# ATTACHMENT J: Financial Analysis



## DRAFT TECHNICAL MEMORANDUM

To: Alexi Wordell and Elizabeth Boyd

From: Tom Martens and Amy Lapin

Subject: Meadowview 102 Financial Analysis

Date: November 1, 2023

As part of the Meadowview 102 project conducted for the City of Sacramento (City), Economic & Planning Systems, Inc. (EPS) has completed a financial analysis (Analysis) of each of the potential land use concepts developed for the Meadowview site (Site) by Wood Rodgers. Land use concepts range from the entirety of the Site developed as a sports complex to a combination of sports complex and residential land uses to residential and neighborhood park land uses.

The Analysis includes estimated cost inputs from the project team's biological consultant, Madrone Ecological Consulting (Madrone), as well as estimates of probable cost for required onsite and offsite infrastructure needs, developed by Wood Rodgers, and ongoing annual costs related to the sports complex, assuming the City owns and operates the facility. In addition, the Analysis includes estimated land sale proceeds, as well as potential sports complex operating revenues and visitor tax revenue estimated to accrue to the City, based on research conducted on behalf of Visit Sac Sports Commission (VSSC) and estimated by EPS in the previously completed Meadowview 102 Sports Facility Market Assessment Memorandum.

## **Approach**

The Analysis compares the substantive upfront development and ongoing annual costs to the City estimated to result from each of the land use concepts. Costs include environmental mitigation, onsite and offsite infrastructure, and development of a sports complex or park facilities. Revenues include the sale of land to residential developers, sports complex operating revenues, and tax revenues from sports complex tournament attendees' hotel stays and other visitor spending.

The Economics of Land Use



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Oakland Sacramento Denver Los Angeles The potential residential land sale revenues to the City are impacted by the eventual strategy for meeting the 25 percent affordable housing requirement under the Surplus Land Act because of the effect on residual land value (i.e., what a potential developer would be willing to pay for the land). Infrastructure costs (for both onsite infrastructure and a portion of required offsite infrastructure costs) have been modeled as costs to the City. While some of these costs would likely be allocated to any potential residential developers under scenarios with housing, they would be reflected in reductions in residual land value and therefore land sale proceeds to the City. Therefore, the overall value to the City estimated in the Analysis is generally consistent with anticipated values with offsets to infrastructure costs.

# **Key Financial Findings**

The key findings of the Analysis are summarized in **Table 1**.

Table 1 Total Net Cost or Revenue of Alternative Concepts

		Scenario	
	Concept 1:	Concepts 2a & 2b:	Concept 3:
	Full Site Sports	Partial Site Sports	Residential
Revenue / Expense Item	Complex	Complex + Residential	
Development Costs			
Onsite Development Costs [1]	(\$123.3 M)	(\$90.3 M) - (\$91.1 M)	(\$39.7 M)
Potential Offsite Infrastructure Share	at 25%	at 50%	at 75%
Potential Offsite Infrastructure Cost	(\$4.2 M)	(\$8.3 M)	(\$12.5 M)
<b>Total Development Costs</b>	(\$127.4 M)	(\$98.7 M) - (\$99.5 M)	(\$52.2 M)
Residential Development Land Sale [2]	-	\$22.9 M - \$37.8 M	\$85.9 M
Present Value of Sports Complex			
Net Revenue (30 years) [3]	\$7.8 M	\$2.6 M	-
Total Net Revenue / (Cost)	(\$119.6 M)	(\$73.2 M) - (\$59.1 M)	\$13.0 M - \$102.4

Source: EPS.

<sup>[1]</sup> Includes onsite infrastructure, 24th Street connection, environmental mitigation costs, and development of sports complex or neighborhood park.

<sup>[2]</sup> Land sale value may vary depending on affordable unit strategy.

<sup>[3]</sup> Includes Transient Occupancy Tax (12%) and sales tax (2%) from tournament visitors, plus nominal revenue from facility usage/rental fees, net of annual operating expenditures, as managed by the City. The discount rate used to calculate present value of the net operating revenue is 7%.

#### Key notes regarding Table 1:

- The onsite development costs include environmental mitigation, onsite infrastructure, the 24th Street connector (technically off-site but included with on-site costs since it will primarily serve the Site), and development of a flat field (soccer) complex and 100,000-square-foot indoor facility. These are upfront costs.
- The offsite infrastructure (total of \$20 million, excluding 24th Street connector) includes costs that will be shared between the Site, Stone Beetland, and Delta Shores. The City's cost share assumed in this Analysis (ranging from 25 percent to 75 percent) is a rough order-of-magnitude estimate that would be determined in future analysis. (Concept 1, with no residential units would likely pay the lowest share, while Concept 3, with the most residential units, would likely pay the highest share.) These are upfront costs.
- Residential land sale values vary considerably depending on affordable unit strategy. The numbers shown assume the required 25 percent affordable units (assumed affordable at 70 percent of Area Median Income [AMI]) can be accommodated in multifamily rental units (consolidated approach). These are upfront revenues.
- The present value of the sports complex net revenues, which account for the City's annual operating expenses, discounts a 30-year stream of net revenue to the City to its value today for comparison with the upfront costs/revenues noted above. The ongoing annual revenue stream includes sports complex operating revenue, sports complex operating expenses (assuming the facility is City-operated), and Transient Occupancy Tax (TOT) and City sales tax revenues from tournament attendees. Potential advertising or other revenues have not been estimated in this Analysis.

As expected, the maximum residential concept, with most of the Site sold for residential development, generates the most revenue for the City. None of the scenarios result in a positive net present value (NPV), except the full residential concept. Cost drivers impacting negative NPV include the cost to construct the sports complex, both offsite and onsite infrastructure needs, and environmental mitigation costs. Wetland preservation appears to have a marginal effect on overall feasibility. Alternative affordable housing strategies strongly affect feasibility.

# **Land Use Concepts**

The 4 land use concepts developed by Wood Rodgers are summarized in **Table 2**, which lists the acreage assigned to each land use.

Table 2 Scenario Land Use Summary

	Acı	es per Use by De	velopment Scena	rio
Land Use [1]	Concept 1: Maximum Sports Complex		Concept 2b: Sports Complex + Residential w/o Wetlands Preserve	Concept 3: Maximum Residential
Sports Park - Flat Fields [2]	99.15	57.75	53.75	-
Sports Park - Indoor	2.75	2.75	2.75	-
Neighborhood Park	-	-	-	10.00
MDR	-	13.60	22.20	43.40
MHDR	-	-	-	14.40
HDR	-	5.50	10.00	23.00
Wetland Preserve	-	15.30	-	-
Storm Drainage [2]	-	4.10	5.50	7.80
Total for Concept [3]	101.90	99.00	94.20	98.60

Source: Wood Rodgers; EPS.

<sup>[1]</sup> Land area devoted to the interim used is included with the assumed replacement use.

<sup>[2]</sup> Flat field acreage includes drainage in Concept 1.

<sup>[3]</sup> Total acreage does not include acreage for circulation, resulting in varying totals.

## **Summary of Financial Analysis**

### **Initial Concept Development Costs and Offsetting Revenues**

Each of the 4 concepts entails some significant upfront costs to develop: environmental mitigation costs, onsite and offsite infrastructure costs, and development of the sports complex or neighborhood park. A 24th Street connector has been assumed as part of the Site development cost. The 3 scenarios that include residential development also include upfront revenues from the sale of land for residential development.

**Table 3** summarizes each of the major upfront costs and initial land sale revenues estimated for each concept.

Table 3 Estimated Scenario Development Costs (2023\$)

		Developme	nt Scenario	
Cost & Offsetting Revenue Category [1]	Concept 1: Maximum Sports Complex	Concept 2a: Sports Complex + Residential w/ Wetlands Preserve	Concept 2b: Sports Complex + Residential w/o Wetlands Preserve	Concept 3: Maximum Residential
Estimated Initial Costs				
Environmental Mitigation [2] Onsite Infrastructure 24th Street Connector Sports Complex/Park Development Total Onsite + 24th Street Connector	(\$12,571,000) (\$9,797,000) (\$6,494,000) (\$94,400,000) (\$123,262,000)	(\$10,333,000) (\$7,744,000) (\$6,494,000) (\$65,770,000) (\$90,341,000)	(\$12,571,000) (\$9,097,000) (\$6,494,000) (\$62,970,000) (\$91,132,000)	(\$12,571,000) (\$12,612,000) (\$6,494,000) (\$8,000,000) <b>(\$39,677,000)</b>
Potential Offsite Infrastructure Share Potential Offsite Infrastructure Cost	at 25% (\$4,162,500)	at 50% (\$8,325,000)	at 50% (\$8,325,000)	at 75% (\$12,487,500)
Total Estimated Cost	(\$127,424,500)	(\$98,666,000)	(\$99,457,000)	(\$52,164,500)
Estimated Initial Revenues				
Residential Development Land Sale [3] Total Estimated Revenues	-	\$22,887,000 <b>\$22,887,000</b>	\$37,839,000 <b>\$37,839,000</b>	\$85,907,000 <b>\$85,907,000</b>
Total Net Development Cost	(\$127,424,500)	(\$75,779,000)	(\$61,618,000)	\$33,742,500

Source: EPS

<sup>[1]</sup> The costs and offsetting revenues shown are from the perspective of the City of Sacramento. Actual financing options or joint venture agreements may affect eventual responsibility for various costs, with resulting reductions to supportable land sale values.

<sup>[2]</sup> Average of US waters and State waters designation costs. Includes rough estimate for cost of wetland perserve development under Scenario 2a.

<sup>[3]</sup> Land sale values assume below market rate units consolidated into HDR development. See Table 3 for revenue estimates under alternative affordable unit scenarios.

The potential residential land sale revenues included in **Table 3** reflect an affordable unit approach that allows the provision of the Site's total required number of affordable units within the multifamily product category. This approach is fairly common for larger developments with a mix of housing types and represents one potential approach to providing affordable units on the Site. For example, it is not certain at this time whether the requirements of the Surplus Land Act will require affordable units to be spread proportionally across all unit types. Distributing affordable units across all unit types would have a significant negative impact on development feasibility, reducing the land sale price the City would be able to realize from sale to a residential developer.

The most advantageous strategy for onsite affordable units from a development feasibility (and residual land value) perspective would be providing a portion of the Site (large enough to accommodate the necessary number of affordable units) free to a nonprofit Below Market-Rate (BMR) developer that can take advantage of various grants and low-interest financing mechanisms. This land gift strategy would result in a higher residual land value for a potential developer and therefore a higher land sale price the City could command.

**Table 4** provides a comparison of the estimated land sale value the City could realize from selling land for residential development for each of the 3 concepts with a residential component, under each of the 3 alternative affordable unit scenarios, each of which assumes 25 percent of the total units are affordable to households earning 70 percent of AMI.

Under the "Distributed Affordable Units" scenario, the Medium Density Residential (MDR) and Medium-High Density Residential (MHDR), which would normally drive much of the project value, have significantly reduced land values. Under the "Consolidated Affordable Units" scenario, the MDR and MHDR values reflect their market value, but the HDR value is decreased significantly because it is carrying the cost burden of the affordable units. However, because MDR and MHDR drive much of the value of the overall concept, the total residual land value is higher. Under the "Land Gift" scenario, the value of the MDR/MHDR units and the HDR units that are not on the gifted portion of the property are maximized.

Table 4 Estimated Residential Land Sale Values (2023\$)

		Developme	nt Scenario	
	Concept 1:	Concept 2a:	Concept 2b:	Concept 3:
	Maximum	Sports Complex	Sports Complex	Maximum
	Sports Complex	+ Residential w/	+ Residential w/o	Residential
		Wetlands	Wetlands	
Affordable Scenario / Unit Category		Preserve	Preserve	
Affordable Units Distributed Across All	Residential Products			
MDR	_	\$15,294,000	\$24,965,000	\$48,805,000
MHDR	-	-	-	\$6,485,000
HDR	-	\$2,822,000	\$5,132,000	\$10,006,000
Total	-	\$18,116,000	\$30,097,000	\$65,296,000
Afffordable Units Consolidated into HDF	R Product			
MDR	-	\$29,768,000	\$48,592,000	\$94,994,000
MHDR	-	-	-	\$32,227,000
HDR	-	(\$6,881,000)	(\$10,753,000)	(\$41,314,000)
Total	-	\$22,887,000	\$37,839,000	\$85,907,000
Land Gift to Non-Profit BMR Developer				
MDR	-	\$29,768,000	\$48,592,000	\$94,994,000
MHDR	-	-	-	\$32,227,000
HDR	-	\$7,509,000	\$14,202,000	\$27,478,000
Total	-	\$37,277,000	\$62,794,000	\$154,699,000

The strategy with affordable units distributed proportionally across each product type results in significantly lower residual land value because of the significant differential between the cost to build the for-sale MDR units and the estimated BMR sales prices for those units.

Conversely, the strategy providing land to a nonprofit BMR developer produces the smallest reduction in residual land value because all HDR units not on the gifted parcel will achieve market-rate rents.

#### **Ongoing Operating Revenues and Expenses**

**Table 5** summarizes the ongoing annual operating costs and revenues associated with the sports complex in Concept 1, Concept 2a, and Concept 2b, as well as the operating costs for the neighborhood park in Concept 3.

The larger sports complex in Concept 1, on about 60 acres with an assumed 20 flat fields, is estimated to generate more direct operating revenue and visitor-generated tax revenues than the sports complex in either Concept 2a or Concept 2b, which are assumed to include 13 to 16 flat fields. The neighborhood park in Concept 3 is assumed to generate no revenue.

Netting out the estimated cost of ongoing annual operating expenses results in the estimated annual net operating revenue to the City at stabilization (shown in 2023 dollars).

Table 5 Estimated Ongoing/Operating Revenue and Expense Comparison (2023\$)

	Concept 1: Maximum Sports Complex	Developme Concept 2a: Sports Complex + Residential w/ Wetlands Preserve	cont Scenario Concept 2b: Sports Complex + Residential w/o Wetlands Preserve	Concept 3: Maximum Residential
Ongoing Revenues				
Sports Complex Operating Revenues [1] Tournament-derived City TOT [2]	\$1,126,000 \$1,058,000	\$1,054,000 \$749,000	\$1,054,000 \$749,000	-
Tournament-derived City Sales Tax [3]	\$412,000	\$282,000	\$282,000	-
Total Revenues	\$2,596,000	\$2,085,000	\$2,085,000	-
Ongoing Expenses				
Sports Complex Operating Expenses [4] Neighborhood Park	(\$1,900,000)	(\$1,820,000)	(\$1,820,000)	(\$150,000)
Total Expenses	(\$1,900,000)	(\$1,820,000)	(\$1,820,000)	(\$150,000)
Net Operating Revenue / (Cost) [5]	\$696,000	\$265,000	\$265,000	(\$150,000)

Source: EPS

<sup>[1]</sup> Not including any extraordinary advertising revenue.

<sup>[2]</sup> Includes City 12.0% Transient Occupancy Tax; excludes dedicated Tourism Marketing District (2.5%) and Tourism Infrastructure District (1.0%) room taxes.

<sup>[3]</sup> Includes 1.0% Bradley Burns allocation and 1.0% Measure U (non-permanent) tax rate.

<sup>[4]</sup> Assumes municipally operated facility.

<sup>[5]</sup> Excludes property tax and other revenues due to residential development, as well as costs for municipal services for residential units, assuming these are in relative equilibrium.

## **Key Assumptions**

The Analysis incorporates output from the evaluation of biological resources, infrastructure needs assessment, park/sports complex development and operating assumptions, and residual land value estimates for each of the proposed residential uses for each scenario.

#### **Environmental Mitigation**

The key costs to address the potential biological issues identified by Madrone are summarized in **Appendix Table A-1**. The costs are identified under 2 alternative scenarios, depending on whether the water resources at the Site are designated as Federal and State waters or State waters only. For purposes of the overall Analysis, EPS averaged the 2 sets of costs. In addition, EPS added a cost for developing the potential wetland preserve, assuming \$100,000 per acre.

#### Infrastructure

Estimates for the onsite and offsite infrastructure elements required for each scenario were developed by Wood Rodgers and summarized in **Appendix Table A-2**.

#### Sports Complex, Park, and Interim Use

The Analysis includes several key assumptions related to the cost of developing and operating sports complex elements and a neighborhood park, along with potential offsetting revenues.

**Appendix Table A-3** provides the detailed assumption inputs used for sport facility and park development costs, operating costs, and operating revenues, along with potential visitor-generated TOT and local sales tax from sports complex attendees assumed to be captured in the City. Also included is the cost for minimally preparing a portion of the Site to hand over to Sacramento County for an interim use, presumed to be a temporary "tiny home" community.

The estimated annual sports complex visitor-generated TOT and sales tax in the City was calculated as part of the sports facility demand assessment. A detailed description of methodology used to estimate these tax revenues can be found in the Meadowview 102 Sports Facility Demand Assessment Memorandum.

The sports complex, park development, and interim use costs, operating costs, and offsetting revenues were developed using a variety of data sources collected for this Analysis, as summarized in **Table 6** below.

Table 6 Park and Interim Use Cost and Revenue Assumptions

Assumption Categor	Flat ) Fields	Indoor Sports Facility	Neighborhood Park	Interim Use
One-Time Development Cost	\$700,000 / Acre	\$250 / Sq Ft	\$800,000 / Acre	\$100,000 / Acre
Source/Justification	Based on industry rule of thumb for grass sport field construction costs ranging from \$650,000-\$750,000 per acre.	Based on typical commercial sports club construction cost multiplier with standard fit-out, not including equipment.	Assumed moderately higher per acre than sport fields, reflecting intermittent areas of increased programming combined with relatively less earthwork.	Assumed cost for minimal vegetation clearance, surface leveling, access point.
Ongoing Operating Expense	\$20,000 / Acre	\$15 / Sq Ft	\$15,000 / Acre	na
Source/Justification	Based on City of Ripon budgeted sports complex operating expense of \$400,000; with half assumed devoted to flat fields, divided by 10 fields.	Assumed similar to typical commercial operating expense per square foot.	City of Roseville: Annual Maintenance Costs for Maintenance CFDs.	Maintainance not assumed to be provided by the City of Sacramento.
Ongoing Operating Revenue	\$19,000 / Acre	\$8 / Sq Ft	na	na
Source/Justification	Based on Livermore Area Park & Rec. Dept. budgeted revenues from field rental, synthetic field rental, and field lighting rental allocated across facilites based on Google Earth assessment of park assets.	Based on Livermore Area Park & Rec. Dept. budgeted revenues from gym rental, divided by gym square footage.	Neighborhood park revenue assumed negligible.	No revenue potential assumed.

