

Tax Projections for Proposed Aquia Town Center Development with 2017 Start @ \$16.5

		Assessed Value Inflation	Real Estate Assessed Value	Real Property Taxes .99	Personal Property		Sales Tax	Meals Tax	Total Projected Rev		Payback per year at 80%	County Revenue
					Personal Property	Merchants Capital						
2017	Base		13,700,606	135,636	0	0	0	0	\$135,636		0	0
INCREMENTAL TAX ABOVE BASE												
2018	1	0%	13,700,606	135,636	\$0	\$0	\$0	\$0	\$135,636	\$0	\$0	\$0
2019	2	5%	27,064,378	267,937	\$314,206	\$15,223	\$588,597	\$604,094	\$1,790,058	\$1,654,422	\$1,323,537	\$330,884
2020	3	0%	27,064,378	267,937	\$314,206	\$15,604	\$603,312	\$619,196	\$1,820,256	\$1,684,620	\$1,347,696	\$336,924
2021	4	5%	28,434,512	281,502	\$314,206	\$15,994	\$618,395	\$634,676	\$1,864,773	\$1,729,137	\$1,383,310	\$345,827
2022	5	0%	28,434,512	281,502	\$314,206	\$16,394	\$633,855	\$650,543	\$1,896,500	\$1,760,864	\$1,408,691	\$352,173
2023	6	5%	29,874,009	295,753	\$314,206	\$16,803	\$649,701	\$666,807	\$1,943,270	\$1,807,634	\$1,446,107	\$361,527
2024	7	0%	29,874,009	295,753	\$314,206	\$17,224	\$665,943	\$683,477	\$1,976,603	\$1,840,967	\$1,472,774	\$368,193
2025	8	5%	31,386,381	310,725	\$314,206	\$17,654	\$682,592	\$700,564	\$2,025,741	\$1,890,105	\$1,512,084	\$378,021
2026	9	0%	31,386,381	310,725	\$314,206	\$18,095	\$699,657	\$718,078	\$2,060,761	\$1,925,125	\$1,540,100	\$385,025
2027	10	5%	32,975,317	326,456	\$314,206	\$18,548	\$717,148	\$736,030	\$2,112,388	\$1,976,752	\$1,581,402	\$395,350
2028	11	0%	32,975,317	326,456	\$314,206	\$19,012	\$735,077	\$754,431	\$2,149,182	\$2,013,546	\$1,610,836	\$402,709
2029	12	5%	34,644,692	342,982	\$314,206	\$19,487	\$753,454	\$773,291	\$2,203,421	\$2,067,785	\$1,654,228	\$413,557
2030	13	0%	34,644,692	342,982	\$314,206	\$19,974	\$772,290	\$792,624	\$2,242,077	\$2,106,441	\$1,685,153	\$421,288
2031	14	5%	36,398,580	360,346	\$314,206	\$20,474	\$791,598	\$812,439	\$2,299,063	\$2,163,427	\$1,730,742	\$432,685
2032	15	0%	36,398,580	360,346	\$314,206	\$20,986	\$811,387	\$832,750	\$2,339,676	\$2,204,040	\$1,763,232	\$440,808
2033	16	5%	38,241,258	378,588	\$314,206	\$21,510	\$831,672	\$853,569	\$2,399,546	\$2,263,910	\$1,811,128	\$452,782
2034	17	0%	38,241,258	378,588	\$314,206	\$22,047	\$852,464	\$874,908	\$2,442,214	\$2,306,578	\$1,845,263	\$461,316
2035	18	5%	40,177,221	397,754	\$314,206	\$22,599	\$873,776	\$896,781	\$2,505,116	\$2,369,480	\$1,605,217	\$764,263
2036	19	0%	40,177,221	397,754	\$314,206	\$23,164	\$895,620	\$919,200	\$2,549,945	\$2,414,309	\$0	\$2,414,309
2037	20	5%	42,211,193	417,891	\$314,206	\$23,743	\$918,010	\$942,180	\$2,616,031	\$2,480,395	\$0	\$2,480,395
				\$6,477,614	\$5,969,920	\$364,534	\$14,094,548	\$14,465,639	\$41,372,256	\$38,659,536	\$26,721,499	\$11,938,037
Net Present Value			4%	\$4,225,515	\$3,968,045	\$235,386	\$9,101,098	\$9,340,718	\$26,870,763	\$25,027,425	\$18,056,244	\$6,971,181
			5%	\$3,835,590	\$3,616,461	\$213,043	\$8,237,215	\$8,454,090	\$24,356,400	\$22,666,075	\$16,500,000	\$6,166,075
			6%	\$3,494,773	\$3,307,501	\$193,521	\$7,482,406	\$7,679,408	\$22,157,608	\$20,601,874	\$15,122,683	\$5,479,190
			7%	\$3,195,846	\$3,035,056	\$176,405	\$6,820,634	\$7,000,212	\$20,228,153	\$18,791,223	\$13,900,224	\$4,891,000