

Break-Even Analysis Summary

	Scenario I	Scenario II	Scenario III	Scenario III-B	Variation	
Development Program Summary	Gross Building Area (SF)				Low to High	NOTES:
Distribution of Uses						
Residential	187,500	412,500	382,500	413,250	30,750	[1] Medical use under Scenario III and III-B is assumed to be a commercially operated "Wellness Center"
Medical [1]	187,500	27,500	42,500	28,500	15,000	
Class A Office	187,500	55,000	-	-	55,000	
Public [2]	62,500	55,000	-	33,250	55,000	
Total	625,000	550,000	425,000	475,000	125,000	
Estimated SF Demolished	120,000	200,000	130,000	175,000	70,000	[2] Community center under Scenario III becomes space within a proposed "Wellness Center" that also includes medical care providers.
Distribution of Residential SF						
"Luxury" Units	93,750	206,250	95,625	103,313	110,625	
Market Rate Housing	65,625	144,375	133,875	144,638	10,763	
Low/Moderate Income	18,750	41,250	19,125	20,663	22,125	
Very Low Income	9,375	20,625	19,125	20,663	1,538	
Other (Retirement Housing)	-	-	114,750	123,975	123,975	
Total	187,500	412,500	382,500	413,250	30,750	
Distribution of Public Uses						
Community Center (SF) [2]	62,500	55,000	-	33,250	55,000	
Public Overlook/Park	Yes	Yes	Yes	Yes		
Columbarium	Yes	Yes	Yes	Yes		
Distribution of Residential Units						
	Dwelling Units				Variation	
"Luxury" Units	23	52	24	26	28	[3] Retirement housing is also likely to generate some additional on-site "medical" employment
Market Rate Housing	33	72	67	72	5	
Low/Moderate Income	15	33	15	17	18	
Very Low Income	9	21	19	21	2	
Total	81	177	125	135	52	
Percent "Affordable" Units	30%	30%	27%	27%	3%	[4] A percentage of retirement units could also be affordable. Scenario III and III-B do not include a specific allocation at this time.
Other (Retirement Housing) [3,4]	-	-	153	165	165	
Real Estate Impacts						
	Millions of 2002 Constant Dollars				Variation	
Total Project Value at Build-Out (Millions Constant \$)	\$ 117.4	\$ 96.5	\$ 71.8	\$ 79.0	\$ 24.8	
Total 10-year Public Expenditures (Including Debt Service)	\$ 26.6	\$ 26.9	\$ 24.1	\$ 24.9	\$ 2.8	
Net Real Estate Sale Proceeds	\$ 10.4	\$ 11.6	\$ 9.5	\$ 10.3	\$ 2.0	
Required Break-Even Sale						
Price/Acre Sold	\$ 1,282,960	\$ 1,428,794	\$ 1,176,813	\$ 1,273,003	\$ 251,981	
Average Residential Selling Price (Luxury & Market Rate Units)						
	\$ 684,900	\$ 684,900	\$ 591,500	\$ 591,500	\$ 93,400	
Fiscal Impacts						
	Millions of 2002 Constant Dollars				Variation	
Cumulative Public Sector Cash Flow Over 10 Years	\$ (7,213,554)	\$ (6,335,173)	\$ (5,582,838)	\$ (5,614,066)	\$ 752,334	
Cumulative Net Fiscal Impact Over 10 Years	\$ 7,284,377	\$ 6,465,182	\$ 5,584,373	\$ 5,641,811	\$ 880,809	
Cumulative Net Proceeds: Years 1-10	\$ 70,823	\$ 130,009	\$ 1,535	\$ 27,745	\$ 128,474	

**Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Key Assumptions**

Baseline Condition

Total Acres	18
Required Open Space	55%
Net Developable Acres	8.1
Existing Building SF	200,000

Financial Assumptions

Purchase Price	\$	7,100,000	
Planning	\$	225,000	
Legal	\$	85,000	
Bonding Costs	\$	50,000	
Contingencies	\$	350,000	
Annual Operations	\$	800,000	\$ 8,610,000
Bond Amount	\$	9,000,000	
Bond Term		20	
Interest Rate		4.5%	