Source: Saylor Current Construction Costs; Wood Rodgers; City of Ripon; Livermore Area Parks & Recreation Department; City of Morgan Hill; City of Roseville; Google Earth; EPS.

The sources used to develop the revenue and expense inputs in **Table 6** reflect the availability of data. In particular, municipalities generally budget for park and recreation operating costs on a citywide or districtwide basis, rather than per facility. However, the City of Ripon identifies the Mistlin sports complex operating expense as a separate item in the municipal budget. The operating budget was adjusted to account for other uses at the complex and contracted management of the facility's baseball component.

Similar to operating costs noted above, most municipal budgets do not break down park and recreation revenues by facility or into component pieces tied to specific elements that would allow for extrapolation of revenues for a new facility in Sacramento. However, the Livermore Area Park & Recreation Department budget provides line-item revenue estimates for sports field rental, artificial turf field rental, and field lighting rental. An aerial image survey of each of the Department's fields across 13 park sites was conducted to estimate the allocation of revenues for prime flat fields that would be comparable to a new sports complex.

#### **Residential Uses**

Appendix Table A-12 and Appendix Table A-13 include static development pro formas for the proposed residential typologies proposed for the Site, including MDR (assumed for-sale), MHDR (assumed rental), and High Density Residential (HDR; assumed rental). The residual land values per acre, by unit type, calculated in these 2 tables provide the basis for the potential City revenue to be derived from potential land sale to a residential developer that would construct the units.

Potential market-rate unit revenue assumptions included in the static pro formas are derived from market data included in the previously completed Meadowview 102 Real Estate Market Demand Analysis Report. The affordable unit revenues are based on an assessment of Sacramento Housing and Redevelopment Agency and California Department of Housing and Community Development data and regulations, as summarized in **Appendix Table A-14**.

**Appendix Table A-8** through **Appendix Table A-11** include detailed assumptions of initial and post-interim use acreages for each residential type under varying affordable unit strategies. The base scenario<sup>1</sup> is based on the assumption all units are market rate for purposes of allocating affordable units under the other scenarios. The alternative affordable unit strategies include allocating the required 25 percent affordable units within each of the residential land use typologies, consolidating the required number of affordable units in the HDR use, and allocating the required number of affordable units in a development by a nonprofit affordable housing developer on a gifted portion of the Site.

The total residual land value of residential development for each concept under each of the affordable unit strategies identified above is summarized in **Appendix Table A-4**. Annualized estimates for each of the major revenue and expense line items under each scenario are summarized in **Appendix Table A-5** through **Appendix Table A-7**.

<sup>1</sup> The base scenario would not be permitted and is only used in this Analysis to develop the 3 affordable scenarios; therefore, results for the base scenario are not presented.

## **APPENDIX**

Mitigation Costs

Infrastructure Costs

Park, Interim Use Costs & Revenues

Alternative Scenarios and Development Values—

Alternative Scenarios and Development Values—

Consolidated Affordable

Nonprofit BMR Land Gift

For-Sale Residual Land Value

Rental Residential Residual Land Value

Affordable Housing Pricing Estimate

Sports Facility Impact Analysis

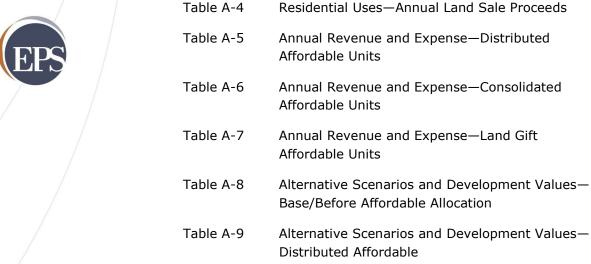


Table A-10

Table A-11

Table A-12

Table A-13

Table A-14

Table A-15

Table A-1

Table A-2

Table A-3



Table A-1 Meadowview 102 Development Feasibility Analysis Mitigation Costs (2023\$)

		Developme	nt Scenarios	
	Concept 1:	Concept 2a:	Concept 2b:	Concept 3:
	Maximum	Sports Complex +	Sports Complex +	Maximum
	Sports Complex	Residential w/	Residential w/o	Residential
Category		Wetlands Preserve	Wetlands Preserve	
JS Waters Scenario				
Aquatic Resources Mitigation				
Seasonal Wetland	\$5,880,000	\$2,360,000	\$5,880,000	\$5,880,000
Ditch / Pond	\$1,510,000	\$1,510,000	\$1,510,000	\$1,510,000
Species Mitigation				
Vernal Pool Shrimp	\$4,150,000	\$4,150,000	\$4,150,000	\$4,150,000
Application and Project Fee	\$237,190	\$153,993	\$237,190	\$237,190
Swainson's Hawk Foraging Habitat (average)	\$1,120,000	\$955,000	\$1,120,000	\$1,120,000
Total Mitigation Cost	\$12,897,000	\$9,129,000	\$12,897,000	\$12,897,000
Wetland Preserve Development	-	\$1,530,000	-	-
Mitigation Cost Plus Wetland Preserve Development	\$12,897,000	\$10,659,000	\$12,897,000	\$12,897,000
State Waters Scenario				
Aquatic Resources Mitigation				
Seasonal Wetland	\$5,880,000	\$2,360,000	\$5,880,000	\$5,880,000
Ditch / Pond	\$858,175	\$858,175	\$858,175	\$858,175
Species Mitigation				
Vernal Pool Shrimp	\$4,150,000	\$4,150,000	\$4,150,000	\$4,150,000
Application and Project Fee	\$237,190	\$153,993	\$237,190	\$237,190
Swainson's Hawk Foraging Habitat (average)	\$1,120,000	\$955,000	\$1,120,000	\$1,120,000
Total Mitigation Cost	\$12,245,000	\$8,477,000	\$12,245,000	\$12,245,000
Wetland Preserve Development	-	\$1,530,000	-	-
Mitigation Cost Plus Wetland Preserve Development	\$12,245,000	\$10,007,000	\$12,245,000	\$12,245,000
Average of US Waters and State Waters Scenarios				
Total Mitigation Cost	\$12,571,000	\$8,803,000	\$12,571,000	\$12,571,000
Wetland Preserve Development		\$1,530,000		
Mitigation Cost Plus Wetland Preserve Development	\$12,571,000	\$10,333,000	\$12,571,000	\$12,571,000

Source: Madrone Ecological Consulting; EPS.

Table A-2 Meadowview 102 Development Feasibility Analysis Infrastructure Costs (2023\$)

		Developme	nt Scenarios	
	Concept 1:	Concept 2a:	Concept 2b:	Concept 3:
	Maximum	Sports Complex +	Sports Complex +	Maximum
	Sports Complex	Residential w/	Residential w/o	Residential
Category		Wetlands Preserve	Wetlands Preserve	
Offsite				
Sanitary Sewer	\$8,754,688	\$8,754,688	\$8,754,688	\$8,754,688
Storm Drainage	\$361,000	\$361,000	\$361,000	\$361,000
Water System	\$1,984,000	\$1,984,000	\$1,984,000	\$1,984,000
Contingency	\$3,329,906	\$3,329,906	\$3,329,906	\$3,329,906
Soft Costs	\$2,219,938	\$2,219,938	\$2,219,938	\$2,219,938
Total Offsite	\$16,650,000	\$16,650,000	\$16,650,000	\$16,650,000
Onsite				
Grading	\$1,376,200	\$1,391,800	\$1,429,800	\$1,557,000
Roadway	\$3,669,200	\$2,376,500	\$2,752,200	\$3,419,400
Sanitary Sewer	\$213,750	\$186,750	\$165,000	\$983,500
Storm Drainage	\$740,250	\$825,250	\$1,156,750	\$1,751,000
Water System	\$532,000	\$382,500	\$561,000	\$697,000
Contingency	\$1,959,420	\$1,548,840	\$1,819,425	\$2,522,370
Soft Costs	\$1,306,280	\$1,032,560	\$1,212,950	\$1,681,580
Total Onsite	\$9,797,000	\$7,744,000	\$9,097,000	\$12,612,000
24th Street Connector	\$6,494,000	\$6,494,000	\$6,494,000	\$6,494,000
Onsite Plus 24th Street Connector	\$16,291,000	\$14,238,000	\$15,591,000	\$19,106,000

Source: Wood Rodgers; EPS.

Table A-3 Meadowview 102 Development Feasibility Analysis Park, Interim Use Costs & Revenues (2023\$)

Concept / Use	Acres	Fields	Sq Ft	Development Cost Multiplier	Development Cost	Operating Expense Multiplier	Annual Operating Expense	Operating Revenue Multiplier	Annual Operating Revenue	Annual Visitor TOT Revenue [1]	Annual Visitor Sales Tax Revenue [1]
Concept 1: Maximum Sports Park Sports Park - Flat Fields Sports Park - Indoor Sports Park/FF - Post Interim Use Total	95.65 2.75 3.50	19 1	100,000	\$700,000 / Ac \$250 / Sq Ft \$700,000 / Ac	\$66,950,000 \$25,000,000 \$2,450,000 <b>\$94,400,000</b>	\$20,000 / Field \$15.00 / Sq Ft \$20,000 / Field	\$380,000 \$1,500,000 \$20,000 <b>\$1,900,000</b>	\$19,000 / Field \$7.50 / Sq Ft \$15,000 / Field	\$361,000 \$750,000 \$15,000 <b>\$1,126,000</b>	\$1,058,000 - - \$ <b>1,058,000</b>	\$412,000 - - \$ <b>412,000</b>
Concept 2a: Sports Park + Residential w/ Wetlands Sports Park - Flat Fields Sports Park - Indoor Total	57.75 2.75	16	100,000	\$700,000 / Ac \$250 / Sq Ft	\$40,420,000 \$25,000,000 <b>\$65,770,000</b>	\$20,000 / Field \$15.00 / Sq Ft	\$320,000 \$1,500,000 <b>\$1,820,000</b>	\$19,000 / Field \$7.50 / Sq Ft	\$304,000 \$750,000 <b>\$1,054,000</b>	\$749,000 - <b>\$749,000</b>	\$282,000 - <b>\$282,000</b>
Concept 2b: Sports Park + Residential w/o Wetlands Sports Park - Flat Fields Sports Park - Indoor Total	53.75 2.75	16	100,000	\$700,000 / Ac \$250 / Sq Ft	\$37,620,000 \$25,000,000 <b>\$62,970,000</b>	\$20,000 / Field \$15.00 / Sq Ft	\$320,000 \$1,500,000 <b>\$1,820,000</b>	\$19,000 / Field \$7.50 / Sq Ft	\$304,000 \$750,000 <b>\$1,054,000</b>	\$749,000 - <b>\$749,000</b>	\$282,000 - <b>\$282,000</b>
Concept 3: Maximum Residential Neighborhood Park	10.00			\$800,000 / Acre	\$8,000,000	\$15,000 / Acre	\$150,000	-	-	-	-
Interim Use Interim Use	3.50			\$100,000 / Acre	\$350,000	-	-	-	-	-	-

<sup>[1]</sup> See the Meadowview 102 Sports Facility Demand Assessment Memorandum for detailed explanation of estimated visitor TOT and sales tax revenue.

Table A-4 Meadowview 102 Development Feasibility Analysis Residential Uses - Annual Land Sale Proceeds (2023\$)

	Concept 1:  Maximum  Sports Complex		Concept 2a: Complex + Reside Wetlands Preserv			Concept 2b: Complex + Reside ut Wetlands Prese		Ma	Concept 3: eximum Residentia	ıl
	Combined		Post Interim	Combined		Post Interim	Combined		Post Interim	Combined
Category	Land Sale	Initial Land Sale	Land Sale	Land Sale	Initial Land Sale	Land Sale	Land Sale	Initial Land Sale	Land Sale	Land Sale
Distributed Affordable Units										
MDR - Market	-	\$16,580,000	\$5,746,000	\$22,326,000	\$30,698,000	\$5,746,000	\$36,444,000	\$71,245,000	-	\$71,245,000
MDR - Affordable	-	(\$5,222,000)	(\$1,810,000)	(\$7,032,000)	(\$9,669,000)	(\$1,810,000)	(\$11,479,000)	(\$22,440,000)	-	(\$22,440,000
MHDR - Market	-	-	-	-	-	-	-	\$24,170,000	-	\$24,170,000
MHDR - Affordable	-	-	-	-	-	-	-	(\$17,685,000)	-	(\$17,685,000
HDR - Market	-	\$10,544,000	-	\$10,544,000	\$19,171,000	-	\$19,171,000	\$30,673,000	\$6,710,000	\$37,383,000
HDR - Affordable	-	(\$7,722,000)		(\$7,722,000)	(\$14,039,000)		(\$14,039,000)	(\$22,463,000)	(\$4,914,000)	(\$27,377,000)
Total	-	\$14,180,000	\$3,936,000	\$18,116,000	\$26,161,000	\$3,936,000	\$30,097,000	\$63,500,000	\$1,796,000	\$65,296,000
Consolidated Affordable Units										
MDR - Market	-	\$22,107,000	\$7,661,000	\$29,768,000	\$40,931,000	\$7,661,000	\$48,592,000	\$94,994,000	-	\$94,994,000
MDR - Affordable	-	-	-	-	-	-	-	-	-	-
MHDR - Market	-	-	-	-	-	-	-	\$32,227,000	-	\$32,227,000
MHDR - Affordable	-	-	-	-	-	-	-	-	-	-
HDR - Market	-	\$7,509,000	-	\$7,509,000	\$14,202,000	-	\$14,202,000	\$18,532,000	\$8,946,000	\$27,478,000
HDR - Affordable	-	(\$14,390,000)		(\$14,390,000)	(\$24,955,000)		(\$24,955,000)	(\$68,792,000)		(\$68,792,000)
Total	-	\$15,226,000	\$7,661,000	\$22,887,000	\$30,178,000	\$7,661,000	\$37,839,000	\$76,961,000	\$8,946,000	\$85,907,000
Land Gift Affordable Units										
MDR - Market	-	\$22,107,000	\$7,661,000	\$29,768,000	\$40,931,000	\$7,661,000	\$48,592,000	\$94,994,000	-	\$94,994,000
MDR - Affordable	-	-	-	-	-	-	-	-	-	-
MHDR - Market	-	-	-	-	-	-	-	\$32,227,000	-	\$32,227,000
MHDR - Affordable	-	-	-	-	-	-	-	-	-	-
HDR - Market	-	\$7,509,000	-	\$7,509,000	\$14,202,000	-	\$14,202,000	\$18,532,000	\$8,946,000	\$27,478,000
HDR - Affordable	-	-			-			-		-
Total	-	\$29,616,000	\$7,661,000	\$37,277,000	\$55,133,000	\$7,661,000	\$62,794,000	\$145,753,000	\$8,946,000	\$154,699,000

Table A-5 Meadowview 102 Development Feasibility Analysis Annual Revenue and Expense - Distributed Affordable Units (2023=Year 0)

