \$100,509 \$100,665 \$ | | | | | | | | | | | | | | |
| MULTIOUNIY ASSESSING & OLIECTING LEVY \$55,0423 \$10,05 \$10,05 \$10,005 \$ | | | | | | | | | | | | | | |
| COLINTY ASSESSING COLICETINGLEYY \$437,731 \$10,0055 \$10,216 \$10,216 \$10,217 \$10,518 \$10,525 \$10,215 \$10,521 \$10 | | | | | | | | | | | | | | |
| ALPINES CHOLO LOTS TRICT \$1,153,1602 \$42,7915 \$1,174,066 \$17,266 \$17,266 \$17,263 \$17,267 \$17,266 \$17,263 \$17,267 \$17,266 \$17,263 \$18,792 \$18,793 \$18,793 \$18,793 \$18,793 \$18,993 \$18,1 | | | | | | | | | | | | | | |
| EMP CITY S4,472,473 S171,976 S173,976 S175,976 S175,978 S175,978 S175,978 S175,978 S175,978 S180,978 S180,728 S180,278 S180,088 S180,089 S191,878 S190,089 S190,08 | | | | | | | | | | | | | | |
| SEMBLE S | LEHI CITY | | | | | | | | | | | | | |
| S1,04,617 S57,856 S58,434 S59,019 S59,609 S60,205 S60,807 S61,415 S62,029 S62,649 S63,276 S63,309 S64,548 | LEHI METROPOLITAN WATER DISTRICT | | | | | | | | | | | | | |
| \$30,536,192 \$1,174,182 \$1,185,923 \$1,197,783 \$1,209,760 \$1,221,858 \$1,234,077 \$1,246,417 \$1,258,882 \$1,271,470 \$1,284,185 \$1,297,027 \$1,309,997 \$1,246,417 \$1,246,417 \$1,258,882 \$1,271,470 \$1,284,185 \$1,297,027 \$1,309,997 \$1,246,417 | | | | | | | | | | | | | | |
| TAR Revenues to HTRZ UTAH COUNTY \$9,945,515 \$382,426 \$386,250 \$390,113 \$394,014 \$397,954 \$401,934 \$405,993 \$410,013 \$414,113 \$418,254 \$422,436 \$426,661 \$426,661 \$426,661 \$426,661 \$426,661 | CENTRAL UTAH WATER CONSERVANCY | \$1,504,617 | \$57,856 | \$58,434 | \$59,019 | \$59,609 | \$60,205 | \$60,807 | \$61,415 | \$62,029 | \$62,649 | \$63,276 | \$63,909 | \$64,548 |
| UTAH COUNTY \$9,945,515 \$382,426 \$386,250 \$390,113 \$394,014 \$397,954 \$401,934 \$401,934 \$405,953 \$410,013 \$414,113 \$418,124 \$422,436 \$422,436 \$426,661 MULTICOUNTY ASSESSING & COLLECTING LEVY \$225,692 \$8,678 \$8,675 \$8,865 \$8,863 \$8,941 \$9,031 \$9,121 \$9,212 \$9,004 \$9,997 \$9,491 \$9,997 \$9,491 \$9,986 \$9,887 \$9,666 \$66,867 \$9,888 \$1,942,100 \$1,668 \$4,861,142,100 \$1,661,144 \$1,6 | TOTAL | \$30,536,192 | \$1,174,182 | \$1,185,923 | \$1,197,783 | \$1,209,760 | \$1,221,858 | \$1,234,077 | \$1,246,417 | \$1,258,882 | \$1,271,470 | \$1,284,185 | \$1,297,027 | \$1,309,997 |
| UTAH COUNTY \$9,945,515 \$382,426 \$386,250 \$390,113 \$394,014 \$397,954 \$401,934 \$401,934 \$405,953 \$410,013 \$414,113 \$418,124 \$422,436 \$422,436 \$426,661 MULTICOUNTY ASSESSING & COLLECTING LEVY \$225,692 \$8,678 \$8,675 \$8,865 \$8,863 \$8,941 \$9,031 \$9,121 \$9,212 \$9,004 \$9,997 \$9,491 \$9,997 \$9,491 \$9,986 \$9,887 \$9,666 \$66,867 \$6,87 \$6,867 \$6,87 \$6,867 \$6,87 \$6,987 \$6,987 \$6,987 \$6,987 \$71,688 \$70,783 \$71,888 \$70,793 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,888 \$71,88 | Tax Revenues to HTRZ | | | | | | | | | | | | | |
