

# APPENDIX C

## Fresno EIFD - Projected Tax Increment Revenue Analysis

AV Factor	Total	0 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027
<b>New Development</b>									
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	70 units \$14,652,994	70 units \$14,946,053	70 units \$15,244,975	70 units \$15,549,874	70 units \$15,860,872	70 units \$16,178,089	70 units \$16,501,651
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	35,000 \$7,883,137	\$0	\$0
Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	520 units \$108,201,600	520 units \$110,365,632	520 units \$112,572,945	520 units \$114,824,404	520 units \$117,120,892	520 units \$119,463,309	520 units \$121,852,576
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	80 units \$33,292,800	80 units \$33,958,656	80 units \$34,637,829	80 units \$35,330,586	80 units \$36,037,197	80 units \$36,757,941	80 units \$37,493,100
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	50,000 \$11,261,624	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	200 units \$39,415,685	\$0	\$0
<b>Subtotal Value Add</b>		\$2,821,070,409	\$156,147,394	\$159,270,341	\$162,455,748	\$165,704,863	\$227,579,406	\$172,399,340	\$175,847,327
<b>Total Assessed Value</b>			\$2,950,820,569	\$3,165,984,374	\$3,388,574,403	\$3,618,801,639	\$3,856,882,535	\$4,161,599,592	\$4,417,230,924
<b>Incremental AV</b>			\$215,163,805	\$437,753,834	\$667,981,070	\$906,061,966	\$1,210,779,023	\$1,466,410,355	\$1,730,602,300
<b>Total tax increment @ 1%</b>			\$2,151,638	\$4,377,538	\$6,679,811	\$9,060,620	\$12,107,790	\$14,664,104	\$17,306,023
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$502,995	\$1,023,350	\$1,561,559	\$2,118,127	\$2,830,473	\$3,428,070	\$4,045,679
Percent Allocated to EIFD	33.0%	\$227,860,009	\$165,988	\$337,705	\$515,314	\$698,982	\$934,056	\$1,131,263	\$1,335,074
<b>City MVL Share Equivalent Available</b>	12.07%	\$356,557,050	\$259,740	\$528,444	\$806,368	\$1,093,772	\$1,461,618	\$1,770,209	\$2,089,134
Percent Allocated to EIFD	33.0%	\$117,663,826	\$85,714	\$174,387	\$266,101	\$360,945	\$482,334	\$584,169	\$689,414
<b>Total Revenues Allocated to EIFD</b>		\$345,523,836	\$251,702	\$512,092	\$781,416	\$1,059,927	\$1,416,390	\$1,715,432	\$2,024,488



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## Fresno EIFD - Projected Tax Increment Revenue Analysis

AV Factor	Total	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
<b>New Development</b>									
Blackstone South									
MF Residential \$200,000 per unit	1,056 units \$253,400,327	70 units \$16,831,684	70 units \$17,168,317	70 units \$17,511,684	70 units \$17,861,917	70 units \$18,219,156	70 units \$18,583,539	70 units \$18,955,210	70 units \$19,334,314
Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	15,000 \$3,656,983	\$0	\$0	\$0	\$0	\$0	\$0
Downtown									
MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	520 units \$124,289,627	520 units \$126,775,420	520 units \$129,310,928	520 units \$131,897,147	520 units \$134,535,090	520 units \$137,225,791	520 units \$139,970,307	520 units \$142,769,713
SF Residential \$400,000 per unit	1,200 units \$575,746,271	80 units \$38,242,962	80 units \$39,007,821	80 units \$39,787,978	80 units \$40,583,737	80 units \$41,395,412	80 units \$42,223,320	80 units \$43,067,787	80 units \$43,929,143
Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	50,000 SF \$12,433,743	\$0	\$0	\$0	50,000 \$13,458,683	\$0
Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	150 \$32,638,576	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>	<b>\$2,821,070,409</b>	<b>\$179,364,273</b>	<b>\$186,608,542</b>	<b>\$231,682,908</b>	<b>\$190,342,801</b>	<b>\$194,149,658</b>	<b>\$198,032,651</b>	<b>\$215,451,987</b>	<b>\$206,033,170</b>
<b>Total Assessed Value</b>		<b>\$4,954,415,599</b>	<b>\$5,240,112,453</b>	<b>\$5,576,597,610</b>	<b>\$5,878,472,364</b>	<b>\$6,190,191,469</b>	<b>\$6,512,027,949</b>	<b>\$6,857,720,495</b>	<b>\$7,200,908,075</b>
<b>Incremental AV</b>		<b>\$2,003,595,030</b>	<b>\$2,289,291,884</b>	<b>\$2,625,777,042</b>	<b>\$2,927,651,795</b>	<b>\$3,239,370,900</b>	<b>\$3,561,207,380</b>	<b>\$3,906,899,926</b>	<b>\$4,250,087,506</b>
<b>Total tax increment @ 1%</b>		<b>\$20,035,950</b>	<b>\$22,892,919</b>	<b>\$26,257,770</b>	<b>\$29,276,518</b>	<b>\$32,393,709</b>	<b>\$35,612,074</b>	<b>\$39,068,999</b>	<b>\$42,500,875</b>
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$4,683,862	\$5,351,744	\$6,138,355	\$6,844,056	\$7,572,771	\$8,325,138	\$9,133,273
Percent Allocated to EIFD	33.0%	\$227,860,009	\$1,545,675	\$1,766,076	\$2,025,657	\$2,258,539	\$2,499,015	\$2,747,295	\$3,013,980
<b>City MVL Share Equivalent Available</b>	12.07%	\$356,557,050	\$2,418,683	\$2,763,568	\$3,169,764	\$3,534,178	\$3,910,477	\$4,298,989	\$4,716,299
Percent Allocated to EIFD	33.0%	\$117,663,826	\$798,165	\$911,978	\$1,046,022	\$1,166,279	\$1,290,457	\$1,418,666	\$1,556,379
<b>Total Revenues Allocated to EIFD</b>		<b>\$345,523,836</b>	<b>\$2,343,840</b>	<b>\$2,678,053</b>	<b>\$3,071,679</b>	<b>\$3,424,817</b>	<b>\$3,789,472</b>	<b>\$4,165,962</b>	<b>\$4,570,359</b>