Category	Assumption	Buil	dout/Sta	bilizati	on [1]	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year '
Inflation Factor	2.5%					1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	
Concept 1: Maximum Sports Park																					
Development		Yr	%	Yr	%																
Biological Mitigation Cost	(\$12,571,000)	1	50%	2	50%	-	(\$6,442,638)	(\$6,603,703)	-	-	-	-	-	-	-	-	-	-	-	-	
Offsite Infrastructure	(\$16,650,000)	1	50%	2	50%	-	(\$8,533,125)	(\$8,746,453)	-	-	-	-	-	-	-	-	-	-	-	-	
Onsite Infrastructure	(\$9,797,000)	2	75%	3	25%	-	-	(\$7,719,730)	(\$2,637,574)	-	-	-	-	-	-	-	-	-	-	-	
Interim Use Ground Provision	(\$350,000)	3	100%	-	-	-	-	-	(\$376,912)	-	-	-	-	-	-	-	-	-	-	-	
Sports Park - Flat Fields	(\$66,950,000)	3	75%	4	25%	-	-	-	(\$54,073,371)	(\$18,475,068)	-	-	-	-	-	-	-	-	-	-	
Sports Park - Indoor	(\$25,000,000)	3	75%	4	25%	-	-	-	(\$20,191,699)	(\$6,898,831)	-	-	-	-	-	-	-	-	-	-	
Sports Park/FF - Post Interim Use Total Development Cost	(\$2,450,000) (\$133,768,000)	9	100%	-	-	- :	(\$14.976.000)	(\$23,070,000)	(\$77,280,000)	(\$25.374.000)			-		(\$3,059,714) (\$3,060,000)	-	:	:	-	:	
peration	(\$100,100,000)	V-	9/	Yr	<u>%</u>		(0.14,070,000)	(420,010,000)	(411,200,000)	(420,014,000)					(40,000,000)						
Sports Park Revenue	\$1,111,000	4	10%	5	50%	-	-	-	-	\$122,634	\$628,497	\$1,288,419	\$1,320,630	\$1,353,646	\$1,387,487	\$1,422,174	\$1,457,728	\$1,494,171	\$1,531,526	\$1,569,814	\$1,6
Sports Park Revenue - Post Interim Portion	\$15,000	10	95%	- 11	100%	-	-	-	-	-	-	-	-	-	-	\$18,241	\$19,681	\$20,173	\$20,678	\$21,195	5
Sports Park Expenses	(\$1,880,000)	4	20%	5	70%	-	-	-	-	(\$415,034)	(\$1,488,933)	(\$2,180,224)	(\$2,234,729)	(\$2,290,597)	(\$2,347,862)	(\$2,406,559)	(\$2,466,723)	(\$2,528,391)	(\$2,591,601)	(\$2,656,391)	(\$2,7
Sports Park Expenses - Post Interim Portion	(\$20,000)	10	95%	11	100%	-	-	-	-	-	-	-	-	-	-	(\$24,322)	(\$26,242)	(\$26,898)	(\$27,570)	(\$28,259)	(\$
Transient Occ. Tax Revenue [2]	\$1,058,000	5	50%	6	70%	-	-	-	-	-	\$598,515	\$858,869	\$1,257,630	\$1,289,070	\$1,321,297	\$1,354,329	\$1,388,188	\$1,422,892	\$1,458,465	\$1,494,926	\$1,5
Visitor Sales Tax Revenue [2]	\$412,000 \$696,000	5	50%	6	70%	-	-	-	-	-	\$233,070	\$334,456	\$489,739	\$501,982	\$514,532	\$527,395	\$540,580	\$554,094	\$567,947	\$582,145	\$5
Total Operating Revenue	\$696,000					-	•	•	•	(\$292,000)	(\$29,000)	\$302,000	\$833,000	\$854,000	\$875,000	\$891,000	\$913,000	\$936,000	\$959,000	\$983,000	\$1,0
T ANNUAL COST/REVENUE W/ 25% OFFSITES						•	(\$8,576,000)	(\$16,510,000)	(\$77,280,000)	(\$25,666,000)	(\$29,000)	\$302,000	\$833,000	\$854,000	(\$2,185,000)	\$891,000	\$913,000	\$936,000	\$959,000	\$983,000	\$1,0
ncept 2a: Sports Park + Residential w/ Wetlands	ŝ																				
velopment		Yr	%	Yr	%																
Biological Mitigation Cost	(\$8,803,000)	1	50%	2	50%	-	(\$4,511,538)	(\$4,624,326)	-	-	-	-	-	-	-	-	-	-	-	-	
Wetland Preserve Development	(\$1,530,000)	- 1	50%	2	50%	-	(\$784,125)	(\$803,728)	-	-	-	-	-	-	-	-	-	-	-	-	
Offsite Infrastructure	(\$16,650,000)	- 1	50%	2	50%	-	(\$8,533,125)	(\$8,746,453)	-	-	-	-	-	-	-	-	-	-	-	-	
Onsite Infrastructure	(\$7,744,000)	2	75%	3	25%	-	-	(\$6,102,030)	(\$2,084,860)	-	-	-	-	-	-	-	-	-	-	-	
Interim Use Ground Provision	(\$350,000)	3	100%	-	-	-	-	-	(\$376,912)	-	-	-	-	-	-	-	-	-	-	-	
Sports Park - Flat Fields	(\$40,420,000)	3	75%	4	25%	-	-	-	(\$32,645,939)	(\$11,154,029)	-	-	-	-	-	-	-	-	-	-	
Sports Park - Indoor	(\$25,000,000)	3	75%	4	25%	-	-	-	(\$20,191,699)	(\$6,898,831)	-	-	-	-	-	-	-	-	-	-	
Initial Residential Land Sale	\$14,180,000	3	100%	-	-	-	-	-	\$15,270,309	-	-	-	-	-	-	-	-	-	-	-	
Post-Interim Residential Land Sale Total Development Cost	\$3,936,000 (\$82,381,000)	9	100%		-	-	(\$13,829,000)	(\$20,277,000)	(\$40,029,000)	(\$18,053,000)	-	-	-	-	\$4,915,525 \$4,916,000	-	-	-	-	-	
	(\$62,361,000)					-	(\$13,025,000)	(\$20,277,000)	(\$40,025,000)	(\$10,053,000)				•	\$4,510,000						
Sports Park Revenue	\$1.054.000	Yr 4	% 10%	Yr 5	<u>%</u> 50%		_		_	\$116,342	\$596,252	\$1,222,317	\$1,252,875	\$1,284,197	\$1.316.302	\$1,349,209	\$1,382,939	\$1,417,513	\$1,452,951	\$1,489,274	\$1.5
Sports Park Expenses	(\$1,820,000)	4	20%	5	70%			_	_	(\$401,788)	(\$1,441,414)	(\$2,110,642)	(\$2,163,408)	(\$2,217,493)	(\$2,272,931)	(\$2,329,754)	(\$2,387,998)	(\$2,447,698)	(\$2,508,890)	(\$2,571,612)	(\$2.6
Transient Occ. Tax Revenue [2]	\$749.000	5	50%	6	70%		_	_	_	(0-10-1,7-00)	\$423,712	\$608.027	\$890.326	\$912.584	\$935,398	\$958.783	\$982.753	\$1,007,322	\$1,032,505	\$1.058.317	\$1.0
Visitor Sales Tax Revenue [2] Total Operating Revenue	\$282,000 <b>\$265,000</b>	5	50%	6	70%	-		-		(\$285,000)	\$159,529 (\$262,000)	\$228,923 (\$51,000)	\$335,209 \$315,000	\$343,590 \$323,000	\$352,179 \$331,000	\$360,984 \$339,000	\$370,008 \$348,000	\$379,259 <b>\$356.000</b>	\$388,740 <b>\$365,000</b>	\$398,459 <b>\$374.000</b>	\$40 \$38
NET ANNUAL COST/REVENUE W/ 50% OFFSITES	<del></del> ,						(\$9,562,000)	(\$15,903,000)	(\$40,029,000)	(\$18,338,000)	(\$262,000)	(\$51,000)	\$315,000	\$323,000	\$5,247,000	\$339,000	\$348,000	\$356,000	\$365,000	\$374,000	\$38
oncept 2b: Sports Park + Residential w/o Wetland evelopment	is	Yr	%	Yr	%																
Biological Mitigation Cost	(\$12,571,000)	1	50%	2	50%	-	(\$6,442,638)	(\$6,603,703)	_	_	_	_	-	-	-	-	_	_	-	_	
Offsite Infrastructure	(\$16,650,000)	- 1	50%	2	50%		(\$8,533,125)	(\$8,746,453)	_	_	_	_	_	_	_	_	_	_	_	_	
Onsite Infrastructure	(\$9.097.000)	2	75%	3	25%		-	(\$7,168,152)	(\$2,449,119)	-	-	-	-	-	_	_	-	-	_	-	
Interim Use Ground Provision	(\$350,000)	3	100%	- 1	- 1		_	-	(\$376,912)	_	_	_	_	_	_	_	_	_	_	_	
Sports Park - Flat Fields	(\$37,620,000)	3	75%	4	25%		_	_	(\$30,384,469)	(\$10.381.360)	_	_	_	_	_	_	_	_	_	_	
Sports Park - Indoor	(\$25,000,000)	3	75%	4	25%		_	-	(\$20,191,699)	(\$6,898,831)	_	_	_	-	_	_	_	-	_	_	
Initial Residential Land Sale	\$26,161,000	3	100%	- 2			_	-	\$28.172.536	-	_	_	_	-	_	_	_	-	_	_	
Post-Interim Residential Land Sale	\$3.936.000	9	100%	_	-		_	-	-	-	_	_	_	-	\$4.915.525	_	_	-	_	_	
Total Development Cost	(\$71,191,000)					-	(\$14,976,000)	(\$22,518,000)	(\$25,230,000)	(\$17,280,000)			-		\$4,916,000			-			
peration		Yr	%	Yr	%																
Sports Park Revenue	\$1,054,000	4	10%	5	50%	-	-	-	-	\$116,342	\$596,252	\$1,222,317	\$1,252,875	\$1,284,197	\$1,316,302	\$1,349,209	\$1,382,939	\$1,417,513	\$1,452,951	\$1,489,274	\$1.5
Sports Park Expenses	(\$1,820,000)	4	20%	5	70%	-	-	-	-	(\$401,788)	(\$1,441,414)	(\$2,110,642)	(\$2,163,408)	(\$2,217,493)	(\$2,272,931)	(\$2,329,754)	(\$2,387,998)	(\$2,447,698)	(\$2,508,890)	(\$2,571,612)	(\$2,6
Transient Occ. Tax Revenue [2]	\$749,000	5	50%	6	70%	-	-	-	-	-	\$423,712	\$608,027	\$890,326	\$912,584	\$935,398	\$958,783	\$982,753	\$1,007,322	\$1,032,505	\$1,058,317	\$1,0
Visitor Sales Tax Revenue [2]	\$282,000	5	50%	6	70%	-	-	-	-	-	\$159,529	\$228,923	\$335,209	\$343,590	\$352,179	\$360,984	\$370,008	\$379,259	\$388,740	\$398,459	\$4
Total Operating Revenue	\$265,000					-		-		(\$285,000)	(\$262,000)	(\$51,000)	\$315,000	\$323,000	\$331,000	\$339,000	\$348,000	\$356,000	\$365,000	\$374,000	\$3
						-	(\$10,709,000)	(\$18,145,000)	(\$25,230,000)	(\$17,565,000)	(\$262,000)	(\$51,000)	\$315,000	\$323,000	\$5,247,000	\$339,000	\$348,000	\$356,000	\$365,000	\$374,000	\$3
ET ANNUAL COST/REVENUE W/ 50% OFFSITES																					
				Yr	<u>%</u>																
oncept 3: Maximum Residential ryelopment		Yr	%		50%	-	(\$6,442,638)	(\$6,603,703)	-	-	-	-	-	-	-	-	-	-	-	-	
oncept 3: Maximum Residential evelopment Biological Mitigation Cost	(\$12,571,000)	Yr 1	% 50%	2			(\$8,533,125)	(\$8,746,453)		-	-	-	-	-	-	-	-	-	-	-	
oncept 3: Maximum Residential avelopment Biological Mitigation Cost Offsite Infrastructure	(\$16,650,000)	Yr 1	50%	2	50%			(\$9,937,862)	(\$3,395,436)	-	-	-	-	-	-	-	-	-	-	-	
oncept 3: Maximum Residential evelopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure	(\$16,650,000) (\$12,612,000)	Yr 1 1 2	50% 75%		50% 25%	-	-				-	-	-	-	-	-	-	-		-	
oncept 3: Maximum Residential evelopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision	(\$16,650,000) (\$12,612,000) (\$350,000)	Yr 1 1 2 3	50% 75% 100%	3	25%	-	-	-	(\$376,912)	(0.444.505)											
oncept 3: Maximum Residential velopment Biological Milipation Cost Offstle Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park	(\$16,650,000) (\$12,612,000) (\$350,000) (\$8,000,000)	Yr 1 1 2 3	50% 75% 100% 95%	2			-	-	(\$8,184,369)	(\$441,525)	-	-	-	-		-	-	-	-	-	
oncept 3: Maximum Residential pvolopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale	(\$16,650,000) (\$12,612,000) (\$350,000) (\$8,000,000) \$63,500,000	3	50% 75% 100% 95% 100%	3	25%	-	- - -			(\$441,525) -	-	-	-		-		-	-	-	-	
oncept 3: Maximum Residential svelcoment Biological Mitigation Cost Offsite infrastructure Onsite infrastructure Onsite infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Post-Interim Residential Land Sale	(\$16.650.000) (\$12,612,000) (\$350,000) (\$8,000,000) \$63,500,000 \$1,796,000		50% 75% 100% 95%	3	25%	-	- - - - (\$14 976 000)	-	(\$8,184,369) \$68,382,555	-	-	-	-	-	\$2,242,958 \$2,243,000	-	- - -	- - -	-	- - -	
Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost	(\$16,650,000) (\$12,612,000) (\$350,000) (\$8,000,000) \$63,500,000	9	50% 75% 100% 95% 100%	2 3 - 4	25% - 5% - -	-	- - - - (\$14,976,000)	- - - (\$25,288,000)	(\$8,184,369)	(\$441,525) - - (\$442,000)	- - -	- - -	-	-	\$2,242,958 <b>\$2,243,000</b>	- - -	-	-	- - -	:	
oncept 3: Maximum Residential evelopment Biological Mitigation Cost Offstle Infrastructure Onstele Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost	(\$16,650,000) (\$12,612,000) (\$350,000) (\$8,000,000) \$63,500,000 \$1,796,000 \$15,113,000	3 9 Yr	50% 75% 100% 95% 100% 100%	2 3 - 4 - - - Yr	25% - 5% - -	-	(\$14,976,000)	-	(\$8,184,369) \$68,382,555	- (\$442,000)	(\$160.714)	(\$173 QE4)	- - - (\$178 309)	(\$182 76A)	\$2,243,000	(\$102.012)	- - - - - - - - - - - - -	(\$201.722)	(\$206.777)		(en
onceot 3: Maximum Residential evelopment Biclocical Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Total Development Cost	(\$16.650.000) (\$12,612,000) (\$350,000) (\$8,000,000) \$63,500,000 \$1,796,000	9	50% 75% 100% 95% 100%	2 3 - 4	25% - 5% - -	-	(\$14,976,000)	-	(\$8,184,369) \$68,382,555	-	(\$169,711) (\$170,000)	(\$173.954) (\$174,000)	(\$178,303) (\$178,000)	(\$182,760) (\$183,000)		(\$192,013) ( <b>\$192,000</b> )	(\$196,813) ( <b>\$197,000</b> )	(\$201,733) (\$202,000)	(\$206,777) (\$207,000)	(\$211,946) ( <b>\$212,000</b> )	(\$2 ( <b>\$</b> 2
oncept 3: Maximum Residential avelcoment Biclogical Mitigation Cost Offsile Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost peration Neighborhood Park Expenses	(\$16,650,000) (\$12,612,000) (\$350,000) (\$8,000,000) \$63,500,000 \$1,796,000 \$15,113,000	3 9 Yr	50% 75% 100% 95% 100% 100%	2 3 - 4 - - - Yr	25% - 5% - -	-	(\$14,976,000)	-	(\$8,184,369) \$68,382,555	(\$442,000) (\$157,293)					\$2,243,000 (\$187,329)						

[1] Full stabilization assumed after 2nd year of operation.
[2] Includes TOT from hotel stays and sales tax from taxable visitor spending captured within the City of Sacramento from tournament attendees. See the Sports Market Demand Assessment Memo for additional detail.

Table A-6 Meadowview 102 Development Feasibility Analysis Annual Revenue and Expense - Consolidated Affordable Units (2023=Year 0)