| MULTICUNITY ASSESSING & COLLECTING LEVY \$1,670,124 \$6,4220 \$6,4622 \$6,4622 \$6,4622 \$6,4622 \$6,4622 \$6,4622 \$6,4622 \$6,4623 \$6,473,4903 \$6,473,3003 \$6,4 | | \$9.945.515 | \$382.426 | \$386.250 | \$390.113 | \$394.014 | \$397.954 | \$401.934 | \$405.953 | \$410.013 | \$414.113 | \$418.254 | \$422.436 | \$426.661 |
| ALPINE SCHOOL DISTRICT \$86,124,250 \$3,311,661 \$3,344,777 \$3,378,225 \$3,312,007 \$3,46,127 \$3,480,588 \$3,515,394 \$3,550,548 \$3,550,548 \$3,550,548 \$3,580,544 \$53,580,545 \$53,272 \$744,902 \$752,351 \$759,373 \$754,773 \$7473 \$7473 \$754,773 \$754,773 \$754,902 \$757,251 \$754,902 \$757,251 \$754,902 \$757,251 \$759,373 \$759,273 \$759,373 \$759,273 \$754,902 \$757,251 \$759,373 \$759 | | | | | | | | | | | | | | |
| LEHI CITY \$17,889,890 \$687,904 \$694,783 \$701,731 \$708,749 \$715,836 \$722,994 \$730,224 \$737,527 \$744,902 \$752,351 \$759,874 \$767,473 LEHI METROPOLITAN WATER DISTRICT \$90,277 \$3,471 \$3,506 \$3,541 \$3,517 \$3,612 \$3,688 \$3,722 \$3,799 \$3,799 \$3,793 \$3,783 \$3,793 \$75,318 \$759,874 \$3,837 \$3,837 \$3,612 \$3,688 \$3,722 \$3,799 \$3,799 \$3,879 \$3,878 \$3,878 \$3,878 \$3,772 \$3,730 \$74,30 \$75,188 \$759,598 \$3,878 | COUNTY ASSESSING & COLLECTING LEVY | \$1,670,124 | | \$64,862 | | | \$66,827 | | | \$68,852 | | | | |
| LEHI METROPOLITAN WATER DISTRICT \$90,277 \$3,471 \$3,506 \$3,541 \$3,577 \$3,612 \$3,648 \$3,685 \$3,722 \$3,759 \$3,797 \$3,835 \$3,873 NORTH UTAH COUNTY WATER CONSERVANCY \$180,554 \$6,943 \$7,012 \$7,082 \$7,153 \$7,225 \$7,297 \$7,370 \$7,443 \$7,518 \$7,593 \$7,669 \$7,746 CENTRAL UTAH WATER CONSERVANCY \$6,018,466 \$231,423 \$233,737 \$236,074 \$238,435 \$240,820 \$243,228 \$245,660 \$248,117 \$250,598 \$253,104 \$255,635 \$258,191 TOTAL \$122,144,769 \$4,696,726 \$4,743,693 \$4,791,130 \$4,839,042 \$4,836,306 \$4,985,669 \$5,035,526 \$5,085,881 \$5,186,740 \$5,188,108 \$5,239,989 Agency Expenses Administrative Percent 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% 3.00% | ALPINE SCHOOL DISTRICT | | | | | | 1 - 7 - 7 | | | | | | | |
| NORTH UTAH COUNTY WATER CONSERVANCY \$180,554 \$6,943 \$7,012 \$7,082 \$7,153 \$7,225 \$7,297 \$7,370 \$7,443 \$7,518 \$7,529 \$7,529 \$7,446 \$6,018,466 \$231,423 \$233,737 \$236,074 \$238,435 \$240,820 \$243,228 \$245,660 \$248,117 \$250,598 \$253,104 \$255,635 \$258,191 TOTAL \$122,144,769 \$4,696,726 \$4,743,693 \$4,791,130 \$4,839,042 \$4,887,432 \$4,936,306 \$4,985,669 \$5,035,526 \$5,085,881 \$5,136,740 \$5,188,108 \$5,239,989 Agency Expenses Administrative Percent Administrative Amount \$3,00% 3.00% | LEHI CITY | | | | | | | | | | | | | |