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## Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043
<b>New Development</b>										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<hr/>										
Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>			\$7,344,926,236	\$7,491,824,761	\$7,641,661,256	\$7,794,494,481	\$7,950,384,371	\$8,109,392,058	\$8,271,579,900	\$8,437,011,498
<b>Incremental AV</b>			\$4,394,105,667	\$4,541,004,192	\$4,690,840,687	\$4,843,673,912	\$4,999,563,802	\$5,158,571,490	\$5,320,759,331	\$5,486,190,929
<b>Total tax increment @ 1%</b>			\$43,941,057	\$45,410,042	\$46,908,407	\$48,436,739	\$49,995,638	\$51,585,715	\$53,207,593	\$54,861,909
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$10,272,228	\$10,615,637	\$10,965,914	\$11,323,197	\$11,687,625	\$12,059,342	\$12,438,493	\$12,825,228
Percent Allocated to EIFD	33.0%	\$227,860,009	\$3,389,835	\$3,503,160	\$3,618,752	\$3,736,655	\$3,856,916	\$3,979,583	\$4,104,703	\$4,232,325
<b>City MVL Share Equivalent Available</b>	12.07%	\$356,557,050	\$5,304,440	\$5,481,771	\$5,662,650	\$5,847,146	\$6,035,332	\$6,227,281	\$6,423,070	\$6,622,774
Percent Allocated to EIFD	33.0%	\$117,663,826	\$1,750,465	\$1,808,985	\$1,868,674	\$1,929,558	\$1,991,659	\$2,055,003	\$2,119,613	\$2,185,515
<b>Total Revenues Allocated to EIFD</b>		\$345,523,836	\$5,140,300	\$5,312,145	\$5,487,426	\$5,666,213	\$5,848,576	\$6,034,586	\$6,224,316	\$6,417,841



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## Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	31 2051
<b>New Development</b>										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<hr/>										
Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>			\$8,605,751,727	\$8,777,866,762	\$8,953,424,097	\$9,132,492,579	\$9,315,142,431	\$9,501,445,279	\$9,691,474,185	\$9,885,303,669
<b>Incremental AV</b>			\$5,654,931,159	\$5,827,046,193	\$6,002,603,528	\$6,181,672,010	\$6,364,321,862	\$6,550,624,711	\$6,740,653,616	\$6,934,483,100
<b>Total tax increment @ 1%</b>			\$56,549,312	\$58,270,462	\$60,026,035	\$61,816,720	\$63,643,219	\$65,506,247	\$67,406,536	\$69,344,831
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$13,219,697	\$13,622,055	\$14,032,460	\$14,451,074	\$14,878,060	\$15,313,585	\$15,757,821	\$16,210,942
Percent Allocated to EIFD	33.0%	\$227,860,009	\$4,362,500	\$4,495,278	\$4,630,712	\$4,768,854	\$4,909,760	\$5,053,483	\$5,200,081	\$5,349,611
<b>City MVL Share Equivalent Available</b>	12.07%	\$356,557,050	\$6,826,472	\$7,034,245	\$7,246,173	\$7,462,339	\$7,682,829	\$7,907,728	\$8,137,126	\$8,371,111
Percent Allocated to EIFD	33.0%	\$117,663,826	\$2,252,736	\$2,321,301	\$2,391,237	\$2,462,572	\$2,535,333	\$2,609,550	\$2,685,252	\$2,762,467
<b>Total Revenues Allocated to EIFD</b>		\$345,523,836	\$6,615,236	\$6,816,579	\$7,021,949	\$7,231,426	\$7,445,093	\$7,663,033	\$7,885,333	\$8,112,078