		Buile	dout/Sta	pilizati	on [1]	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
nflation Factor	2.5%					1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	1.25	1.28	1.31	1.34	1.38	1.41	1.4
Concept 1: Maximum Sports Park																					
evelopment		Yr	%	Yr	%																
Biological Mitigation Cost	(\$12,571,000)	- 1	50%	2	50% 50%	-	(\$6,442,638)	(\$6,603,703)	-	-	-	-	-	-	-	-	-	-	-	-	
Offsite Infrastructure Onsite Infrastructure	(\$16,650,000) (\$9,797,000)	1	50% 75%	3	25%	-	(\$8,533,125)	(\$8,746,453) (\$7,719,730)	(\$2,637,574)	-	-	-	-	-	-	-	-	-	-	-	
Interim Use Ground Provision	(\$350,000)	2	100%	3	25%	-	-	(\$7,719,730)	(\$376,912)			-									
Sports Park - Flat Fields	(\$66,950,000)	3	75%	4	25%				(\$54,073,371)	(\$18,475,068)											
Sports Park - Indoor	(\$25,000,000)	3	75%	4	25%	_	-	_	(\$20,191,699)	(\$6.898.831)	_	-	_	-	-	_	-	_	-	_	
Sports Park/FF - Post Interim Use	(\$2,450,000)	9	100%	-	-	-	-	-	-	-	-	-	-	-	(\$3,059,714)	-	-	-	-	-	
Total Development Cost	(\$133,768,000)					-	(\$14,976,000)	(\$23,070,000)	(\$77,280,000)	(\$25,374,000)	-	-	-	-	(\$3,060,000)	•	-	-	-	-	
eration Sports Park Revenue	\$1,111,000	Yr 4	% 10%	Yr	<u>%</u> 50%					\$122,634	\$628,497	\$1,288,419	\$1,320,630	\$1,353,646	\$1,387,487	\$1,422,174	\$1,457,728	\$1,494,171	\$1,531,526	\$1,569,814	\$1,609,0
Sports Park Revenue - Post Interim Portion	\$15.000	10	95%	11	100%		-	-	-	⊕122,004 -	9020,437	91,200,413	91,520,050	-	- 1,007,107	\$18.241	\$19.681	\$20.173	\$20.678	\$21,195	\$21.
Sports Park Expenses	(\$1,880,000)	4	20%	5	70%	-	-	-	-	(\$415,034)	(\$1,488,933)	(\$2,180,224)	(\$2,234,729)	(\$2,290,597)	(\$2,347,862)	(\$2,406,559)	(\$2,466,723)	(\$2,528,391)	(\$2,591,601)	(\$2,656,391)	(\$2,722,8
Sports Park Expenses - Post Interim Portion	(\$20,000)	10	95%	11	100%	-	-	-	-	-	-	-	-	-	-	(\$24,322)	(\$26,242)	(\$26,898)	(\$27,570)	(\$28,259)	(\$28,9
Transient Occ. Tax Revenue [2]	\$1,058,000	5	50%	6	70%	-	-	-	-	-	\$598,515	\$858,869	\$1,257,630	\$1,289,070	\$1,321,297	\$1,354,329	\$1,388,188	\$1,422,892	\$1,458,465	\$1,494,926	\$1,532,2
Visitor Sales Tax Revenue [2]	\$412,000	5	50%	6	70%	-	-	-	-	-	\$233,070	\$334,456	\$489,739	\$501,982	\$514,532	\$527,395	\$540,580	\$554,094	\$567,947	\$582,145	\$596,6
Total Operating Revenue	\$696,000					-	•	•	-	(\$292,000)	(\$29,000)	\$302,000	\$833,000	\$854,000	\$875,000	\$891,000	\$913,000	\$936,000	\$959,000	\$983,000	\$1,008,0
T ANNUAL COST/REVENUE W/ 25% OFFSITI	ES					•	(\$8,576,000)	(\$16,510,000)	(\$77,280,000)	(\$25,666,000)	(\$29,000)	\$302,000	\$833,000	\$854,000	(\$2,185,000)	\$891,000	\$913,000	\$936,000	\$959,000	\$983,000	\$1,008,0
ncept 2a: Sports Park + Residential w/ Wetla	nds																				
velopment		Yr	%	Yr	%																
Biological Mitigation Cost	(\$8,803,000)	1	50%	2	50%	-	(\$4,511,538)	(\$4,624,326)	-	-	-	-	-	-	-	-	-	-	-	-	
Wetland Preserve Development	(\$1,530,000)	1	50%	2	50%	-	(\$784,125)	(\$803,728)	-	-	-	-	-	-	-	-	-	-	-	-	
Offsite Infrastructure	(\$16,650,000)	1	50%	2	50%	-	(\$8,533,125)	(\$8,746,453)	-	-	-	-	-	-	-	-	-	-	-	-	
Onsite Infrastructure	(\$7,744,000)	2	75% 100%	3	25%	-	-	(\$6,102,030)	(\$2,084,860)	-	-	-	-	-	-	-	-	-	-	-	
Interim Use Ground Provision Sports Park - Flat Fields	(\$350,000) (\$40,420,000)	3	75%	4	25%	-	-	-	(\$376,912) (\$32,645,939)	(\$11,154,029)	-	-	-	-	-	-	-	-	-	-	
Sports Park - Indoor	(\$25,000,000)	3	75%	4	25%		-		(\$20,191,699)	(\$6,898,831)	-		-	-	-		-		-		
Initial Residential Land Sale	\$15,226,000	3	100%	- 7	2570				\$16,396,737	(40,030,031)											
Post-Interim Residential Land Sale	\$7.661.000	9	100%	_	_	_	-	_	-	_	_	-	_	-	\$9.567.539	_	-	_	-	_	
Total Development Cost	(\$77,610,000)					-	(\$13,829,000)	(\$20,277,000)	(\$38,903,000)	(\$18,053,000)	-	-	-	-	\$9,568,000	-	-	-	-	-	
ration		Yr	%	Yr	<u>%</u>																
Sports Park Revenue	\$1,054,000	4	10%	5	50%	-	-	-	-	\$116,342	\$596,252	\$1,222,317	\$1,252,875	\$1,284,197	\$1,316,302	\$1,349,209	\$1,382,939	\$1,417,513	\$1,452,951	\$1,489,274	\$1,526,5
Sports Park Expenses	(\$1,820,000)	4	20%	5	70%	-	-	-	-	(\$401,788)	(\$1,441,414)	(\$2,110,642)	(\$2,163,408)	(\$2,217,493)	(\$2,272,931)	(\$2,329,754)	(\$2,387,998)	(\$2,447,698)	(\$2,508,890)	(\$2,571,612)	(\$2,635,9
Transient Occ. Tax Revenue [2]	\$749,000	5	50%	6	70% 70%	-	-	-	-	-	\$423,712	\$608,027	\$890,326	\$912,584	\$935,398	\$958,783	\$982,753	\$1,007,322	\$1,032,505	\$1,058,317	\$1,084,7
Visitor Sales Tax Revenue [2] Total Operating Revenue	\$282,000 <b>\$265,000</b>	5	50%	6	70%	-				(\$285,000)	\$159,529 (\$262,000)	\$228,923 (\$51,000)	\$335,209 \$315,000	\$343,590 <b>\$323,000</b>	\$352,179 \$331,000	\$360,984 \$339,000	\$370,008 <b>\$348,000</b>	\$379,259 <b>\$356,000</b>	\$388,740 \$365,000	\$398,459 <b>\$374,000</b>	\$408,4 <b>\$384,0</b>
T ANNUAL COST/REVENUE W/ 50% OFFSITI	ES						(\$9,562,000)	(\$15,903,000)	(\$38,903,000)	(\$18,338,000)	(\$262,000)	(\$51,000)	\$315,000	\$323,000	\$9,899,000	\$339,000	\$348,000	\$356,000	\$365,000	\$374,000	\$384,00
oncept 2b: Sports Park + Residential w/o Wet evelopment	lands	Yr	%	Yr	%																
	lands (\$12,571,000)	Yr 1	% 50%	Yr 2	<u>%</u> 50%	_	(\$6,442,638)	(\$6,603,703)		_			-	_	_	_	-	_	_	_	
velopment Biological Mitigation Cost Offsite Infrastructure	(\$12,571,000) (\$16,650,000)	Yr 1	50% 50%	2	50% 50%	-	(\$6,442,638) (\$8,533,125)	(\$8,746,453)	-	-	-	-	-	-	-	-	-	-	-	-	
velopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000)	Yr 1 1 2	50% 50% 75%	2	50%	÷ ÷			- - (\$2,449,119)	-	-	- - -		-	-	-	-	- - -	- - -	-	
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000)	Yr 1 1 2 3	50% 50% 75% 100%	2 2 3	50% 50% 25%	- - - -		(\$8,746,453)	(\$376,912)	-	- - -	-	- - -		- - -	- - -		- - - -	:	- - - -	
relopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000)	Yr 1 1 2 3	50% 50% 75% 100% 75%	2 2 3 - 4	50% 50% 25% - 25%	-		(\$8,746,453)	(\$376,912) (\$30,384,469)	- - - (\$10,381,360)	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	:	-	
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000)	Yr 1 1 2 3 3	50% 50% 75% 100% 75% 75%	2 2 3	50% 50% 25%	- - - -		(\$8,746,453)	(\$376,912) (\$30,384,469) (\$20,191,699)	(\$10,381,360) (\$6,898,831)	- - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	
relopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000	Yr 1 1 2 3 3 3	50% 50% 75% 100% 75% 75% 100%	2 2 3 - 4	50% 50% 25% - 25%	- - - - -		(\$8,746,453)	(\$376,912) (\$30,384,469)		- - - - - -	- - - - -	-			-	-	-	- - - - -	- - - - - -	
velopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale	(\$12,571,000) (\$16,650,000) (\$9,997,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000	Yr 1 1 2 3 3 3 3 9	50% 50% 75% 100% 75% 75%	2 2 3 - 4	50% 50% 25% - 25%	-	(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831)	- - - - - -	-			\$9,567,539 \$9,568,000	-		-	- - - - - -	- - - - - - -	
velopment Biological Miligation Cost Offstle Infrastructure Onstle Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000	Yr 1 1 2 3 3 3 3 9 9	50% 50% 75% 100% 75% 75% 100% 100%	2 2 3 - 4 4	50% 50% 25% - 25% 25% -	- - - - - - -		(\$8,746,453)	(\$376,912) (\$30,384,469) (\$20,191,699)		-	-	-			-	-	-	- - - - - - -	- - - - - - -	
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000)	Yr 1 1 2 3 3 3 3 9	50% 50% 75% 100% 75% 100% 100%	2 2 3 - 4	50% 50% 25% - 25% 25% - -	- - - - - - -	(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831) - - (\$17,280,000)	- - - - - - - - - - - - - - - - - - -		- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	\$9,568,000	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	\$1 526
velopment Biological Miligation Cost Offstle Infrastructure Onstle Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost	(\$12,571,000) (\$16,650,000) (\$9,997,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000)	Yr 1 1 2 3 3 3 3 3 9	50% 50% 75% 100% 75% 75% 100% 100%	2 2 3 - 4 4	50% 50% 25% - 25% 25% -	-	(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831)		\$1,222,317 (\$2,110,642)	\$1,252,875 (\$2,163,408)	\$1,284,197 (\$2,217,493)		\$1,349,209 (\$2,329,754)	\$1,382,939	\$1,417,513 (\$2,447,698)	\$1,452,951	\$1,489,274 (\$2,571,612)	
elopment Biological Miligation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park Flat Fleids Sports Park Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost viration Sports Park Revenue	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000)	Yr 1 1 2 3 3 3 3 3 9	50% 50% 75% 100% 75% 100% 100%	2 2 3 3 - 4 4 - - - - - - - -	50% 50% 25% - 25% 25% - - - -	-	(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831) - - (\$17,280,000) \$116,342					\$9,568,000 \$1,316,302						(\$2,635,9
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost  ration Sports Park Revenue Sports Park Expenses Transient Occ. Tax Revenue [2]	(\$12,571,000) (\$16,650,000) (\$16,650,000) (\$9,997,000) (\$350,000) (\$37,620,000) (\$37,620,000) (\$7,661,000) (\$63,449,000) \$1,054,000 (\$1,820,000) \$749,000	4	50% 50% 75% 100% 75% 100% 100%	2 2 3 - 4 4 - - - - - - - - - - - - - - - -	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	-	(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401,788)	(\$1,441,414) \$423,712 \$159,529	(\$2,110,642) \$608,027 \$228,923	(\$2,163,408) \$890,326 \$335,209	(\$2,217,493) \$912,584 \$343,590	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179	(\$2,329,754) \$958,783 \$360,984	(\$2,387,998) \$982,753 \$370,008	(\$2,447,698) \$1,007,322 \$379,259	(\$2,508,890) \$1,032,505 \$388,740	(\$2,571,612) \$1,058,317 \$398,459	(\$2,635,9 \$1,084,7 \$408,4
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost ration Sports Park Revenue Sports Park Expenses Transient Occ. Tax Revenue [2]	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$7,661,000 (\$63,449,000) \$1,054,000 (\$1,820,000) \$749,000	4 4 5	50% 50% 75% 100% 75% 100% 100%	2 2 3 - 4 4 - - - - - - - - - - - - - - - -	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -		(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831) - - (\$17,280,000) \$116,342	(\$1,441,414) \$423,712	(\$2,110,642) \$608,027	(\$2,163,408) \$890,326	(\$2,217,493) \$912,584	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398	(\$2,329,754) \$958,783	(\$2,387,998) \$982,753	(\$2,447,698) \$1,007,322	(\$2,508,890) \$1,032,505	(\$2,571,612) \$1,058,317	\$1.526.5 (\$2.635.9 \$1.084.7 \$408.4
Biological Mitigation Cost Offishe Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Inferior Sports Park - Inferior Initial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Total Development Cost Total Development Cost Total Occ. Tax Revenue [2] Visitor Sales Tax Revenue [2] Total Operating Revenue	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$95,097,000) (\$350,000) (\$25,000,000) \$30,178,000 (\$63,449,000) \$1,054,000 (\$1,520,000) \$749,000 \$749,000 \$729,000 \$749,000	4 4 5	50% 50% 75% 100% 75% 100% 100%	2 2 3 - 4 4 - - - - - - - - - - - - - - - -	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -		(\$8,533,125)	(\$8,746,453) (\$7,168,152) - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401,788)	(\$1,441,414) \$423,712 \$159,529	(\$2,110,642) \$608,027 \$228,923	(\$2,163,408) \$890,326 \$335,209	(\$2,217,493) \$912,584 \$343,590	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179	(\$2,329,754) \$958,783 \$360,984	(\$2,387,998) \$982,753 \$370,008	(\$2,447,698) \$1,007,322 \$379,259	(\$2,508,890) \$1,032,505 \$388,740	(\$2,571,612) \$1,058,317 \$398,459	(\$2,635,9 \$1,084,7 \$408,4 \$384,0
elopment Biological Mitigation Cost Offsile Infrastructure Onsile Infrastructure Onsile Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Intralion Sports Park Revenue I Transient Oc. Tax Revenue [2] Visitor Sales Tax Revenue [2] Total Operating Revenue Z ANNUAL COST/REVENUE W/ 50% OFFSITI	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$95,097,000) (\$350,000) (\$25,000,000) \$30,178,000 (\$63,449,000) \$1,054,000 (\$1,520,000) \$749,000 \$749,000 \$729,000 \$749,000	4 4 5	50% 50% 75% 100% 75% 100% 100%	2 2 3 - 4 4 - - - - - - - - - - - - - - - -	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -		(\$8,533,125) - - - - - - - - (\$14,976,000)	(\$8,746,453) (\$7,168,152) - - - - - - - - - - - - - - - - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401.788) - (\$285,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635,5 \$1,084, \$408, \$384,
velopment Biological Mitigation Cost Offsite Infrastructure Onfsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Hart Fields Sports Park - Hart Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Park Expenses Sports Park Expenses Sports Park Expenses Translend Ore. Tax Revenue [2] Visitor Sales Tax Revenue [2] Visitor Sales Tax Revenue [2] TANNUAL COST/REVENUE W/ 50% OFFSITI TANNUAL COST/REVENUE W/ 50% OFFSITI Tencet 3: Maximum Residential velopment	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,681,000 (\$63,449,000) \$1,054,000 (\$1,054,000) \$282,000 \$282,000	4 4 5	50% 50% 75% 100% 75% 75% 100% 100% 50% 50%	2 2 3 - 4 4 - - - - - - - - - - - - - - - -	50% 50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -		(\$8,533,125) - - - - - - (\$14,976,000) - - - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - - - (\$22,518,000) - - - - - - - - - - - - - - - - - -	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401.788) - (\$285,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635,5 \$1,084, \$408, \$384,
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost  vartion Sports Park Revenue Sports Park Revenue [2] Total Operating Revenue  'ANNUAL COST/REVENUE W/ 50% OFFSITI  coept 3: Maximum Residential elopment	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000) \$7,661,000 (\$63,449,000) \$749,000 \$749,000 \$282,000 \$282,000 \$285,000	4 4 5 5	50% 50% 75% 100% 75% 100% 100% \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2 2 3 - 4 4 - - - 5 5 6 6	50% 50% 25% 25% 25% 25% - - - - - 28 50% 70% 70% 70%		(\$8,533,125) - - - - - (\$14,976,000) - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - (\$22,518,000) - - - - - - - (\$18,145,000)	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401.788) - (\$285,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635,5 \$1,084, \$408, \$384,
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Ist Fields Sports Park - Indoor Interim Use Ground Provision Sports Park - Indoor Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Tratilion Sports Park Revenue Sports Park Revenue Sports Park Expenses Transient Oct. Tax Revenue [2] Visiter Sales Tax Revenue [2] Total Operating Revenue ANNUAL COST/REVENUE W/ 50% OFFSITI copt 3: Maximum Residential elopment Biological Mitigation Cost Offsite Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$749,000 \$749,000 \$282,000 \$285,000 \$88	4 4 5 5	50% 50% 75% 75% 75% 100% 100% 100% 50% 50%	2 2 3 3 - 4 4 4 Yr 5 5 6 6 6	50% 50% 50% 25% 25% 25% 25% - - - - - - - - - - - - - - - - - - -		(\$8,533,125) - - - - - - (\$14,976,000) - - - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - - - (\$22,518,000) - - - - - - - - - - - - - - - - - -	(\$376.912) (\$30.384.469) (\$20.191.699) \$32.498.405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401.788) - (\$285,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635,5 \$1,084, \$408, \$384,
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Sports Park Revenue Sports Park Revenue Sports Park Revenue [2] Transient Occ. Tax Revenue [2] Total Operating Revenue ANNUAL COST/REVENUE W/ 50% OFFSITI  copt 3: Maximum Residential elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$7,49,000 \$7,49,000 \$222,000 \$2265,000 \$265,000	4 4 5 5	50% 50% 75% 100% 75% 100% 100% 4 10% 20% 50% 50%	2 2 3 - 4 4 - - - 5 5 6 6	50% 50% 25% 25% 25% 25% - - - - - 28 50% 70% 70% 70%		(\$8,533,125) - - - - - (\$14,976,000) - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - (\$22,518,000) - - - - - - - (\$18,145,000)	(\$376,912) (\$30,384,469) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401.788) - (\$285,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635, \$1,084, \$408, \$384,
elopment Biological Miligation Cost Offstie Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Rist Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Tratilen Sports Park Revenue Sports Park Revenue Sports Park Excesses Transient Oct. Tax Revenue [2] Transient Oct. Tax Revenue [2] Total Operating Revenue 'ANNUAL COST/REVENUE W/ 50% OFFSITI Coopt 3: Maximum Residential elopment Biological Mitigation Cost Offstie Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$7,49,000 \$7,49,000 \$222,000 \$265,000 \$265,000 \$265,000 \$265,000 \$265,000 \$265,000 \$265,000	4 4 5 5	50% 50% 75% 75% 75% 100% 100% 100% 50% 50%	2 2 3 3 - 4 4 4 Yr 5 5 6 6 6	50% 50% 50% 25% 25% 25% 25% - - - - - - - - - - - - - - - - - - -		(\$8,533,125) - - - - - (\$14,976,000) - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - - - (\$22,518,000) - - - - - - - - - - - - - - - - - -	(\$376.912) (\$30.384.469) (\$20.191.699) \$32.498.405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401.788) - (\$285,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635, \$1,084, \$408, \$384,
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Ist Fields Sports Park - Indoor Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Sports Park Revenue Sports Park Revenue Sports Park Revenue Interim Coc. Tax Revenue [2] Total Doerating Revenue ANNUAL COST/REVENUE W/ 50% OFFSITI Cept 3: Maximum Residential elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$749,000 \$749,000 \$2282,000 \$265,00	4 4 5 5	50% 50% 75% 100% 75% 100% 100% 100% 50% 50% 50% 50%	2 2 3 3 - 4 4 4	50% 50% 50% 25% 25% 25% 25% 70% 70% 70% 70% 50% 50%		(\$8,533,125) - - - - - (\$14,976,000) - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - - - (\$22,518,000) - - - - - - - - - - - - - - - - - -	(\$376,912) (\$30,384,696) (\$20,191,699) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401,788) - (\$285,000) (\$17,565,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635, \$1,084, \$408, \$384,
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Interim Use Ground Provision Sports Park - Indoor Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Tration Sports Park Revenue Sports Park Revenue Sports Park Revenue [2] Transient Occ. Tax Revenue [2] Total Operating Revenue ANNUAL COST/REVENUE W/ 50% OFFSITI Cost 3: Maximum Residential Indopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Onsite Infrastructure Neighborhood Park Initial Residential	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$7,49,000 \$7,49,000 \$222,000 \$265,000 \$265,000 \$265,000 \$265,000 \$265,000 \$265,000 \$265,000	4 4 5 5	50% 50% 75% 100% 75% 100% 100% 100% 50% 50% 50% 50% 50%	2 2 2 3 3 4 4 4	50% 50% 50% 25% 25% 25% 25% 70% 70% 70% 70% 50% 50%		(\$8,533,125) - - - - - (\$14,976,000) - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - - - (\$22,518,000) - - - - - - - - - - - - - - - - - -	(\$376,912) (\$30,384,686) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401,788) - (\$285,000) (\$17,565,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635, \$1,084, \$408, \$384,
Biological Mitigation Cost Offishe Infrastructure Onshie Infrastructure Onshie Infrastructure Interim Use Ground Provision Sports Park - Inferior Sports Park - Inferior Sports Park - Inferior Intitial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost  Tration Sports Park Revenue Sports Park Revenue Sports Park Revenue [2] Total Operating Revenue Interim Use. Tax Revenue [2] Total Operating Revenue ANNUAL COST/REVENUE W/ 50% OFFSITI Copt 3: Maximum Residential Informaticuture Onshie Infrastructure Onshie Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$749,000 \$282,000 \$282,000 \$285,000 \$285,000 \$285,000 \$285,000 \$285,000 \$3,000,000) (\$16,650,000) (\$16,650,000) (\$26,000,000) (\$350,000,000) (\$350,000,000) (\$76,961,000) \$76,961,000	4 4 5 5	50% 50% 50% 100% 75% 100% 100% 100% 50% 50% 50%	2 2 2 3 3 4 4 4	50% 50% 50% 25% 25% 25% 25% 70% 70% 70% 70% 50% 50%		(\$8,533,125) - - - - - (\$14,976,000) - - - - - (\$10,709,000)	(\$8,746,453) (\$7,168,152) - - - - - (\$22,518,000) - - - - - - - - - - - - - - - - - -	(\$376,912) (\$30,384,696) (\$20,191,699) (\$20,191,699) \$32,498,405 (\$20,904,000)	(\$6,898,831) - (\$17,280,000) \$116,342 (\$401,788) - (\$285,000) (\$17,565,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000 \$9,899,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635, \$1,084, \$408, \$384,
Interpretation of the control of the	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$749,000 \$2282,000 \$2265,000 \$265,0	4 4 5 5	50% 50% 50% 100% 75% 100% 100% 100% 50% 50% 50%	2 2 2 3 3 4 4 4	50% 50% 50% 25% 25% 25% 25% 70% 70% 70% 70% 50% 50%		(\$6,533,125)	(\$8,746,453) (\$7,168,152) - - - (\$22,518,000) (\$22,518,000) (\$18,145,000) (\$6,603,703) (\$8,746,453) (\$9,937,862) - -	(\$37.5912) (\$30.384.49) (\$20.191.699) \$32.498.405 (\$20.904,000) (\$20.904,000) (\$3.395.436) (\$376.912) (\$3.184.369) \$82.878.579	(\$6.898.831)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000 \$9,899,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635,9 \$1,084,1 \$408,4 \$384,0
elopment Biological Mitigation Cost Offste Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Interim Use Ground Provision Sports Park - Indoor Interim Use Ground Provision Sports Park - Indoor Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Tration Sports Park Expenses Tration Transient Oct. Tax Revenue [2] Visitor Sales Tax Revenue [2] Visitor Sales Tax Revenue [2] Total Operating Revenue  ANNUAL COST/REVENUE W/ 50% OFFSITI  Transient Oct. Total Operating Revenue  ANNUAL COST/REVENUE W/ 50% OFFSITI  Total Operating Revenue  Total Operating Revenue  Total Operating Revenue  Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Total Development Cost	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$749,000 \$2282,000 \$2265,000 \$265,0	4 4 5 5 5 7 1 1 2 3 3 3 9	50% 50% 75% 100% 75% 100% 100% \$10% 50% 50% 50% 50% 100%	2 2 2 3 - 4 4 4 Yr 5 5 6 6 6 6	50% 50% 50% 25% 25% 25% 25% 50% 70% 70% 70% 50% 50% 50% 50%		(\$6,533,125)	(\$8,746,453) (\$7,168,152) - - - (\$22,518,000) (\$22,518,000) (\$18,145,000) (\$6,603,703) (\$8,746,453) (\$9,937,862) - -	(\$37.5912) (\$30.384.49) (\$20.191.699) \$32.498.405 (\$20.904,000) (\$20.904,000) (\$3.395.436) (\$376.912) (\$3.184.369) \$82.878.579	(\$6.898.831)	(\$1,441,414) \$423,712 \$159,529 (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000 \$9,899,000	(\$2,329,754) \$958,783 \$360,984 \$339,000	(\$2,387,998) \$982,753 \$370,008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000	(\$2,635,9 \$1,084,7 \$408,4 \$384,0
elopment Biological Militgation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Uses Ground Provision Sports Park - Flat Fields Sports Park - Indoor Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Tratile Cost Tax Revenue [2] Total Development Cost Transient Occ. Tax Revenue [2] Total Operating Revenue ANNUAL COST/REVENUE W/ 50% OFFSITI Cost 3: Maximum Residential elopment Biological Milication Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale Post-Interim Residential Land Sale	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$30,178,000 \$7,661,000 (\$63,449,000) \$749,000 \$749,000 \$222,000 \$285,000 \$285,000 \$285,000 \$3,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,000,000 \$3,00	4 4 5 5 5 7 1 1 2 3 3 3 9	50% 50% 50% 75% 100% 75% 100% 100% \$ 50% 50% 50% 50%	2 2 2 3 3 4 4 4 Yrr 5 5 6 6 6 F	50% 50% 50% 25% 25% 25% 25% 34 50% 70% 70% 70% 50% 50% 50%		(\$6,533,125)	(\$8,746,453) (\$7,168,152) - - - (\$22,518,000) (\$22,518,000) (\$18,145,000) (\$6,603,703) (\$8,746,453) (\$9,937,862) - -	(\$37.5912) (\$30.384.49) (\$20.191.699) \$32.498.405 (\$20.904,000) (\$20.904,000) (\$3.395.436) (\$376.912) (\$3.184.369) \$82.878.579	(\$6,898,831) (\$17,280,000) \$116,342 (\$401,788) : (\$285,000) (\$17,565,000)	(\$1,441,414) \$423,712 \$159,529 (\$262,000) (\$262,000)	(\$2,110,642) \$608,027 \$228,923 (\$51,000) (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000 \$315,000	(\$2.217.493) \$912.584 \$943.590 \$323,000 \$323,000	\$9,568,000 \$1,316,302 (\$2,272,931) \$935,398 \$352,179 \$331,000 \$9,899,000	(\$2,229,754) \$958,783 \$360,984 \$339,000 \$339,000	(\$2.387.988) \$982.753 \$370.008 \$348,000	(\$2,447,698) \$1,007,322 \$379,259 \$356,000 \$356,000	(\$2,508,890) \$1,032,505 \$388,740 \$365,000 \$365,000	(\$2,571,612) \$1,058,317 \$398,459 \$374,000 \$374,000	(\$2,635,9 \$1,084,7 \$408,4 \$384,0 \$384,0
velopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Hister Sports Park - Hister Sports Park - Hister Sports Park - Hister Interim Residential Land Sale Post-Infraim Residential Land Sale Total Development Cost  ration  Total Development Cost Transient Oc. Tax Revenue Sports Park Expenses Total Operating Revenue T ANNUAL COST/REVENUE W/ 56% OFFSITI Total Operating Revenue T ANNUAL COST/REVENUE W/ 56% OFFSITI Biological Mitigation Cost Offsite Infrastructure Onsite Infrastru	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$9,097,000) (\$350,000) (\$350,000) (\$350,000) (\$30,176,000) \$30,176,000 \$30,176,000 \$30,176,000 \$282,000 \$282,000 \$282,000 \$282,000 \$282,000 \$282,000 \$282,000 \$30,176,000) (\$12,612,000) (\$16,650,000) (\$1,650,000) (\$35,472,000) \$35,724,000 \$35,724,000 (\$150,000) (\$150,000) (\$150,000)	4 4 5 5 5 7 1 1 2 3 3 3 9	50% 50% 50% 75% 100% 75% 100% 100% \$ 50% 50% 50% 50%	2 2 2 3 3 4 4 4 Yrr 5 5 6 6 6 F	50% 50% 50% 25% 25% 25% 25% 34 50% 70% 70% 70% 50% 50% 50%		(\$6,533,125)	(\$8,746,453) (\$7,168,152) - - - (\$22,518,000) (\$22,518,000) (\$18,145,000) (\$6,603,703) (\$8,746,453) (\$9,937,862) - -	(\$37.5912) (\$30.384.49) (\$20.191.699) \$32.498.405 (\$20.904,000) (\$20.904,000) (\$3.395.436) (\$376.912) (\$3.184.369) \$82.878.579	(\$6,898,831) (\$17,280,000) \$116,342 (\$401,788) (\$285,000) (\$17,565,000) (\$41,525) (\$442,000)	(\$1,441,414) \$423,715,2529 (\$262,000) (\$262,000)	(\$2,110.642) \$608.027 \$228.923 (\$51,000) (\$51,000)	(\$2,163,408) \$890,326 \$335,209 \$315,000 \$315,000	(\$2,217,493) \$912,584 \$343,590 \$323,000 \$323,000	\$9,568,000 \$1,316,302 \$1,316,302 \$2,272,931) \$395,398 \$352,179 \$331,000 \$9,899,000	(\$2,229,754) \$958,758 \$360,984 \$339,000 \$339,000	(\$2.87.98) \$982.753 \$370.008 \$348,000 \$348,000	(\$2,447.698) \$1,007.322 \$379.259 \$356,000 \$356,000	(\$256.890) \$1,032.505 \$388.740 \$365.000 \$365,000	(\$2,571,612) \$1,058,317,000 \$374,000 \$374,000	(\$2,635,9 \$1,084,7 \$408,4