| CENTRAL UTAH WATER CONSERVANCY \$6,018,466 \$231,423 \$233,737 \$236,074 \$238,435 \$240,820 \$243,228 \$243,620 \$243,228 \$245,660 \$248,117 \$250,598 \$253,104 \$255,635 \$258,191 TOTAL \$512,144,769 \$54,696,726 \$54,696,726 \$54,743,693 \$54,791,130 \$54,899,042 \$54,897,432 \$54,936,306 \$54,985,669 \$55,035,526 \$5,085,881 \$5,136,740 \$55,188,108 \$55,239,989 Agency Expenses Administrative Percent Administrative Amount \$53,664,343 \$(\$140,902) \$(\$143,311) \$(\$143,734) \$(\$143,734) \$(\$143,734) \$(\$145,171) \$(\$146,623) \$(\$148,089) \$(\$149,570) \$(\$151,066) \$(\$155,576) \$(\$154,102) \$(\$155,643) \$(\$157,200) \$(400 0,00% \$4,895,669 \$5,035,526 \$5,085,881 \$5,136,740 \$5,188,108 \$55,239,989 | | | | | 1 - 7 - | | 1.7. | | 1 - 7 | | | | 1 - 1 | |
| Agency Expenses Administrative Percent Administrative Amount (\$3,664,343) (\$140,902) (\$142,311) (\$143,734) (\$145,171) (\$146,623) (\$148,089) (\$149,570) (\$151,066) (\$152,576) (\$154,002) (\$152,643) (\$157,000) (Housing Percent 0.00% 0 | NORTH UTAH COUNTY WATER CONSERVANCY CENTRAL UTAH WATER CONSERVANCY | | | | | | | | | | | | | |
| Agency Expenses Administrative Percent Administrative Amount (\$3,664,343) (\$140,902) (\$142,311) (\$143,734) (\$145,171) (\$146,623) (\$148,089) (\$149,570) (\$151,066) (\$152,576) (\$154,002) (\$152,643) (\$157,000) (Housing Percent 0.00% 0 | TOTAL | \$122,144,769 | \$4.696.726 | \$4.743.693 | \$4,791,130 | \$4.839.042 | \$4.887.432 | \$4.936.306 | \$4.985.669 | \$5.035.526 | \$5.085.881 | \$5,136,740 | \$5.188.108 | \$5,239,989 |
| Administrative Percent 3.00% | | ,, | Ţ.,030,7E0 | + -,, -0,000 | Ţ .,, 32,230 | Ţ.,000,04E | ÷ .,307,432 | ÷ .,330,300 | ÷ -,305,003 | ,000,020 | +=,303,001 | +=,200,740 | ,, | +-,-35,505 |
| Administrative Amount (\$3,664,343) (\$140,902) (\$142,311) (\$143,734) (\$145,171) (\$146,623) (\$148,089) (\$149,570) (\$151,066) (\$152,576) (\$154,102) (\$155,643) (\$157,200) (*100,100 | | | 2 000 | 2.000 | 2.000 | 2 000 | 2.000 | 2.000 | 2.000 | 2.000 | 2.005 | 2.005 | 2.005 | 2.00% |
| Housing Percent 0.00% | | (\$3.664.242) | | | | | | | | | | | | |
| Housing Amount S0 | | (\$3,004,343) | | | | | | | | | | | | |
| | | \$0 | | | | | | | | | | | | |
| | | \$118,480,426 | \$4,555,824 | \$4,601,383 | \$4,647,396 | \$4,693,870 | \$4,740,809 | \$4,788,217 | \$4,836,099 | \$4,884,460 | \$4,933,305 | \$4,982,638 | \$5,032,464 | \$5,082,789 |

| Part | | | - | | | | | | | | | | | |
|--|---|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|--------------|---------------------------------------|---------------------------------------|--------------|
| Part | Year | | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 |
| Secretary Secr | Incremental Value Calculation | | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 |
| Marchan Marc | | | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 |
| Part | | | | | | | | | | | | | | |
| Section Control Cont | Incremental Value | | | | | | | | | | | | | |