Redevelopment Assumptions

Total Building SF	625,000	
SF of Existing Buildings Demolished	120,000	60%
SF of Existing Buildings Retained	80,000	40%
Demolition Cost Per SF	\$ 10	
Estimated Demolition Costs	\$ 1,200,000	
SF of New Construction	545,000	
Ground Rent Multiplier	8%	

Distribution of Uses

		SF	Disposition
Residential	30%	187,500	S
Medical	30%	187,500	S
Office	30%	187,500	S
Public	10%	62,500	S
Total	100%	625,000	

Distribution of Residential Uses

			Bedrooms	Number Units
Luxury	50%	93,750	3	23
Market	35%	65,625	2	33
Low-Mod	10%	18,750	2	15
Very Low	5%	9,375	1	9
Other	0%	-		
Total	100%	187,500		81

Year Developed	3
Supportable Land Costs	15% of construction costs

Total Affordable Units	24	30%
Total Market Rate Units	56	70%
Average Residential Selling Price	\$ 684,921	

Distribution of Medical Uses

Physician-centric	20%	37,500
Medical Office	20%	37,500
Bio-tech	60%	112,500
Other	0%	-
Other	0%	-
Other	0%	-
Total	100%	187,500
Year Developed	5	
Supportable Land Costs	7%	of construction costs

Distribution of Office Uses

Class A	100%	187,500
Class B	0%	-
Class C	0%	-
Other	0%	-
Other	0%	-
Other	0%	-
Total	100%	187,500
Year Developed	6	
Supportable Land Costs	7%	of construction costs

Distribution of Public Uses

Community Center	100%	62,500
Recreation Center	0%	-
Columbarium	0%	-
Performance Center	0%	-
Other	0%	-
Other	0%	-
Other	0%	-
Total	100%	62,500
Year Developed	6	
Supportable Land Costs	5%	of construction costs

Fiscal Impact Assumptions

Incremental Municipal Revenues Per Resident	\$	581
Incremental Municipal Revenues Per Employee	\$	268
Incremental Costs For Municipal Services Per Resident	\$	1,019
Incremental Costs For Municipal Services Per Employee	\$	470
Net Locally Funded Cost per School Aged Child	\$	5,626
Property Tax Rate [1]	\$	17.66

[1] Old tax rate, will be updated in later versions.

Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Projected Cash Flow from Redevelopment

Revenues and Cash Received	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Proceeds	\$	9,000,000										\$ 9,000,000
Rent Receipts for Existing Symmes Leases	\$	332,500	\$ 665,000									\$ 997,500
Property Sales												
Residential	\$	-	\$ 4,271,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,271,484
Medical	\$	-	\$ -	\$ -	\$ 2,706,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,706,375
Office	\$	-	\$ -	\$ -	\$ -	\$ 2,191,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,191,875
Public	\$	-	\$ -	\$ -	\$ -	\$ 465,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,625
Ground Leases												
Residential	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Medical	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Available Subsidy for Housing												
Other												
Other												
Transactional Costs	2.5%	\$ -	\$ (106,787)	\$ -	\$ (67,659)	\$ (66,438)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (240,884)
Total Cash Receipts		\$ 9,332,500	\$ 4,829,697	\$ -	\$ 2,638,716	\$ 2,591,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,391,975
		\$ 9,332,500	\$ 4,829,697	\$ -	\$ 2,638,716	\$ 2,591,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,391,975
												Real Estate Proceeds
												\$ 10,391,975
Expenditures												
Property Operation and Maintenance	\$	1,000,000	\$ 800,000									\$ 1,800,000
Legal	\$	85,000										\$ 85,000
Planning	\$	225,000										\$ 225,000
Debris	\$	25,000										\$ 25,000
Bonding	\$	50,000										\$ 50,000
Contingency	\$	350,000										\$ 350,000
Miscellaneous	5.0%	\$ 86,750										\$ 86,750
Building Demolition				\$ 1,200,000								\$ 1,200,000
Purchase of Property	\$	7,100,000										\$ 7,100,000
Reduction of Bond Principal Due to Land Sales	\$	-	\$ 4,271,484	\$ -	\$ 2,706,375	\$ 2,657,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,635,359
Required Bond Principal Payment			\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
Interest Costs	\$	405,000	\$ 384,750	\$ 172,283	\$ 152,033	\$ 34,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Deficit for Public Uses												
Capital Cost Deficit for Public Uses												
Public Overlook & Park					\$ 2,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,100,000
Other Public Infrastructure												
Other												
Total Expenditures	\$	9,326,750	\$ 5,906,234	\$ 1,822,283	\$ 5,808,408	\$ 3,241,854	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 26,605,529
Cash Flow - Current Year	\$	5,750	\$ (1,076,537)	\$ (1,822,283)	\$ (3,169,693)	\$ (650,791)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	
Cash Flow - Project to Date	\$	5,750	\$ (1,070,787)	\$ (2,893,070)	\$ (6,062,763)	\$ (6,713,554)	\$ (6,813,554)	\$ (6,913,554)	\$ (7,013,554)	\$ (7,113,554)	\$ (7,213,554)	

Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Projected Cash Flow from Redevelopment

Revenues and Cash Received	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Balance												
Opening Balance		\$ 9,000,000	\$ 8,550,000	\$ 3,828,516	\$ 3,378,516	\$ 763,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Current Year	4.5%	\$ 405,000	\$ 384,750	\$ 172,283	\$ 152,033	\$ 34,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Required Principal Payment		\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Balance Before Elective Payments		\$ 8,550,000	\$ 8,100,000	\$ 3,378,516	\$ 2,928,516	\$ 313,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elective Principal Payment		\$ -	\$ 4,271,484	\$ -	\$ 2,165,100	\$ 313,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Principal Balance		\$ 8,550,000	\$ 3,828,516	\$ 3,378,516	\$ 763,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impacts Excluding Debt Service												
Net Fiscal Impact - Res		\$ -	\$ -	\$ (204,335)	\$ 373,995	\$ 373,995	\$ 373,995	\$ 373,995	\$ 373,995	\$ 373,995	\$ 373,995	\$ 373,995
Net Fiscal Impact - Med		\$ -	\$ -	\$ -	\$ -	\$ (75,750)	\$ 654,824	\$ 654,824	\$ 654,824	\$ 654,824	\$ 654,824	\$ 654,824
Net Fiscal Impact - Off		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (126,250)	\$ 465,437	\$ 465,437	\$ 465,437	\$ 465,437	\$ 465,437
Net Fiscal Impact - Pub		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)
Total Fiscal Impact Excluding Debt Service		\$ -	\$ -	\$ (204,335)	\$ 373,995	\$ 298,245	\$ 889,945	\$ 1,481,632	\$ 1,481,632	\$ 1,481,632	\$ 1,481,632	\$ 1,481,632
Cumulative Fiscal Impact		\$ -	\$ -	\$ (204,335)	\$ 169,660	\$ 467,905	\$ 1,357,850	\$ 2,839,481	\$ 4,321,113	\$ 5,802,745	\$ 7,284,377	
Cash Flow - Current Year												
Cash Flow - Current Year		\$ 5,750	\$ (1,076,537)	\$ (1,822,283)	\$ (3,169,693)	\$ (650,791)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)
Total Fiscal Impact Excluding Debt Service		\$ -	\$ -	\$ (204,335)	\$ 373,995	\$ 298,245	\$ 889,945	\$ 1,481,632	\$ 1,481,632	\$ 1,481,632	\$ 1,481,632	\$ 1,481,632
Total Impact - Current Year		\$ 5,750	\$ (1,076,537)	\$ (2,026,619)	\$ (2,795,697)	\$ (352,546)	\$ 789,945	\$ 1,381,632	\$ 1,381,632	\$ 1,381,632	\$ 1,381,632	\$ 1,381,632
Cash Flow - Project to Date												
Cash Flow - Project to Date		\$ 5,750	\$ (1,070,787)	\$ (2,893,070)	\$ (6,062,763)	\$ (6,713,554)	\$ (6,813,554)	\$ (6,913,554)	\$ (7,013,554)	\$ (7,113,554)	\$ (7,213,554)	\$ (7,213,554)
Cumulative Fiscal Impact		\$ -	\$ -	\$ (204,335)	\$ 169,660	\$ 467,905	\$ 1,357,850	\$ 2,839,481	\$ 4,321,113	\$ 5,802,745	\$ 7,284,377	\$ 7,284,377
Net Impact		\$ 5,750	\$ (1,070,787)	\$ (3,097,406)	\$ (5,893,103)	\$ (6,245,649)	\$ (5,455,705)	\$ (4,074,073)	\$ (2,692,441)	\$ (1,310,809)	\$ 70,823	