<sup>[1]</sup> Full stabilization assumed after 2nd year of operation.
[2] Includes TOT from hotel stays and sales tax from taxable visitor spending captured within the City of Sacramento from tournament attendees. See the Sports Market Demand Assessment Memo for additional detail.

Table A-7 Meadowiew 102 Development Feasibility Analysis Annual Revenue and Expense - Land Gift Affordable Units (2023=Year 0)

Total Contraction	Year 9	Year 8	Year 9 Y	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Transport Court (19.27 First 19.27 First 1	1.25	1.22	1.25	1.28	1.31	1 1.34	1.38	1.41	1.4
Entangue Magner Coale  (\$12,771,000) (\$15,77									
CRIADE INSTANCES  CREATE PROVIDED TO THE PROVI									
Count brief inchication   Count of the Part	-	-	-	-	-	-	-	-	
Second Park   Find   196,000   33   709   4   201   196,000   19	=	-	-	-	-	-	-	-	
Sport   Park   The Park   The Control to 19, 12, 12, 12, 12, 12, 13, 13, 14, 14, 14, 14, 14, 14, 14, 14, 14, 14	-	_	-	-	_		_	_	
Sport Pack   Proceedings   1,11,100   1,100									
Total Devolutionant Cest (\$13.37.86.00)   15.20.37.60.00)   15.20.	-	-	-	-	-		-	-	
Sport Publishment	(\$3,059,714) (\$3,060,000)			:	-		:	:	
Sport   Pack   Development   Section   Part   Section									
Sports Park Expressed   1,1	\$1,387,487	\$1,353,646	\$1,387,487 \$	\$1,422,174			\$1,531,526	\$1,569,814	\$1,609,05
South Pick Exerone—Poli Intelline Profile    \$20,000   10   50%   10   100%   1	(\$2.347.862)			\$18,241 (\$2,406,559)	\$19,681 ) (\$2,466,723		\$20,678	\$21,195 (\$2,656,391)	\$21,7
Transient Cock   Service	(\$2,347,862)	(\$2,290,597)	(\$2,347,862) (\$.	(\$2,406,559)				(\$2,000,391)	(\$2,722,80 (\$28,90
Value Care Tan Revenue   Fig.   541,200.00   59,000   5	\$1,321,297	\$1 289 070	\$1.321.297 \$	\$1,354,329	\$1,388,188		\$1,458,465	\$1,494,926	\$1,532,2
Tack Opena MPV of	\$514.532			\$527.395			\$567.947	\$582,145	\$596.6
AMANUAL COST/REVENUE W/ 29% OFFSITES  (88,876,000) (516,516,000) (517,280,000) (523,666,000) (523,000) 5302,000 5833,000 5844,000 (5884,000) (5	\$875,000	\$854,000	\$875,000	\$891,000	\$913,000	0 \$936,000	\$959,000	\$983,000	\$1,008,0
Registrated 3: Sports Park - Registrated at Westwards  Wilson Start - Registra									
wisependers   1,000	(\$2,185,000)	\$854,000	(\$2,185,000)	\$891,000	\$913,000	0 \$936,000	\$959,000	\$983,000	\$1,008,00
Section   Sect									
Welliard Preserve Development									
Offstein Instantsucture  (\$16,690,000) 1 2 50% 2 50% (\$8,533,125) (\$8,746,403) (\$2,000,800) (\$2,000,800) (\$1,150,000) (\$1,	-	-	-	-	-		-	-	
Orable Infestinational (877,44,000)   2 7794, 3 2956   88,102,000)   (82,068,680)   -	-	-	-	-	-	-	-	-	
Interior Mice Ground Provision  (\$35,0000) 3 775% 4 22% 5 (\$32,245,200) (\$11,154,020) 5	-	-	-	-	-		-	-	
Sports   Park - Find Finds   (\$40,420,000)   3   75%   4   25%   -	-	-	-	-	-	-	-	-	
Sooth Park - Indoor   (25,000,000)   3   75%   4   25%   -	-	-	-	-	-	-	-	-	
Initial Residential Land Sale	-	-	-	-	-		-	-	
Post-Interin Residential Land Sales   \$7,661,000   9   100%	-	-	-	-	-		-	-	
Total Development Cost	\$9.567.539		\$9.567.539						
Sports   Park Revenue   \$1,044,000   4   10%   5   50%	\$9,568,000	-		-	-		-	-	
Sports Park Expenses   (\$1,820,000)   4   20%   5   70%       (\$401,788)   (\$2,110,842)   (\$2,110,842)   (\$2,211,83,089)   (\$2,211,943)   (\$2,110,842)   (\$2,					\$1 382 939				\$1 526 5
Translent Occ. Tax Revenue  2  \$749,000 \$ 5 50% 6 70%	\$1,316,302 (\$2,272,931)	\$1,284,197	\$1,316,302 \$	\$1,349,209 (\$2,329,754)	\$1,382,939 ) (\$2,387,998		\$1,452,951 (\$2,508,890)	\$1,489,274 ) (\$2,571,612)	
Visitor Sales Tax Revenue   2	(\$2,272,931) \$935.398			\$958,783			\$1,032,505	\$1,058,317	\$1.084.7
Total Operating Revenue \$2365,000 3255,000 \$325,000 \$315,	\$352 179			\$360,763			\$388 740	\$398 459	\$408.4
ANNUAL COST/REVENUE W/ 50% OFFSITES - (\$9,562,000) (\$15,903,000) (\$23,406,000) (\$18,338,000) (\$262,000) (\$51,000) \$315,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000 \$323,000 \$51,000	\$331,000			\$339,000			\$365,000	\$374,000	\$384,00
Procedure   Proc									
Procedure   Proc	\$9,899,000	\$323,000	\$9,899,000	\$339,000	\$348,000	0 \$356,000	\$365,000	\$374,000	\$384,00
Biological Miligation Cost (\$12,571,000) 1 50% 2 50% (\$8,042,038) (\$8,003,703)									
Offste Infrastructure (\$16,680,000) 1 50% 2 50% (\$8,533,125) (\$8,746,453)									
Onste Infriastructure (\$0,097,000)   2 75%   3 25%	-	-	-	-	-	-	-	-	
Interim Use Ground Provision (\$350,000) 3 3 100% - (\$376,012) Sports Park - Indice Ground Provision (\$25,000,000) 3 75% 4 25% - (\$20,191,699) (\$68,898,831)	-	-	-	-	-	· •	-	-	
Sports   Park - Fliet   Fields   (\$37,620,000)   3   75%   4   25%   - (\$30,384,469)   (\$10,381,360)     -	-	-		-	-	-	-	-	
Sports   S	-	-		-	- 1				
Initial Residential Land Sale   \$55,133,000   3   100%   -	-		-	-	į				
Post-Interin Residential Land Sale   \$7,661,000   \$9   100%   -	-	-	-	-	-	-	-	-	
ation   Yr   S   Yr   S   S   S   S   S   S   S   S   S	\$9,567,539	-			-		-	-	
Sports   Park Revenue   Sports   Spor	\$9,568,000	-	\$9,568,000	-	-	-	-	-	
Sports   Park Expenses   (\$1,820,000)   4   20%   5   70%	\$1,316,302	\$1.284.197	\$1.316.302 \$	\$1,349,209	\$1,382,939	9 \$1,417,513	\$1,452,951	\$1,489,274	\$1.526.5
Transient Doc. Tax Revenue [2] \$740,000 \$ 50% 6 70% \$423,712 \$008,027 \$800,326 \$912,584 \$10000 \$100000 \$100000 \$10000 \$100000 \$100000 \$100000 \$10000 \$10000 \$100000 \$100	(\$2,272,931)	(\$2,217,493)	(\$2,272,931) (\$2	(\$2,329,754)	) (\$2,387,998	B) (\$2,447,698)	(\$2,508,890)	(\$2,571,612)	(\$2,635,9
Total Operating Revenue \$255,000   \$255,000   \$255,000   \$255,000   \$315,000   \$315,000   \$323,000   \$309,000   \$315,000   \$323,000   \$309,000   \$315,000   \$315,000   \$323,000   \$315,000   \$323,000   \$315,000	\$935,398	\$912,584	\$935,398	\$958,783	\$982,753	3 \$1,007,322	\$1,032,505	\$1,058,317	\$1,084,77
ANNUAL COST/REVENUE W/ 50% OFFSITES - (\$10,709,000) (\$18,145,000) \$5,970,000 (\$17,565,000) (\$262,000) (\$51,000) \$315,000 \$323,000 \$315,000 \$323,000 \$315,000 \$323,000 \$315,000 \$315,000 \$323,000 \$315,000	\$352,179 \$331,000			\$360,984 \$339,000			\$388,740 \$365,000	\$398,459 \$374,000	\$408,42 \$384,0
Companies   Comp									
Selection   Sele	\$9,899,000	\$323,000	\$9,899,000	\$339,000	\$348,000	0 \$356,000	\$365,000	\$374,000	\$384,00
Biological Miligation Cost   \$12.571,000   1   50%   2   50%   \$68.442,638   \$(85.093,703)   \$(85.093,703)   \$(95.094,653)   \$(85.093,703)   \$(95.094,653)   \$(85.093,703)   \$(95.094,653)									
Offstie Infrastructure (\$16,650,000) 1 50% 2 50% (\$8,533,125) (\$8,746,453)			-	-				-	
Interim Use Ground Provision   \$350,000  3   100%   -   (\$376,012)   -   -	-	-	-	-	-	-	-	-	
Neighborhood Park (\$8.000,000) 3 95% 4 5% - (\$8.184.399) (\$441,525)	-	-	-	-	-	-	-	-	
Initial Residential Land Sale \$145,753,000 3 100% - \$156,960,039 \$176,960,039  Post-Interim Residential Land Sale \$145,753,000 9 100% - \$156,960,039  Fost-Interim Residential Land Sale \$104,516,000 9 100% - \$117,000 9 100% -	-	-	-	-	-		-	-	
Post-Interim Residential Land Sale \$8,946,000 9 100% - \$11 Total Development Cost \$104,516,000 (\$14,976,000) (\$25,288,000) \$145,003,000 (\$442,000) - \$11 Total Development Cost \$10,510 (\$14,976,000) (\$25,288,000) \$145,003,000 (\$442,000) - \$11	-	-	-	-	-	-	-	-	
Total Development Cost \$104,516,000 - (\$14,976,000) (\$25,288,000) \$145,003,000 (\$442,000) \$1* ation Yr % Yr %		-		-	-		-	-	
	\$11,172,328 <b>\$11,172,000</b>	-			-				
Neighborhood Dody Frances (\$450,000) 4 059/ 5 4009/ (\$457,002) (\$450,000) (\$457,002) (\$450,000) (\$4									
		(\$182,760)		(\$192,013)					
Total Operating Revenue (\$150,000) (\$157,000) (\$170,000) (\$174,000) (\$178,000) (\$	(\$187,000)	(\$183,000)	(\$187,000)	(\$192,000)	(\$197,000	0) (\$202,000	(\$207,000)	(\$212,000)	(\$217,00
ANNUAL COST/REVENUE W/ 75% OFFSITES - (\$12,842,000) (\$23,101,000) \$145,003,000 (\$599,000) (\$170,000) (\$174,000) (\$178,000) (\$183,000) \$1	\$10,985,000	(\$183,000)	\$10.985.000	(\$192,000)	(\$197,000	0) (\$202,000	(\$207,000)	(\$212,000)	(\$217,00