| Second Continue | The chief value | | \$014,515,057 | \$003,110,000 | \$030,542,404 | \$330,327,001 | \$450,E50,0E4 | \$307,000,031 | \$110,737,41L | <i>\$07,503,707</i> | Ç17,014,031 | , , , , , , , , , , , , , , , , , , , | , , , , , , , , , , , , , , , , , , , | , , , |
| MACCORDINATION OF STATES AND STAT | Base Year Taxable Value Revenues | | | | | | | | | | | | | |
| 2-2006 1 | UTAH COUNTY | \$472,461 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 | \$14,317 |
| MAIN-SOURCE MAIN | MULTICOUNTY ASSESSING & COLLECTING LEVY | \$10,722 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 | \$325 |
| STATEST | COUNTY ASSESSING & COLLECTING LEVY | \$79,339 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 | \$2,404 |
| Second Continue Con | ALPINE SCHOOL DISTRICT | \$4,091,325 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 | \$123,980 |
| Section Sect | LEHI CITY | \$849,858 | \$25,753 | | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | \$25,753 | | \$25,753 | \$25,753 | \$25,753 |
| Second S | | T ./==== | 7-00 | | , | 7 | 7 | 7 | 7 | 7-0- | | 7 | 7 | 7 |
| | | | | | | | | | | | | | | |
| | CENTRAL UTAH WATER CONSERVANCY | \$285,907 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 | \$8,664 |
| Tright Country 1524-1158 1525-1258 | TOTAL | \$5,802,477 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 | \$175,833 |
| Maintenant Assessment Consection (1777) 1,000 1, | Incremental Tax Revenues - 100% | | | | | | | | | | | | | |
| STATE STAT | UTAH COUNTY | \$12,431,894 | \$538,659 | \$532,178 | \$430,009 | \$363,898 | \$329,349 | \$256,208 | \$77,177 | \$44,542 | \$11,247 | \$0 | \$0 | \$0 |
| STATE STAT | MULTICOUNTY ASSESSING & COLLECTING LEVY | | \$12,224 | \$12,077 | \$9,758 | \$8,258 | \$7,474 | \$5,814 | \$1,751 | \$1,011 | \$255 | \$0 | \$0 | \$0 |
| ## PATRICULAR \$23,000 \$25,000 | COUNTY ASSESSING & COLLECTING LEVY | | | | | | | | | | | | | \$0 |
| PRINTED PRIN | ALPINE SCHOOL DISTRICT | | | \$4,608,454 | \$3,723,705 | \$3,151,217 | | \$2,218,660 | | \$385,716 | \$97,393 | \$0 | \$0 | \$0 |
| STATE STAT | LEHI CITY | | | | \$773,495 | | | \$460,864 | | | \$20,231 | | \$0 | \$0 |
| \$2,000 \$ | LEHI METROPOLITAN WATER DISTRICT | | \$4,889 | \$4,831 | | | | | | | \$102 | | | |
| | NORTH UTAH COUNTY WATER CONSERVANCY | \$225,692 | \$9,779 | \$9,661 | \$7,807 | \$6,606 | \$5,979 | \$4,651 | \$1,401 | \$809 | \$204 | \$0 | \$0 | \$0 |
| Triange Tria | CENTRAL UTAH WATER CONSERVANCY | \$7,523,083 | \$325,966 | \$322,044 | \$260,217 | \$220,211 | \$199,304 | \$155,043 | \$46,703 | \$26,954 | \$6,806 | \$0 | \$0 | \$0 |
| TRANCOLONY | TOTAL | \$152,680,962 | \$6,615,486 | \$6,535,890 | \$5,281,104 | \$4,469,178 | \$4,044,865 | \$3,146,591 | \$947,837 | \$547,037 | \$138,127 | \$0 | \$0 | \$0 |
| TRANCOLONY | Contribution to HTRZ | | | | | | | | | | | | | |
| MELTICOLITY SASSESSING COLLECTIONSLEVY 80% 80% 80% 80% 80% 80% 80% 80% 80% 80% | | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| SOURT MARK SCHOOL DESTRUCT SOUR SON | | | | | 80% | | | 80% | | | | 80% | 80% | 80% |