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## Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	32 2052	33 2053	34 2054	35 2055	36 2056	37 2057	38 2058	39 2059
<b>New Development</b>										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Downtown</b>										
	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>			\$10,083,009,742	\$10,284,669,937	\$10,490,363,336	\$10,700,170,602	\$10,914,174,014	\$11,132,457,495	\$11,355,106,645	\$11,582,208,777
<b>Incremental AV</b>			\$7,132,189,173	\$7,333,849,368	\$7,539,542,767	\$7,749,350,034	\$7,963,353,446	\$8,181,636,926	\$8,404,286,076	\$8,631,388,209
<b>Total tax increment @ 1%</b>			\$71,321,892	\$73,338,494	\$75,395,428	\$77,493,500	\$79,633,534	\$81,816,369	\$84,042,861	\$86,313,882
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$16,673,125	\$17,144,552	\$17,625,408	\$18,115,880	\$18,616,162	\$19,126,450	\$19,646,943	\$20,177,846
Percent Allocated to EIFD	33.0%	\$227,860,009	\$5,502,131	\$5,657,702	\$5,816,385	\$5,978,240	\$6,143,334	\$6,311,728	\$6,483,491	\$6,658,689
<b>City MVL Share Equivalent Available</b>	12.07%	\$356,557,050	\$8,609,776	\$8,853,215	\$9,101,522	\$9,354,795	\$9,613,134	\$9,876,640	\$10,145,416	\$10,419,567
Percent Allocated to EIFD	33.0%	\$117,663,826	\$2,841,226	\$2,921,561	\$3,003,502	\$3,087,083	\$3,172,334	\$3,259,291	\$3,347,987	\$3,438,457
<b>Total Revenues Allocated to EIFD</b>		\$345,523,836	\$8,343,358	\$8,579,263	\$8,819,887	\$9,065,323	\$9,315,668	\$9,571,020	\$9,831,478	\$10,097,146



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## Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	40 2060	41 2061	42 2062	43 2063	44 2064	45 2065	46 2066	47 2067
<b>New Development</b>										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Downtown</b>										
	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Value Add</b>		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>			\$11,813,852,953	\$12,050,130,012	\$12,291,132,612	\$12,536,955,265	\$12,787,694,370	\$13,043,448,257	\$13,304,317,222	\$13,570,403,567
<b>Incremental AV</b>			\$8,863,032,384	\$9,099,309,443	\$9,340,312,044	\$9,586,134,696	\$9,836,873,801	\$10,092,627,688	\$10,353,496,654	\$10,619,582,998
<b>Total tax increment @ 1%</b>			\$88,630,324	\$90,993,094	\$93,403,120	\$95,861,347	\$98,368,738	\$100,926,277	\$103,534,967	\$106,195,830
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$20,719,368	\$21,271,719	\$21,835,118	\$22,409,785	\$22,995,945	\$23,593,828	\$24,203,669	\$24,825,707
Percent Allocated to EIFD	33.0%	\$227,860,009	\$6,837,391	\$7,019,667	\$7,205,589	\$7,395,229	\$7,588,662	\$7,785,963	\$7,987,211	\$8,192,483
<b>City MVL Share Equivalent Available</b>	12.07%	\$356,557,050	\$10,699,201	\$10,984,428	\$11,275,360	\$11,572,110	\$11,874,795	\$12,183,534	\$12,498,447	\$12,819,659
Percent Allocated to EIFD	33.0%	\$117,663,826	\$3,530,736	\$3,624,861	\$3,720,869	\$3,818,796	\$3,918,682	\$4,020,566	\$4,124,488	\$4,230,488
<b>Total Revenues Allocated to EIFD</b>		\$345,523,836	\$10,368,128	\$10,644,529	\$10,926,458	\$11,214,025	\$11,507,344	\$11,806,530	\$12,111,699	\$12,422,971



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## Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	48 2068	49 2069	50 2070
<b>New Development</b>					
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0
Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0
<b>Subtotal Value Add</b>		\$2,821,070,409	\$0	\$0	\$0
<b>Total Assessed Value</b>			\$13,841,811,638	\$14,118,647,871	\$14,401,020,828
<b>Incremental AV</b>			\$10,890,991,069	\$11,167,827,302	\$11,450,200,260
<b>Total tax increment @ 1%</b>			\$108,909,911	\$111,678,273	\$114,502,003
<b>City AB8 Share Available</b>	23.38%	\$690,484,876	\$25,460,186	\$26,107,354	\$26,767,465
Percent Allocated to EIFD	33.0%	\$227,860,009	\$8,401,861	\$8,615,427	\$8,833,263
<b>City MVLFF Share Equivalent Available</b>	12.07%	\$356,557,050	\$13,147,295	\$13,481,484	\$13,822,357
Percent Allocated to EIFD	33.0%	\$117,663,826	\$4,338,607	\$4,448,890	\$4,561,378
<b>Total Revenues Allocated to EIFD</b>		\$345,523,836	\$12,740,469	\$13,064,317	\$13,394,641



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