[1] Full stabilization assumed after 2nd year of operation.
[2] Includes TOT from hotel stays and sales tax from taxable visitor spending captured within the City of Sacramento from tournament attendees. See the Sports Market Demand Assessment Memo for additional detail.

Table A-7 Meadowview 102 Development Feasibility Analysis Annual Revenue and Expense - Land Gift Affordable Units (2023=Year 0)

nflation Factor			dout/Sta	bilizatio	on [1]	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2.5%					1.48	1.52	1.56	1.60	1.64	1.68	1.72	1.76	1.81	1.85	1.90	1.95	2.00	2.05	2.
Concept 1: Maximum Sports Park																				
evelopment		Yr	%	Yr	%															
Biological Mitigation Cost Offsite Infrastructure	(\$12,571,000) (\$16,650,000)	- 1	50% 50%	2	50% 50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Onsite Infrastructure	(\$9.797.000)	,	75%	3	25%															
Interim Use Ground Provision	(\$350,000)	3	100%			-				-		-	-	-	-	-	-		-	
Sports Park - Flat Fields	(\$66,950,000)	3	75%	4	25%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sports Park - Indoor	(\$25,000,000)	3	75%	4	25%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sports Park/FF - Post Interim Use Total Development Cost	(\$2,450,000) (\$133,768,000)	9	100%	-	-		-	-		-	-	-	-	-	-	-	-			
ration		Yr	%	Yr	%															
Sports Park Revenue - Post Interim Portion	\$1,111,000 \$15.000	10	10% 95%	5 11	50% 100%	\$1,649,286 \$22,268	\$1,690,518 \$22.824	\$1,732,781 \$23,395	\$1,776,100 \$23,980	\$1,820,503 \$24.579	\$1,866,015 \$25,194	\$1,912,666 \$25,824	\$1,960,482 \$26,469	\$2,009,495 \$27.131	\$2,059,732 \$27.809	\$2,111,225 \$28,504	\$2,164,006 \$29.217	\$2,218,106 \$29,947	\$2,273,559 \$30,696	\$2,330 \$31
Sports Park Expenses	(\$1.880,000)	4	20%	5	70%	(\$2,790,871)	(\$2.860.642)	(\$2.932.158)	(\$3.005.462)	(\$3.080.599)	(\$3,157,614)	(\$3.236.554)	(\$3.317.468)	(\$3,400,405)	(\$3.485.415)	(\$3,572,550)	(\$3,661,864)	(\$3,753,411)	(\$3.847.246)	(\$3.943.
Sports Park Expenses - Post Interim Portion	(\$20,000)	10	95%	- 11	100%	(\$29,690)	(\$30,432)	(\$31,193)	(\$31,973)	(\$32,772)	(\$33,592)	(\$34,431)	(\$35,292)	(\$36,175)	(\$37,079)	(\$38,006)	(\$38,956)	(\$39,930)	(\$40,928)	(\$41,
Transient Occ. Tax Revenue [2]	\$1,058,000	5	50%	6	70%	\$1,570,607	\$1,609,872	\$1,650,119	\$1,691,372	\$1,733,656	\$1,776,998	\$1,821,423	\$1,866,958	\$1,913,632	\$1,961,473	\$2,010,510	\$2,060,772	\$2,112,292	\$2,165,099	\$2,219,
Visitor Sales Tax Revenue [2]	\$412,000	5	50%	6	70%	\$611,616	\$626,907	\$642,579	\$658,644	\$675,110	\$691,988	\$709,287	\$727,020	\$745,195	\$763,825	\$782,921	\$802,494	\$822,556	\$843,120	\$864,
Total Operating Revenue 30-year NPV of Operating Revenue	\$696,000 \$7,849,879					\$1,033,000	\$1,059,000	\$1,086,000	\$1,113,000	\$1,140,000	\$1,169,000	\$1,198,000	\$1,228,000	\$1,259,000	\$1,290,000	\$1,323,000	\$1,356,000	\$1,390,000	\$1,424,000	\$1,460,
F ANNUAL COST/REVENUE W/ 25% OFFSIT	res					\$1,033,000	\$1,059,000	\$1,086,000	\$1,113,000	\$1,140,000	\$1,169,000	\$1,198,000	\$1,228,000	\$1,259,000	\$1,290,000	\$1,323,000	\$1,356,000	\$1,390,000	\$1,424,000	\$1,460,
recept 2a: Sports Park + Residential w/ Wetl		Yr	%	Yr	%															
Biological Mitigation Cost Wetland Preserve Development	(\$8,803,000) (\$1,530,000)	1	50% 50%	2	50% 50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Offsite Infrastructure	(\$16,650,000)	- 4	50%	2	50%		-	-	-	-	-		-	-		-		-	-	
Onsite Infrastructure	(\$7.744.000)	2	75%	3	25%	-	_	_	_	_	_	_	-	_	_	-	-	_	_	
Interim Use Ground Provision	(\$350,000)	3	100%		- 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sports Park - Flat Fields	(\$40,420,000)	3	75%	4	25%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sports Park - Indoor	(\$25,000,000) \$29,616,000	3	75% 100%	4	25%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Initial Residential Land Sale Post-Interim Residential Land Sale	\$29,616,000	9	100%	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Development Cost	(\$63,220,000)		10070			-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ration Sports Park Revenue	\$1 054 000	Yr	% 10%	Yr 5	% 50%	\$1 564 669	\$1 603 786	\$1 643 880	\$1 684 977	\$1 727 102	\$1 770 279	\$1 814 536	\$1 859 900	\$1 906 397	\$1 954 057	\$2 002 909	\$2 052 981	\$2 104 306	\$2 156 913	\$2 210
Sports Park Expenses	(\$1,034,000)	4	20%	5	70%	(\$2.701.800)	(\$2.769.345)	(\$2.838.579)	(\$2,909,543)	(\$2.982.282)	(\$3.056.839)	(\$3 133 260)	(\$3 211 591)	(\$3 291 881)	(\$3.374.178)	(\$3 458 533)	(\$3.544.996)	(\$3,633,621)	(\$3 724 461)	(\$3.817
Transient Occ. Tax Revenue [2]	\$749,000	5	50%	6	70%	\$1,111,895	\$1.139.692	\$1,168,184	\$1,197,389	\$1,227,324	\$1,258,007	\$1.289.457	\$1.321.693	\$1,354,736	\$1.388.604	\$1.423.319	\$1.458.902	\$1,495,375	\$1.532.759	\$1.571.
Visitor Sales Tax Revenue [2]	\$282,000	5	50%	6	70%	\$418,631	\$429,096	\$439,824	\$450,819	\$462,090	\$473,642	\$485,483	\$497,620	\$510,061	\$522,812	\$535,883	\$549,280	\$563,012	\$577,087	\$591,
Total Operating Revenue 30-year NPV of Operating Revenue	\$265,000 \$2,562,325					\$393,000	\$403,000	\$413,000	\$424,000	\$434,000	\$445,000	\$456,000	\$468,000	\$479,000	\$491,000	\$504,000	\$516,000	\$529,000	\$542,000	\$556,0
T ANNUAL COST/REVENUE W/ 50% OFFSIT	res					\$393,000	\$403,000	\$413,000	\$424,000	\$434,000	\$445,000	\$456,000	\$468,000	\$479,000	\$491,000	\$504,000	\$516,000	\$529,000	\$542,000	\$556,0
ncept 2b: Sports Park + Residential w/o We	tlands																			
elopment		Yr	%	Yr	%															
elopment Biological Mitigation Cost	(\$12,571,000)	Yr 1	50%	2	50%	≘.	ē	-	-	-	-	-	-	_	-	-	÷	-	-	
elopment Biological Mitigation Cost Offsite Infrastructure	(\$12,571,000) (\$16,650,000)	Yr 1 1	50% 50%	2	50% 50%	- -	- -	-	- -	-		-	-	-	-		- -	- -	÷ -	
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000)	Yr 1 1 2 2 2	50% 50% 75%	2	50%	- - -														
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000)	Yr 1 1 2 3 3	50% 50% 75% 100%	2 2 3 -	50% 50% 25%	- - -	- - -	- - -	- - -	- - - -	: : :	- - -	- - -	-	- - -	- - - -	- - - -	- - - -	- - - -	
elopment Biological Mitigation Cost Offisite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000)	Yr 1 1 2 3 3 3 3	50% 50% 75% 100% 75%	2 2 3 - 4	50% 50%	- - - -	- - - - -	-	- - - -	-	- - - -	- - - - -	= = = = -	-	: : :	- - - - -	- - - -	- - - -	- - - -	
slopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000	Yr 1 1 2 3 3 3	50% 50% 75% 100% 75% 75% 100%	2 2 3 -	50% 50% 25% - 25%	-	- - - - -	- - - - -	-	-	-	- - - - - -	- - - - - -	- - - - -	-	-	-	-	- - - - -	
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Initial Residential Land Sale Post-Interim Residential Land Sale	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000 \$7,661,000		50% 50% 75% 100% 75% 75%	2 2 3 - 4	50% 50% 25% - 25%	-	-	- - - - - -	-	-	-	-	-	- - - - - -	-	-	-	-	- - - - - - -	
elopment Biological Mitigation Cost Offstie Infrastructure Ornale Infrastructure Ornale Infrastructure Infrastructure Infrastructure Ornale Infrastructure Ornale Infrastructure Infrastru	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000	3	50% 50% 75% 100% 75% 75% 100% 100%	2 2 3 - 4 4	50% 50% 25% - 25%	-	-	-	-		-	-	-	-	-	-	-	-	- - - - - - - -	
Offste Infrastructure Onste Infrastructure Onste Infrastructure Interim Ibse Ground Provision Sports Park - Inter Irides Sports Park - Indoor Initial Residential Land Sale Poot-Instrum Residential Land Sale Total Development Cost variation Sports Park Revenue	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$350,000) (\$25,000,000) (\$25,000,000) (\$55,133,000 (\$7,661,000) (\$38,494,000)	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100%	2 2 3 - 4 4 - - - - - - - - - -	50% 50% 25% - 25% 25% - - - - - - - -	- - - - - - - - - - - - - - - - - - -														
elopment Biological Mitigation Cost Offstie Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - Flat Fields Sports Park - Indoor Intital Residential Land Sale Post-Interim Residential Land Sale Total Development Cost  ration Sports Park Revenue Sports Park Expenses	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000 \$7,661,000 (\$38,494,000) \$1,054,000 (\$1,820,000)	3 9 Yr	50% 50% 75% 100% 75% 75% 100% 100%	2 2 3 - 4 4 - - - 5 5	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800)	(\$2,769,345)	(\$2,838,579)	(\$2,909,543)	(\$2,982,282)	(\$3,056,839)	(\$3,133,260)	(\$3,211,591)	(\$3,291,881)	(\$3,374,178)	(\$3,458,533)	(\$3,544,996)	(\$3,633,621)	(\$3,724,461)	(\$3,817,
Bloopment Cost Bloopical Mitigation Cost Offste Infinastructure Onstee Infinastructure Onstee Infinastructure Interim Use Ground Provision Sports Park - Hodoor Interim Use Ground Provision Sports Park - Hodoor Interim Cost Cost Cost Cost Cost Cost Cost Cost	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000 \$7,661,000 (\$38,494,000) \$1,054,000 (\$1,820,000) \$749,000	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100% 100%	2 2 3 - 4 4 - - - 5 6	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895	(\$2,769,345) \$1,139,692	(\$2,838,579) \$1,168,184	(\$2,909,543) \$1,197,389	(\$2,982,282) \$1,227,324	(\$3,056,839) \$1,258,007	(\$3,133,260) \$1,289,457	(\$3,211,591) \$1,321,693	(\$3,291,881) \$1,354,736	(\$3,374,178) \$1,388,604	(\$3,458,533) \$1,423,319	(\$3,544,996) \$1,458,902	(\$3,633,621) \$1,495,375	(\$3,724,461) \$1,532,759	(\$3,817, \$1,571,
elopment Biological Mitigation Cost Offste Infrastructure Onsite Infrastructure Insterim Use Ground Provision Sports Park - Hodor Insterim Use Ground Provision Sports Park - Hodor Insterim Use Ground Provision Sports Park - Hodor Installa Residential Sale Installa Residential Land Sale Total Development Cost Tration Sports Park Expenses Sports Park Expenses Transient Occ. Tax Revenue [2] Visitor Sales Tax Revenue [2] Visitor Sales Tax Revenue	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$57,620,000) (\$55,133,000) (\$7,661,000) (\$1,820,000) (\$1,820,000) (\$1,820,000) \$282,000	3 9 Yr 4	50% 50% 75% 100% 75% 75% 100% 100%	2 2 3 - 4 4 - - - 5 5	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800)	(\$2,769,345)	(\$2,838,579)	(\$2,909,543)	(\$2,982,282)	(\$3,056,839)	(\$3,133,260)	(\$3,211,591)	(\$3,291,881)	(\$3,374,178)	(\$3,458,533)	(\$3,544,996)	(\$3,633,621)	(\$3,724,461)	\$2,210,8 (\$3,817,5 \$1,571,0 \$591,5 \$556,0
Idopment  Idonogical Mitigation Cost Offstie Infrastructure Onstie Infrastructure Onstie Infrastructure Onstie Infrastructure Interim Use Ground Provision Sports Park - Fist Fields Sports Park - Indoor Intuital Residential Land Sale Post-Instrum Residential Land Sale Total Development Cost  ration Sports Park Revenue Sports Park Revenue Sports Park Expenses Transient Occ. Tax Revenue [2] Visitor Sales Tax Revenue [2] Visitor Sales Tax Revenue [2] Total Operating Revenue 30-year NPV of Operating Revenue	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000 (\$1,820,000) (\$1,820,000) \$7,49,000 (\$1,820,000) \$255,000 \$285,000	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100% 100%	2 2 3 - 4 4 - - - 5 6	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895 \$418,631	(\$2,769,345) \$1,139,692 \$429,096	(\$2,838,579) \$1,168,184 \$439,824	(\$2,909,543) \$1,197,389 \$450,819	(\$2,982,282) \$1,227,324 \$462,090	(\$3,056,839) \$1,258,007 \$473,642	(\$3,133,260) \$1,289,457 \$485,483	(\$3,211,591) \$1,321,693 \$497,620	(\$3,291,881) \$1,354,736 \$510,061	(\$3,374,178) \$1,388,604 \$522,812	(\$3,458,533) \$1,423,319 \$535,883	(\$3,544,996) \$1,458,902 \$549,280	(\$3,633,621) \$1,495,375 \$563,012	(\$3,724,461) \$1,532,759 \$577,087	(\$3,817, \$1,571, \$591, \$556,
elopment Biclogical Mitigation Cost Offste Infinastructure Onsite Infrastructure Information Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$350,000) (\$37,620,000) (\$25,000,000) \$55,133,000 (\$1,820,000) (\$1,820,000) \$7,49,000 (\$1,820,000) \$255,000 \$285,000	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100% 100%	2 2 3 - 4 4 - - - 5 6	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
elopment Biclogical Mitigation Cost Offste Infinastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Sports Park - File Fields Sports Park - File Fields Initial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost ration Sports Park Expenses Sports Park Expenses Transient Oc. Tax Revenue [2] Visitor Sales Tax Revenue [2] Visitor Sales Tax Revenue [2] ANNUAL COST/REVENUE W/ 50% OFFSIT	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$30,097,000) (\$37,620,000) (\$25,000,000) \$55,133,000 \$7,661,000 (\$38,494,000) \$1,054,000 \$749,000 \$282,000 \$2,562,325	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100% 100% 50% 50%	2 2 3 - 4 4 - - - 5 6	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
Idopment  Glidogical Miligation Cost  Offsite infriestructure  Glidate infriestructure  Glidate infriestructure  Idoppendit  Glidate infriestructure  Glidate infriestructure  Glidate	(\$12,571,000) (\$16,650,000) (\$3,097,000) (\$35,097,000) (\$37,620,000) (\$37,620,000,000) (\$25,000,000) \$55,133,000 \$7,661,000 (\$1,820,000) \$1,920,000) \$2,822,000 \$2,562,325 TES	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100% 100% 50% 50%	2 2 3 - 4 4 - - 5 5 6 6	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
Bloogical Mitigation Cost Offste Infinastructure Onstee Infrastructure Onstee Infrastructure Interim Use Ground Provision Sports Park - File Fields Sports Park - File Fields Interim Use Ground Fields Intitial Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Tartion Sports Park Expenses Fark Expenses Transient Occ. Tax Revenue [2] Visitor Sales Tax Revenue [2] Visitor Sales Tax Revenue [2] ANNUAL COST/REVENUE W/ 50% OFFSII Cost 3: Maximum Residential Bloogical Mitigation Cost Offsite Infrastructure	(\$12,571,000) (\$16,650,000) (\$9,097,000) (\$30,907,000) (\$37,620,000) (\$25,000,000) \$55,133,000 \$7,661,000 (\$38,494,000) \$1,054,000 \$749,000 \$282,000 \$2,562,325	3 9 Yr 4	50% 50% 75% 100% 75% 100% 100% 100% 50% 50%	2 2 3 - 4 4 - - 5 5 6 6	50% 50% 25% - 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
Idopment Ido	(\$12,571,000) (\$16,650,000) (\$16,650,000) (\$350,000) (\$350,000) (\$357,600,000) (\$357,600,000) (\$257,600,000) (\$257,600,000) (\$257,600,000) (\$257,600,000) (\$258,494,000) (\$1,820,000) \$258,000 \$	3 9 Yr 4 4 5 5 5 Yr 1 1 2 3	50% 50% 50% 75% 100% 75% 100% 100% 100% 50% 50% 50% 50% 50%	2 2 3 3 - 4 4 4 Yrr 5 5 6 6 6 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9	50% 50% 25% 25% 25% 25% 50% 70% 70% 70% 50% 50% 50% 50%	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
Idopment  Idopme	(\$12.571,000) (\$10.500,000) (\$10.500,000) (\$10.500,000) (\$27.500,000) (\$27.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000)	3 9 Yr 4 4 4 5 5 5 7 1 1 1 2 3 3 3	50% 50% 50% 50% 100% 75% 100% 100% 8 4 100% 50% 50% 50% 50% 50% 95%	2 2 3 4 4 4 - - - - - - - - - - - - - - - -	50% 50% 25% 25% 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
Isoment  Glider infrastructure  Glider infrastructure  Glider infrastructure  Glider infrastructure  John State State  Glider infrastructure  Sports Park - Flord  Tetal Development Cost  Tetal Sports Park Revenue  Zione  Transient O.c. Tax Revenue [2]  Total Operating Revenue  ANNUAL COST/REVENUE W/ 50% OFFSR  Tetal Sports Park Operating Revenue  ANNUAL COST/REVENUE W/ 50% OFFSR  Tetal Sports Park Sports Sports Park  Tetal Sports Park  Tetal Sports Spo	(\$12.571.000) (\$16.850.000) (\$16.850.000) (\$16.850.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000) (\$25.000.000)	3 9 Yr 4 4 5 5 5 5 Yr 1 1 2 3 3 3 3	50% 50% 50% 100% 75% 100% 100% 100% \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2 2 3 3 - 4 4 4 Yrr 5 5 6 6 6 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9	50% 50% 25% 25% 25% 25% 50% 70% 70% 70% 50% 50% 50% 50%	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
elogment Biological Mügation Cost Offste Infrastructure Omste Infrastructure Omste Infrastructure Orosite Infrastructure Information Park Copensor Infitial Residential Land Sale Total Development Cost rattion Sports Park Revenue Sports Park Revenue Sports Park Revenue Sports Park Expenses S	(\$12.571,000) (\$10.500,000) (\$10.500,000) (\$10.500,000) (\$27.500,000) (\$27.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000) (\$25.500,000)	3 9 Yr 4 4 4 5 5 5 7 1 1 1 2 3 3 3	50% 50% 50% 50% 100% 75% 100% 100% 8 4 100% 50% 50% 50% 50% 50% 95%	2 2 3 3 - 4 4 4 Yr 5 5 6 6 6 6 9 9 9 9 9 9 9 9 9 9 9 9 9 9	50% 50% 25% 25% 25% 25% 50% 70% 70% 70% 50% 50% 50% 50%	(\$2,701,800) \$1,111,895 \$418,631 \$393,000	(\$2,769,345) \$1,139,692 \$429,096 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000	(\$2,909,543) \$1,197,389 \$450,819 \$424,000	(\$2,982,282) \$1,227,324 \$462,090 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000	(\$3,544,996) \$1,458,902 \$549,280 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000	(\$3,817, \$1,571, \$591, \$556,
relopment Biological Mitigation Cost Offsite Infrastructure Offsite Infrastructure Interior United Transcription Sports Park - Fiat Fields Sports Park - Indoor Initial Residential Land Sale Total Development Cost sertion Sports Park Revenue (2) Total Operating Revenue I Tansient Occ. Tax Revenue (2) Total Operating Revenue I ANNUAL COST/REVENUE W/ 50% OFFSII  Contain Infrastructure Onstel Infrastructure Interim Use Ground Provision Neighborhood Park Initial Residential Land Sale Total Development Initial Residential Land Sale Total Development Cost Interior Besidential Land Sale Total Development Cost	(\$12.571.000) (\$10.60700) (\$10.60700) (\$10.60700) (\$10.60700) (\$10.7000) (\$10	3 9 Yr 4 4 4 5 5 5 5 Yr 1 1 1 2 3 3 3 3 9 9 Yr	50% 50% 50% 50% 100% 75% 100% 100% 50% 50% 50% 50% 100%	2 2 2 3 3 - 4 4 4	50% 50% 50% - 25% 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,800) \$4118,631 \$393,000 \$393,000	(\$2,769.345) \$1,139,692 \$429.096 \$403,000 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000 \$413,000	(\$2,909.543) \$1,197.389 \$450.819 \$424,000 \$424,000	(\$2,982,282) \$1,227,324 \$482,090 \$434,000 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000 \$504,000	(\$3,544,996) \$1,458,900 \$549,280 \$516,000 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000 \$542,000	(\$3,817, \$1,571, \$591, \$556, \$556,
elopment Biological Mitgation Cost Offste Infrastructure Onste Infrastructure Onste Infrastructure Instem Use Ground Provision Interm Use Ground Provision Instem Use Ground Provision Instem Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Instem Residential Land Sale Post-Interim Residential Land Sale Total Development Cost Instem Cost Instem Land Sale Sports Park Revenue Sports Park Revenue Sports Park Revenue Sports Park Revenue Instemice Cost Inste	(\$12,571,000) (\$16,500,000) (\$16,500,000) (\$16,500,000) (\$18,000,000) (\$17,000,000) (\$13,000,000) (\$13,000,000) (\$13,000,000) (\$1,000,0	yr 4 4 4 5 5 5 5 5 7 7 1 1 2 2 3 3 3 9 9	50% 50% 50% 50% 100% 75% 100% 100% 50% 50% 50% 50% 50% 100% 10	2 2 2 3 3 - 4 4 4 Yrr 5 5 6 6 6 4 4	50% 50% 25% 25% 25% 25% 50% 70% 70% 70% 50% 50% 50% 50%	(\$2,701,800) \$1,111,895 \$418,631 \$393,000 \$393,000	(\$2,769.345) \$1,139.692 \$429.096 \$403,000 \$403,000	(\$2,83,579) \$1,168,184 \$439,824 \$413,000  \$413,000	(\$2,99,543) \$1,197,389 \$450,819 \$424,000 \$424,000	(\$2,982,282) \$1,227,324 \$482,090 \$434,000 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000 \$479,000	(\$3,74,178) \$1,388,604 \$522,812 \$491,000 \$491,000	(\$3,48,533) \$1,423,319 \$535,883 \$504,000 \$504,000	(\$3,544,969) \$1,458,902 \$549,280 \$516,000 \$516,000	(\$3,63,621) \$1,495,375 \$563,012 \$529,000 \$529,000	(\$3,724,461) \$1,532,7087 \$577,087 \$542,000 \$542,000	(\$3,817,; \$1,571,1 \$591,1 \$556,1 \$556,1
elopment Biological Mitigation Cost Offsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Infrastructure Onsite Infrastructure Onsite Infrastructure Interim Use Ground Provision Neighborhood Park Infrastructure Onsite Infr	(\$12.571.000) (\$10.60700) (\$10.60700) (\$10.60700) (\$10.60700) (\$10.7000) (\$10	3 9 Yr 4 4 4 5 5 5 5 Yr 1 1 1 2 3 3 3 3 9 9 Yr	50% 50% 50% 50% 100% 75% 100% 100% 50% 50% 50% 50% 50% 100%	2 2 2 3 3 - 4 4 4	50% 50% 50% - 25% 25% 25% - - - - - - - - - - - - - - - - - - -	(\$2,701,800) \$1,111,800) \$4118,631 \$393,000 \$393,000	(\$2,769.345) \$1,139,692 \$429.096 \$403,000 \$403,000	(\$2,838,579) \$1,168,184 \$439,824 \$413,000 \$413,000	(\$2,909.543) \$1,197.389 \$450.819 \$424,000 \$424,000	(\$2,982,282) \$1,227,324 \$482,090 \$434,000 \$434,000	(\$3,056,839) \$1,258,007 \$473,642 \$445,000 \$445,000	(\$3,133,260) \$1,289,457 \$485,483 \$456,000 \$456,000	(\$3,211,591) \$1,321,693 \$497,620 \$468,000 \$468,000	(\$3,291,881) \$1,354,736 \$510,061 \$479,000 \$479,000	(\$3,374,178) \$1,388,604 \$522,812 \$491,000 \$491,000	(\$3,458,533) \$1,423,319 \$535,883 \$504,000 \$504,000	(\$3,544,996) \$1,458,900 \$549,280 \$516,000 \$516,000	(\$3,633,621) \$1,495,375 \$563,012 \$529,000 \$529,000	(\$3,724,461) \$1,532,759 \$577,087 \$542,000 \$542,000	(\$3,817,5 \$1,571,0 \$591,5