| AUTHOR SCHOOL DESTRICT SON | | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | | 80% | 80% | 80% | 80% |
| SAME SON | ALPINE SCHOOL DISTRICT | | | | | | | | | | | | | 80% |
| MORTH LITTLE COUNTY WATER CONSERVANCY | LEHI CITY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| 80% 80% 80% 80% 80% 80% 80% 80% 80% 80% | LEHI METROPOLITAN WATER DISTRICT | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| ITAN COUNTY \$2,486,379 \$107,732 \$106,436 \$86,002 \$77,780 \$65,870 \$11,635 \$80,002 \$77,780 \$65,870 \$11,635 \$80,002 \$77,780 \$65,870 \$11,635 \$80,002 \$77,780 \$65,870 \$11,635 \$80,002 \$77,780 \$10,000 \$70,0 | NORTH UTAH COUNTY WATER CONSERVANCY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| VIAHOLOUNTY \$3,286.379 \$10,732 \$106,846 \$86,002 \$72,780 \$6,6870 \$51,242 \$15,435 \$89,08 \$2,249 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$ | CENTRAL UTAH WATER CONSERVANCY | | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% | 80% |
| VIAHOLOUNTY \$3,286.379 \$10,732 \$106,846 \$86,002 \$72,780 \$6,6870 \$51,242 \$15,435 \$89,08 \$2,249 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$ | | | | | | | | | | | | | | |
| MILTICOUNY ASSESSING & COLLECTING LEVY \$56,423 \$56,423 \$52,445 \$52,415 \$51,952 \$51,952 \$51,952 \$51,952 \$51,952 \$51,950 \$50 \$50 \$50 \$50 \$50 \$50 \$50 | Incremental Tax Revenues to Taxing Entities | | | | | | | | | | | | | |
| SALPASSING COLLETINGLEVY SALPASSING SALPASSING COLLETINGLEVY SALPASSING SALPASSING COLLETINGLEVY SALPASSING SALPASSING SALPASSING COLLETINGLEVY SALPASSING SALPASSING COLLETINGLEVY SALPASSING SALPASSING COLLETINGLEVY SALPASSING SALPASSING SALPASSING SALPASSING SALPASSING SALPASSING COLLETINGLEVY SALPASSING SALPASS | UTAH COUNTY | | | | 1 | | | | | | | | | |
| SILPHE STOP | MULTICOUNTY ASSESSING & COLLECTING LEVY | | | | | | | | | | | | | |
| EMERITY | COUNTY ASSESSING & COLLECTING LEVY | | | | . , | | | | | | | | | |
| SEMINER SCHOOL DESTRICT S22,569 S78 S66 S781 S661 S598 S465 S140 S81 S20 S0 S0 S0 S0 S0 S0 S | | | | | | | | , . | | | | | | |
| S45,138 S45,06 S45,07 S45,08 S45,08 S45,08 S45,09 S52,04 S44,04 S52,06 S46,06 S52,07 S42,07 | | | | | | | | | | | | | | |
| S1,04,617 S65,193 S64,409 S52,043 S44,042 S39,861 S31,009 S9,341 S5,391 S1,361 S0 S0 S0 S0 S0 S0 S0 S | | | | | | | | | | | | | | |
| Sample S | | | | | | | | | | | | | | |
| Tark Revenues to HTRZ | CENTRALUTAH WATER CONSERVANCY | \$1,504,617 | \$65,193 | \$64,409 | \$52,043 | \$44,042 | \$39,861 | \$31,009 | \$9,341 | \$5,391 | \$1,361 | \$0 | \$0 | \$0 |