[1] Full stabilization assumed after 2nd year of operation.
[2] Includes TOT from hotel stays and sales tax from taxable visitor spending captured within the City

Table A-8
Meadowview 102
Development Feasibility Analysis
Alternative Scenarios and Development Values - Base/Before Affordable Allocation (2023\$)

Concept / Use	Acres	DU / Acre	Res. Units	Residential RLV / Acre	Land Sale Value
Concept 1: Maximum Sports Park					
Sports Park - Flat Fields (includes drainage)	95.65	_	-	=	-
Sports Park - Indoor	2.75	-	-	-	-
Interim Use	3.50	-	-	-	-
Sports Park/FF - Post Interim Use	3.50	-	-	-	-
Total for Concept	101.90	-	-	-	-
Concept 2a: Sports Park + Residential w/ Wetlands					
Sports Park - Flat Fields	57.75	-	-	-	-
Sports Park - Indoor	2.75	-	-	-	-
MDR - Market	10.10	14	141	\$2,188,800	\$22,106,880
HDR - Market	5.50	40	220	\$2,556,100	\$14,058,550
Interim Use	3.50	-	_	-	-
MDR - Market - Post Interim Use	3.50	14	49	\$2,188,800	\$7,660,800
Wetland Preserve	15.30	-	_	-	-
Storm Drainage	4.10	-	_	-	-
Total for Concept	99.00	68	410	\$2,294,600	\$43,826,230
Concept 2b: Sports Park + Residential w/o Wetlands					
Sports Park - Flat Fields	53.75	-	-	=	-
Sports Park - Indoor	2.75	-	-	-	-
MDR - Market	18.70	14	262	\$2,188,800	\$40,930,560
HDR - Market	10.00	40	400	\$2,556,100	\$25,561,000
Interim Use	3.50	-	-	-	-
MDR - Market - Post Interim Use	3.50	14	49	\$2,188,800	\$7,660,800
Storm Drainage	5.50	-	-	-	-
Total for Concept	94.20	68	711	\$2,302,900	\$74,152,360
Concept 3: Maximum Residential					
Neighborhood Park	10.00	-	-	-	-
MDR - Market	43.40	14	608	\$2,188,800	\$94,993,920
MHDR - Market	14.40	30	432	\$2,238,000	\$32,227,200
HDR - Market	19.50	40	780	\$2,556,100	\$49,843,950
Interim Use	3.50	-	-	-	-
HDR - Market - Post Interim Use	3.50	40	140	\$2,556,100	\$8,946,350
Storm Drainage	7.80	-	-	-	-
Total for Concept	98.60	124	1,960	\$2,302,100	\$186,011,420

Note: The base allocation of residential unit types provides the basis for allocation of affordable units; none are included in the base.

Table A-9
Meadowview 102
Development Feasibility Analysis
Alternative Scenarios and Development Values - Distributed Affordable (2023\$)

Concept / Use	Acres	DU / Acre	Res. Units	Residential RLV / Acre	Land Sale Value
Concept 1: Maximum Sports Park - Dist					
Sports Park - Flat Fields (includes drainage)	95.65	-	_	_	_
Sports Park - Indoor	2.75	_	_	_	_
Interim Use	3.50	-	_	_	_
Sports Park/FF - Post Interim Use	3.50	-	_	_	_
Total for Concept	101.90	-	-	-	-
Concept 2a: Sports Park + Residential w/ Wetland	s - Dist				
Sports Park - Flat Fields	57.75	-	-	-	-
Sports Park - Indoor	2.75	-	_	-	-
MDR - Market	7.58	14	106	\$2,188,800	\$16,580,160
MDR - Affordable	2.53	14	35	(\$2,068,200)	(\$5,222,205)
HDR - Market	4.13	40	165	\$2,556,100	\$10,543,913
HDR - Affordable	1.38	40	55	(\$5,615,700)	(\$7,721,588)
Interim Use	3.50	-	_	-	-
MDR - Market - Post Interim Use	2.63	14	37	\$2,188,800	\$5,745,600
MDR - Affordable - Post Interim Use	0.88	14	12	(\$2,068,200)	(\$1,809,675)
Wetland Preserve	15.30	-	-	-	-
Storm Drainage	4.10	-	_	_	_
Total for Concept	99.00	136	410	\$948,500	\$18,116,205
Concept 2b: Sports Park + Residential w/o Wetlan	ds - Dist				
Sports Park - Flat Fields	53.75	_	_	_	_
Sports Park - Indoor	2.75	_	_	_	_
MDR - Market	14.03	14	196	\$2,188,800	\$30,697,920
MDR - Affordable	4.68	14	65	(\$2,068,200)	(\$9,668,835)
HDR - Market	7.50	40	300	\$2,556,100	\$19,170,750
HDR - Affordable	2.50	40	100	(\$5,615,700)	(\$14,039,250)
Interim Use	3.50	-	-	(ψο,οτο,τοο)	(ψ14,000,200)
MDR - Market - Post Interim Use	2.63	14	37	\$2,188,800	\$5,745,600
MDR - Affordable - Post Interim Use	0.88	14	12	(\$2,068,200)	(\$1,809,675)
Storm Drainage	5.50	-	-	(\$2,000,200)	(\$1,000,010)
Total for Concept	94.20	136	710	\$934,700	\$30,096,510
Concept 3: Maximum Residential - Dist					
Neighborhood Park	10.00	-	_	-	-
MDR - Market	32.55	14	456	\$2,188,800	\$71,245,440
MDR - Affordable	10.85	14	152	(\$2,068,200)	(\$22,439,970)
MHDR - Market	10.80	30	324	\$2,238,000	\$24,170,400
MHDR - Affordable	3.60	30	108	(\$4,912,500)	(\$17,685,000)
HDR - Market	12.00	40	480	\$2,556,100	\$30,673,200
HDR - Affordable	4.00	40	160	(\$5,615,700)	(\$22,462,800)
Interim Use	3.50	-	-	-	(422, .52,500)
HDR - Market - Post Interim Use	2.63	40	105	\$2,556,100	\$6,709,763
HDR - Affordable - Post Interim Use	0.88	40	35	(\$5,615,700)	(\$4,913,738)
Storm Drainage	7.80	-	-	-	(ψ-1,010,700)
Total for Concept	95.10	248	1,820	\$844,700	\$65,297,295

Note: The distributed allocation of affordable units applies the 25% affordable unit requirement within each residential use type.