| Sp. | TOTAL | \$30,536,192 | \$1,323,097 | \$1,307,178 | \$1,056,221 | \$893,836 | \$808,973 | \$629,318 | \$189,567 | \$109,407 | \$27,625 | \$0 | \$0 | \$0 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY \$225,692 \$9,779 \$9,661 \$7,807 \$6,606 \$5,979 \$4,651 \$1,401 \$809 \$204 \$0 \$0 \$0 COUNTY ASSESSING & COLLECTING LEVY \$1,670,124 \$72,365 \$71,494 \$57,688 \$48,887 \$44,245 \$34,419 \$10,368 \$5,984 \$1,511 \$0 \$50 \$0 ENH LIPINE SCHOOL DISTRICT \$38,612,425 \$3,731,662 \$5,729,896 \$2,281,627 \$1,774,928 \$534,656 \$308,573 \$77,915 \$0 \$0 \$0 ENH LIPIN \$5,751,88 \$765,821 \$618,796 \$5,231,661 \$473,944 \$368,691 \$111,060 \$64,097 \$16,185 \$0 \$0 \$0 ENH METROPOLITAN WATER DISTRICT \$30,277 \$3,912 \$3,865 \$31,23 \$2,643 \$2,392 \$1,861 \$560 \$323 \$82 \$0 \$0 \$0 ENH METROPOLITAN WATER CONSERVANCY \$180,554 \$7,823 \$7,729 \$6,245 \$5,285 \$4,783 \$3,271 \$1,121 \$647 \$163 \$0 \$0 \$0 ENTRAL UTAH WATER CONSERVANCY \$5,018,466 \$260,773 \$257,635 \$208,174 \$176,169 \$159,443 \$124,034 \$37,362 \$21,563 \$5,445 \$0 ENTRAL UTAH WATER CONSERVANCY \$5,292,389 \$5,228,712 \$4,224,883 \$3,575,343 \$3,235,892 \$2,517,273 \$758,269 \$437,630 \$110,502 \$0 \$0 ENTRAL UTAH WATER CONSERVANCY \$6,018,466 \$260,773 \$257,635 \$208,174 \$176,169 \$159,443 \$124,034 \$37,362 \$21,563 \$5,445 \$0 ENTRAL UTAH WATER CONSERVANCY \$5,292,389 \$5,228,712 \$4,224,883 \$3,575,343 \$3,235,892 \$2,517,273 \$758,269 \$437,630 \$110,502 \$0 \$0 ENTRAL UTAH WATER CONSERVANCY \$6,018,466 \$260,773 \$257,635 \$208,174 \$176,169 \$159,443 \$176,169 \$159,443 \$176,169 \$10,000 | Tax Revenues to HTRZ | | | | | | | | | | | | | |
| S1,670,124 S72,365 S71,494 S57,768 S48,887 S44,455 S34,419 S10,368 S5,984 S1,511 S0 S0 S0 | UTAH COUNTY | | | | | | | | | | | | | |
| ALPINE SCHOOL DISTRICT \$86,124,250 \$3,731,662 \$3,686,763 \$2,978,964 \$2,520,973 \$2,281,627 \$1,774,928 \$534,656 \$308,573 \$77,915 \$0 \$0 \$0 \$0 \$17,899,990 \$775,148 \$765,821 \$618,796 \$523,661 \$473,944 \$308,691 \$111,060 \$64,097 \$16,185 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | MULTICOUNTY ASSESSING & COLLECTING LEVY | | | | | | | | | | | | | |
| EHI CITY \$17,889,890 \$775,148 \$765,821 \$618,796 \$523,661 \$473,944 \$368,691 \$111,060 \$64,097 \$16,185 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$ | COUNTY ASSESSING & COLLECTING LEVY | | | | | | | | | | | | | |
| LEHI METROPOLITAN WATER DISTRICT \$90,277 \$3,912 \$3,865 \$3,123 \$2,643 \$2,392 \$1,861 \$560 \$323 \$82 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | ALPINE SCHOOL DISTRICT | | | | | | | | | | | | | |
| NORTH UTAH COUNTY WATER CONSERVANCY \$180,554 \$7,823 \$7,729 \$62,45 \$5,285 \$4,783 \$3,721 \$1,121 \$647 \$163 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | LEHI CITY | | | | | | | | | | | | | |
| Second Servancy Second Servancy Second Servancy Second Second Servancy Second Secon | | | | | | | | | | | | | | |
| Sizz,144,769 S5,292,389 S5,228,712 S4,224,883 S3,575,343 S3,235,892 S2,517,273 S758,269 S437,630 S10,502 S0 S0 S0 S0 S0 S0 S0 | | | | | | | | | | | | | | |
| Agency Expenses 4. daministrative Percent 4. daministrative Amount 4. (\$3,664,343) (\$158,772) (\$156,861) (\$126,746) (\$107,260) (\$97,077) (\$75,518) (\$22,748) (\$13,129) (\$3,315) \$0 \$0 \$0 \$0 \$0.00% 0. | CENTRAL UTAH WATER CONSERVANCY | \$6,018,466 | \$260,773 | \$257,635 | \$208,174 | \$176,169 | \$159,443 | \$124,034 | \$37,362 | \$21,563 | \$5,445 | \$0 | \$0 | \$0 |
| Administrative Percent 3.00% | TOTAL | \$122,144,769 | \$5,292,389 | \$5,228,712 | \$4,224,883 | \$3,575,343 | \$3,235,892 | \$2,517,273 | \$758,269 | \$437,630 | \$110,502 | \$0 | \$0 | \$0 |
| Administrative Percent 3.00% | Agency Expenses | | | | | | | | | | | | | |
| Administrative Amount (\$3,664,343) (\$158,772) (\$156,861) (\$126,746) (\$107,260) (\$97,077) (\$75,518) (\$22,748) (\$13,129) (\$3,315) \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | Administrative Percent | | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% | 3.00% |
| Cooperat 0.00% | | (\$3.664.343) | | | | | | | | | | | | |
| Housing Amount \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 | Housing Percent | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | | | | | | | | | |
| | Housing Amount | \$0 | | | | | | | | | | | | |
| | Remaining Increment for Projects | \$118,480.426 | \$5,133,617 | \$5,071,850 | \$4,098,137 | \$3,468,082 | \$3,138,815 | \$2,441,754 | \$735,521 | \$424,501 | \$107,186 | \$0 | \$0 | \$0 |

| Year | | 37 | 38 | 39 | 40 |
|--|---------------|--------------|--------------|--------------|--------------|
| | | 2060 | 2061 | 2062 | 2063 |
| Incremental Value Calculation | | | | | |
| Base Year Taxable Value | | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 |
| Assessed Value | | \$21,659,600 | \$21,659,600 | \$21,659,600 | \$21,659,600 |
| Incremental Value | | \$0 | \$0 | \$0 | \$0 |
| | | | | | |
| Base Year Taxable Value Revenues | 4470.464 | 444747 | 444343 | 44.247 | 444.24 |
| UTAH COUNTY | \$472,461 | \$14,317 | \$14,317 | \$14,317 | \$14,31 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | \$10,722 | \$325 | \$325 | \$325 | \$325 |
| COUNTY ASSESSING & COLLECTING LEVY | \$79,339 | \$2,404 | \$2,404 | \$2,404 | \$2,40 |
| ALPINE SCHOOL DISTRICT | \$4,091,325 | \$123,980 | \$123,980 | \$123,980 | \$123,980 |
| LEHI CITY | \$849,858 | \$25,753 | \$25,753 | \$25,753 | \$25,75 |
| LEHI METROPOLITAN WATER DISTRICT | \$4,289 | \$130 | \$130 | \$130 | \$130 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$8,577 | \$260 | \$260 | \$260 | \$260 |
| CENTRAL UTAH WATER CONSERVANCY | \$285,907 | \$8,664 | \$8,664 | \$8,664 | \$8,664 |
| TOTAL | \$5,802,477 | \$175,833 | \$175,833 | \$175,833 | \$175,833 |
| Incremental Tax Revenues - 100% | | | | | |