Table A-10
Meadowview 102
Development Feasibility Analysis
Alternative Scenarios and Development Values - Consolidated Affordable (2023\$)

Concept / Use	Acres	DU / Acre	Res. Units	Residential RLV / Acre	Land Sale Value
Concept 1: Maximum Sports Park - Cons					
Sports Park - Flat Fields (includes drainage)	95.65	-	-	-	-
Sports Park - Indoor	2.75	-	-	-	-
Interim Use	3.50	-	-	=	-
Sports Park/FF - Post Interim Use	3.50	-	-	=	-
Total for Concept	101.90	-	-	-	-
Concept 2a: Sports Park + Residential w/ Wetlands -	Cons				
Sports Park - Flat Fields	57.75	=	-	=	=
Sports Park - Indoor	2.75	-	-	-	=
MDR - Market	10.10	14	141	\$2,188,800	\$22,106,880
HDR - Market	2.94	40	118	\$2,556,100	\$7,508,544
HDR - Affordable	2.56	40	103	(\$5,615,700)	(\$14,390,231)
Interim Use	3.50	-	-	- -	-
MDR - Market - Post Interim Use	3.50	14	49	\$2,188,800	\$7,660,800
Wetland Preserve	15.30	-	=	-	-
Storm Drainage	4.10	-	=	-	-
Total for Concept	99.00	108	410	\$1,198,200	\$22,885,993
Concept 2b: Sports Park + Residential w/o Wetlands	Cons				
Sports Park - Flat Fields	53.75	-	-	-	-
Sports Park - Indoor	2.75	-	-	-	-
MDR - Market	18.70	14	262	\$2,188,800	\$40,930,560
HDR - Market	5.56	40	222	\$2,556,100	\$14,202,331
HDR - Affordable	4.44	40	178	(\$5,615,700)	(\$24,954,767)
Interim Use	3.50	-	-	- · · · · · · · · · ·	·
MDR - Market - Post Interim Use	3.50	14	49	\$2,188,800	\$7,660,800
Storm Drainage	5.50	-	-	-	-
Total for Concept	94.20	108	711	\$1,175,100	\$37,838,924
Concept 3: Maximum Residential - Cons					
Neighborhood Park	10.00	-	-	-	-
MDR - Market	43.40	14	608	\$2,188,800	\$94,993,920
MHDR - Market	14.40	30	432	\$2,238,000	\$32,227,200
HDR - Market	7.25	40	290	\$2,556,100	\$18,531,725
HDR - Affordable	12.25	40	490	(\$5,615,700)	(\$68,792,325)
Interim Use	3.50	-	-	-	-
HDR - Market - Post Interim Use	3.50	40	140	\$2,556,100	\$8,946,350
Storm Drainage	7.80	-	-	-	-
Total for Concept	98.60	164	1,960	\$1,063,200	\$85,906,870

Note: The consolidated allocation of affordable units applies the sitewide 25% affordable unit requirement to HDR use type.

Table A-11
Meadowview 102
Development Feasibility Analysis
Alternative Scenarios and Development Values - Non-Profit BMR Land Gift (2023\$)

Concept / Use	Acres	DU / Acre	Res. Units	Residential RLV / Acre	Land Sale Value
Concept 1: Maximum Sports Park - LG					
Sports Park - Flat Fields (includes drainage)	95.65	_	_	_	_
Sports Park - Indoor	2.75	_	_	_	_
Interim Use	3.50	_	_	_	_
Sports Park/FF - Post Interim Use	3.50	_	_	_	_
Total for Concept	101.90	-	-	-	-
Concept 2a: Sports Park + Residential w/ Wetlands	- LG				
Sports Park - Flat Fields	57.75	_	_	_	-
Sports Park - Indoor	2.75	_	_	-	-
MDR - Market	10.10	14	141	\$2,188,800	\$22,106,880
HDR - Market	2.94	40	118	\$2,556,100	\$7,508,544
BMR Non-Profit Land Set Aside	2.56	40	103	-	
Interim Use	3.50	-	-	-	-
MDR - Market - Post Interim Use	3.50	14	49	\$2,188,800	\$7,660,800
Wetland Preserve	15.30	-	-	-	-
Storm Drainage	4.10	_	_	-	_
Total for Concept	99.00	108	410	\$1,951,600	\$37,276,224
Concept 2b: Sports Park + Residential w/o Wetland	s - LG				
Sports Park - Flat Fields	53.75	-	_	-	-
Sports Park - Indoor	2.75	-	_	-	_
MDR - Market	18.70	14	262	\$2,188,800	\$40,930,560
HDR - Market	5.56	40	222	\$2,556,100	\$14,202,331
BMR Non-Profit Land Set Aside	4.44	40	178	· , , ,	· / / -
Interim Use	3.50	-	-	-	_
MDR - Market - Post Interim Use	3.50	14	49	\$2,188,800	\$7,660,800
Storm Drainage	5.50	-	_	· · · · · -	-
Total for Concept	94.20	108	711	\$1,950,100	\$62,793,691
Concept 3: Maximum Residential - LG					
Neighborhood Park	10.00	-	_	-	-
MDR - Market	43.40	14	608	\$2,188,800	\$94,993,920
MHDR - Market	14.40	30	432	\$2,238,000	\$32,227,200
HDR - Market	7.25	40	290	\$2,556,100	\$18,531,725
BMR Non-Profit Land Set Aside	12.25	40	490	- ,,,,,,,	-
Interim Use	3.50	-	-	-	_
HDR - Market - Post Interim Use	3.50	40	140	\$2,556,100	\$8,946,350
Storm Drainage	7.80	-	-	- , ,	
Total for Concept	98.60	164	1,960	\$1,914,600	\$154,699,195

Note: The BMR land gift allocation of affordable units assumes sufficient land to meet the required number of sitewide affordable units based on HDR density is donated to a non-profit BMR housing developer.

Table A-12 Meadowview 102 For-Sale Residual Land Value (2023\$)

Development Typolology Assumptions	MDR Market	MDR Afford
Static PF Analysis Acreage Assumption [1]	10.00	10.00
Site Percent Developable	100%	100%
Development Site (SF)	435,600	435,600
Development Site Percent Common Area	0%	0%
Common Area (SF)	0	0
Remaining Sellable Land Area (SF)	435,600	435,600
DU / Acre	14.00	14.00
Use FAR	0.63	0.63
Dwelling Units	140	140
GBA / DU	1,950	1,950
Gross Building Area (Square Feet)	273,000	273,000
Efficiency Factor	100%	100%
Net Square Feet	273,000	273,000
Unit Income	MDR Market	MDR Afford
Market Price Per Square Foot	\$310	na
Market Price Per Unit	\$604,500	na
Affordable per Unit Price	na	\$234,600
Modeled Unit Price Unit	\$604,500	\$234,600
Sales Cost % of Price	3%	3%
Cost of Sale	-\$18,135	-\$7,038
Net Unit Value	\$586,365	\$227,562
Project Value	\$82,091,100	\$31,858,692
Expected Return on Cost (Unleveraged)	18.0%	18.0%
Supportable Development Cost	\$69,568,729	\$26,998,892
per unit	\$496,919	\$192,849
Development Costs	MDR Market	MDR Afford
Direct Construction Cost		
Basic Site Work per SF (Site)	\$3	\$3
Building Direct Cost per SF (GBA)	\$137	\$137
Soft Costs (% of Direct)	20.0%	20.0%
Permits and Fees (per DU)	\$20,000	\$20,000
<b>Total Construction Cost</b>	\$47,681,200	\$47,681,200
per unit	\$340,580	\$340,580
Summary Values	MDR Market	MDR Afford
Paridual Land Value	404 007 500	<b>#</b> 00 000 000
Residual Land Value	\$21,887,529	-\$20,682,308
per acre	\$2,188,753 \$156,330	-\$2,068,231 \$147,731
per unit	\$156,339	-\$147,731
	444 44 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
Blended Affordable RLV @ 25% Affordable Units	\$11,245,070	
Blended Affordable RLV @ 25% Affordable Units per acre	<b>\$11,245,070</b> <i>\$1,124,507</i>	

<sup>[1]</sup> Acreage used to develop a prototypcal value per acre; not tied to any specifc planned parcel.

Table A-13 Meadowview 102 Rental Residential Residual Land Value (2023\$)

Development Typolology Assumptions	MHDR Market	MHDR Afford	HDR Market	HDR Afford
Static PF Analysis Acreage Assumption [1]	10.00	10.0	10.0	10.0
Site Percent Developable	100%	100%	100%	100%
Development Site (SF)	435,600	435,600	435,600	435.600
Development Site Percent Common Area	433,000	0%	0%	0%
Common Area (SF)	0	0	0	0
Remaining Developable Land Area (SF)	435,600	435,600	435,600	435,600
DU / Acre	433,000	433,000	433,000	433,000
Use FAR	0.73	0.73	0.86	0.86
Dwelling Units	300	300	400	400
•	900	900	800	800
NRA / DU GBA / DU	1,059	1,059	941	941
Gross Building Area (Square Feet)	317,647	317,647	376,471	376.471
9 (1 )		,	,	,
Efficiency Factor	85%	85%	85%	85%
Net Rentable Square Feet	270,000	270,000	320,000	320,000
Spaces / DU	1.5	1.5	1.0	1.0
Total Parking Spaces	450	450	400	400
% Structured Parking Spaces	0%	0%	0%	0%
Structured Parking Spaces	0	0	0	0
% Surface Parking Spaces	100%	100%	100%	100%
Surface Parking Spaces	450	450	400	400
Building Operating Income (Annual)	MHDR Market	MHDR Afford	HDR Market	HDR Afford
Market Gross Potential Rent per SF/Month	\$2.90	na	\$2.95	na
Market Price Per Unit	\$2,610	na	\$2,360	na
Affordable per Unit Price	na	\$860	na	\$860
Modeled Unit Price Unit	\$2,610	\$860	\$2,360	\$860
Gross Total Potential Rent	\$9,396,000	\$3,097,575	\$11,328,000	\$4,130,100
Gross Parking Income per Space/Month	\$150	\$150	\$150	\$150
Gross Parking Income	\$810,000	\$810,000	\$720,000	\$720,000
Vacancy Average	5%	5%	5%	5%
Loss to Vacancy	-\$510,300	-\$195,379	-\$602,400	-\$242,505
Gross Residential Revenue	\$9,695,700	\$3,712,196	\$11,445,600	\$4,607,595
Operating Expenses as percent of Gross Rev Total Operating Expenses	30% -\$2,908,710	30% -\$1,113,659	30% -\$3,433,680	30% -\$1,382,279
	. , ,			
Net Operating Income (NOI) Multifamily Capitalization Rate	<b>\$6,786,990</b> 5.50%	<b>\$2,598,537</b> 5.50%	\$8,011,920 5.50%	\$3,225,317 5.50%
Capitalized Value	\$123,399,818	\$47,246,134	\$145,671,273	\$58,642,118
Expected Project Yield Rate (on Capitalized NOI)	6.5%	6.5%	6.5%	6.5%
Supportable Development Cost	\$115,868,374	\$44,362,567	\$136,780,538	\$55,063,022
per unit	\$386,228	\$147,875	\$341,951	\$137,658
Development Costs	MHDR Market	MHDR Afford	HDR Market	HDR Afford
Construction Cost				
Basic Site Work per SF (Site)	\$3	\$3	\$3	\$3
Building Direct Cost per SF (GBA)	\$230	\$230	\$230	\$230
Surface Parking Direct Cost per Space	\$7,000	\$7,000	\$7,000	\$7,000
Soft Costs (% of Direct)	20.0%	20.0%	20.0%	20.0%
Permits and Fees (per DU)	\$15,000	\$15,000	\$15,000	\$15,000
Total Construction Cost	\$93,487,888	\$93,487,888	\$111,219,682	\$111,219,682
per unit	\$311,626	\$311,626	\$278,049	\$278,049
Summary Values	MHDR Market	MHDR Afford	HDR Market	HDR Afford
	\$22,380,486	-\$49,125,321	\$25,560,855	-\$56,156,661
Residual Land Value (RLV)		-\$4,912,532	\$2,556,086	-\$5,615,666
per acre	\$2,238,049	. , ,		
	\$2,238,049 \$74,602	-\$163,751	\$63,902	-\$140,392
per acre		. , ,		-\$140,392
per acre per unit	\$74,602	. , ,	\$63,902	-\$140,392

<sup>[1]</sup> Acreage used to develop a prototypcal value per acre; not tied to any specifc planned parcel.

Table A-14 Meadowview 102 Affordable Housing Pricing Estimate

	Unit Pricing Distribution								
Category	Input/ Assumption	1-Person Studio	2-Person One BR	3-Person Two BR	4-Person Three BR	5-Person Four BR	Unit Pricing		
Overall Assumptions									
Sacramento County Median Income	\$113,900								
Household Size Income Adjustments		70.0%	80.0%	90.0%	100.0%	108.0%			
Income Requirements (% AMI)	70.0%	\$55,811	\$63,784	\$71,757	\$79,730	\$86,108			
For Sale Units									
Sale Price									
Percent of Income to Housing Payment	30.0%								
Estimated Share Tax/Insurance	20.0%								
Maximum Annual Mortgage Payment		\$13,395	\$15,308	\$17,222	\$19,135	\$20,666			
Maximum Sale Price by Unit Size [1]		\$166,215	\$189,960	\$213,705	\$237,449	\$256,445			
Price per Assumed Unit Distribution									
For-Sale Low Density		0.0%	0.0%	0.0%	70.0%	30.0%	\$243,14		
For-Sale Medium Density		0.0%	0.0%	20.0%	70.0%	10.0%	\$234,60		
Rental Units									
Rental Rates									
Gross Monthly Rent		\$938 /Mo	\$1,073 /Mo	\$1,206 /Mo	\$1,340 /Mo	\$1,448 /Mo			
Less Utility Allowance		\$167 /Mo	\$187 /Mo	\$233 /Mo	\$279 /Mo	\$329 /Mo			
Net Allowable Rent		\$771 /Mo	\$886 /Mo	\$973 /Mo	\$1,061 /Mo	\$1,119 /Mo			
Price per Assumed Unit Distribution		10.0%	50.0%	35.0%	0.0%	0.0%	\$860 /M		

Source: Sacramento Housing and Redevelopment Agency; California Department of Housing and Community Development; EPS.

<sup>[1]</sup> Assumes 5% down payment, 30-year term, and 7.0% interest.

Table A-15 Meadowview 102 Sports Facility Impact Analysis

	Scenarios					
Category	Base/Optimistic	Conservative 1	Conservative 2			
Tournament Capture Potential [1]						
Capture of Identified Local/Regional Tournaments	30%	40%	35%			
Capture of Identified National Tournaments	30%	10%	5%			
Visitation (To Greater Sacramento)						
Local/Regional Tournament Visitor Days	153,000	204,000	179,000			
National Tournament Visitor Days	225,000	75,000	38,000			
Total Tournament Vistor Days	378,000	279,000	217,000			
Local/Regional Attendee Taxable Spending/Day	\$59	\$59	\$59			
National Attendee Taxable Spending/Day	\$74	\$74	\$74			
Total Attendee Taxable Spending	\$25,750,000	\$17,656,000	\$13,364,000			
Total Number of Roomnights	81,000	58,000	44,000			
Assumed Hotel Nightly Rate	\$134.91	\$134.91	\$134.91			
City of Sacramento Spending and Hotel Stay Capture	)					
City of Sac Capture of Roomnights and Spending	80%	80%	80%			
Total Number of Visitor Days	303,000	223,000	173,000			
City of Sacramento Taxable Visitor Spending	\$20,600,000	\$14,125,000	\$10,691,000			
Total Captured Roomnights	65,000	46,000	35,000			
City of Sacramento Hotel Room Spending	\$8,817,000	\$6,242,000	\$4,775,000			
Tax Revenue						
Bradley Burns 1.0% Sales Tax	\$206,000	\$141,000	\$107,000			
Measure U 1.0% Sales Tax	\$206,000	\$141,000	\$107,000			
Total Local Sales Tax	\$412,000	\$282,000	\$214,000			
City Transient Occupancy Tax (12.0%)	\$1,058,000	\$749,000	\$573,000			
Sacramento Tourism Marketing District (2.5%)	\$220,000	\$156,000	\$119,000			
Sacramento Tourism Infrastructure District (1.0%)	\$88,000	\$62,000	\$48,000			
Total Hotel Tax	\$1,366,000	\$967,000	\$740,000			

Source: Huddle Up Group; Visit Sac; EPS.

- [1] The Huddle Up impact analysis included "slippage adjustments" instead of capture rates to reflect the range of potential tournament activity captured by proposed facility. The Huddle Up slippage adjustments of 50%, 65%, and 75% correspond with capture rates of 50%, 35%, and 25%, respectively. The 30% capture used for the base/optimistic scenario corresponds to the midpoint between Huddle Up's moderate and conservative estimates. The roomnights and visitor spending estimates were further adjusted to reflect 80% capture of hotel stays and spending within City limits.
- [2] The Huddle Up impact analysis assumed national tournament visitor spending of \$143.60 per person per day; and local/regional tournament visitor spending of \$79 per person per day, based on Sports ETA 2019. To estimate the portion of daily spending subject to sales tax, the national tournament daily spending per person amount was adjusted downward by 1/3 of the daily hotel room rate of \$134.91 (Zone 3/Natomas per Sacramento CVB), then 75% of the remaining daily spending was assumed taxable. The 75% taxable assumption was also applied to the lcoal/regional daily spending per person.

Note: This analysis relies upon estimates of the total pool of potential tournament-related visitors, length of stay, and roomnights provided by Huddle Up/Visit Sac. Any changes to the total pool would result in proportional changes to potential captured vistation, spending, and tax revenue.