| UTAH COUNTY | \$12,431,894 | ŚO | \$0 | \$0 | S |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | \$282,116 | \$0 | \$0 | \$0 | \$0 |
| COUNTY ASSESSING & COLLECTING LEVY | \$2,087,655 | \$0 | \$0 | \$0 | \$0 |
| ALPINE SCHOOL DISTRICT | | \$0 | \$0 | \$0 \$0 | \$0 |
| I FHI CITY | \$107,655,312 | | | | |
| | \$22,362,363 | \$0 | \$0 | \$0 | \$0 |
| LEHI METROPOLITAN WATER DISTRICT | \$112,846 | \$0 | \$0 | \$0 | \$0 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$225,692 | \$0 | \$0 | \$0 | \$0 |
| CENTRAL UTAH WATER CONSERVANCY | \$7,523,083 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$152,680,962 | \$0 | \$0 | \$0 | \$0 |
| Contribution to HTRZ | | | | | |
| UTAH COUNTY | | 80% | 80% | 80% | 80% |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | | 80% | 80% | 80% | 80% |
| COUNTY ASSESSING & COLLECTING LEVY | | 80% | 80% | 80% | 80% |
| ALPINE SCHOOL DISTRICT | | 80% | 80% | 80% | 80% |
| LEHI CITY | | | | | |
| | | 80% | 80% | 80% 80% | 80% |
| LEHI METROPOLITAN WATER DISTRICT NORTH LITAH COLINTY WATER CONSERVANCY | | 80% 80% | 80% 80% | 80% 80% | 80% 80% |
| CENTRAL UTAH WATER CONSERVANCY | | 80% | 80% | 80% | 80% |
| | | | | | |
| Incremental Tax Revenues to Taxing Entities | | | | | |
| UTAH COUNTY | \$2,486,379 | \$0 | \$0 | \$0 | \$0 |
| MULTICOUNTY ASSESSING & COLLECTING LEVY | \$56,423 | \$0 | \$0 | \$0 | \$0 |
| COUNTY ASSESSING & COLLECTING LEVY | \$417,531 | \$0 | \$0 | \$0 | \$0 |
| ALPINE SCHOOL DISTRICT | \$21,531,062 | \$0 | \$0 | \$0 | \$0 |
| LEHI CITY | \$4,472,473 | \$0 | \$0 | \$0 | \$0 |
| LEHI METROPOLITAN WATER DISTRICT | \$22,569 | \$0 | \$0 | \$0 | \$0 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$45,138 | \$0 | \$0 | \$0 | \$0 |
| CENTRAL UTAH WATER CONSERVANCY | \$1,504,617 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$30,536,192 | \$0 | \$0 | \$0 | \$0 |
| Tax Revenues to HTRZ | | | | | |
| UTAH COUNTY | \$9,945,515 | \$0 | \$0 | \$0 | \$(|
| MULTICOUNTY ASSESSING & COLLECTING LEVY | | | \$0 \$0 | | şı Sı |
| | \$225,692 | \$0 | | \$0 | |
| COUNTY ASSESSING & COLLECTING LEVY | \$1,670,124 | \$0 | \$0 | \$0 | \$0 |
| ALPINE SCHOOL DISTRICT | \$86,124,250 | \$0 | \$0 | \$0 | \$0 |
| LEHI CITY | \$17,889,890 | \$0 | \$0 | \$0 | \$0 |
| LEHI METROPOLITAN WATER DISTRICT | \$90,277 | \$0 | \$0 | \$0 | \$0 |
| NORTH UTAH COUNTY WATER CONSERVANCY | \$180,554 | \$0 | \$0 | \$0 | \$0 |
| CENTRAL UTAH WATER CONSERVANCY | \$6,018,466 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$122,144,769 | \$0 | \$0 | \$0 | \$C |
| Agency Expenses | | | | | |
| | | 3.00% | 3.00% | 3.00% | 3.00% |
| Administrative Percent | (62.554.242) | | | | |
| Administrative Amount | (\$3,664,343) | \$0 | \$0 | \$0 | \$0 |
| Housing Percent | | 0.00% | 0.00% | 0.00% | 0.00% |
| Housing Amount | \$0 | \$0 | \$0 | \$0 | \$0 |
| Remaining Increment for Projects | \$118,480,426 | \$0 | \$0 | \$0 | \$0 |
| | | | | | |