Additional Cash Outlay to Cover Debt Service **\$ (7,213,554)**

Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Projected Cash Flow from Redevelopment - Residential Uses
Assumptions

Type	Distribution	SF	Bedrooms	Average Unit Size	Estimated # of Units	Construction Costs	Construction Total	Supportable Land Value	Average Unit Cost	Average Selling Price	Sale Price Adj	Sale Price/SF	Land Val/Unit
Luxury	50%	93,750	3	4,000	23	\$ 170.00	\$ 15,937,500	\$ 2,390,625	\$ 782,000	\$ 1,040,060	0.33	\$ 260.02	\$ 102,000
Market	35%	65,625	2	2,000	33	\$ 150.00	\$ 9,843,750	\$ 1,476,563	\$ 345,000	\$ 431,250	0.25	\$ 215.63	\$ 45,000
Low-Mod	10%	18,750	2	1,250	15	\$ 100.00	\$ 1,875,000	\$ 281,250	\$ 143,750	\$ 158,125	0.1	\$ 126.50	\$ 18,750
Very Low	5%	9,375	1	1,000	9	\$ 87.50	\$ 820,313	\$ 123,047	\$ 100,625	\$ 100,625	0	\$ 100.63	\$ 13,125
Other	0%	-	-	1,000	0	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	100%	187,500	-		81		\$ 28,476,563	\$ 4,271,484	\$ 406,177	\$ 684,921			\$ 52,980

Anticipated Development Year 3
 Anticipated Property Sale 2 8%
 Average Construction Costs \$ 125.00

	YEAR	1	2	3	4	5	6	7	8	9	10
Property Sales Revenues	\$	-	\$ 4,271,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$	-	\$ 341,719	\$ 341,719	\$ 341,719	\$ 341,719	\$ 341,719	\$ 341,719	\$ 341,719	\$ 341,719	\$ 341,719

Projected Development

Built SF	\$ -	\$ -	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500	\$ 187,500
Building Value	\$ -	\$ -	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563	\$ 28,476,563
Land Value	\$ -	\$ -	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484	\$ 4,271,484
Taxable Value	\$ -	\$ -	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047	\$ 32,748,047

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Fiscal Impacts

Type	BRs	Units	Pop Multiplier	School Children	Pop Impact	School Children
Luxury	3	23	3.01	0.42	70.45	9.73
Market	2	33	1.96	0.27	64.43	8.85
Low-Mod	2	15	1.96	0.27	29.46	4.05
Very Low	1	9	1.23	-	11.52	-
Other	-	-	-	-	-	-
Total	-	81			175.86	22.63

Property Tax Rate \$ 17.66

Residents	-	-	176	176	176	176	176	176	176	176
School Age Children	-	-	23	23	23	23	23	23	23	23
Employees	-	-	-	-	-	-	-	-	-	-

Fiscal Impacts

Incremental Municipal Revenues - Residen	0	0	\$ 102,174	\$ 102,174	\$ 102,174	\$ 102,174	\$ 102,174	\$ 102,174	\$ 102,174	\$ 102,174	\$ 102,174
Incremental Municipal Revenues - Employe	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	0	\$ -	\$ -	\$ 578,331	\$ 578,331	\$ 578,331	\$ 578,331	\$ 578,331	\$ 578,331	\$ 578,331	\$ 578,331
Total Revenues	0	0	\$ 102,174	\$ 680,504	\$ 680,504	\$ 680,504	\$ 680,504	\$ 680,504	\$ 680,504	\$ 680,504	\$ 680,504

Incremental Costs For Municipal Services -	0	0	\$ 179,200	\$ 179,200	\$ 179,200	\$ 179,200	\$ 179,200	\$ 179,200	\$ 179,200	\$ 179,200	\$ 179,200
Incremental Costs For Municipal Services -	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0	\$ 127,309	\$ 127,309	\$ 127,309	\$ 127,309	\$ 127,309	\$ 127,309	\$ 127,309	\$ 127,309	\$ 127,309
Total Costs	0	0	\$ 306,509	\$ 306,509	\$ 306,509	\$ 306,509	\$ 306,509	\$ 306,509	\$ 306,509	\$ 306,509	\$ 306,509

Net Fiscal Impact 0 0 \$ (204,335) \$ 373,995 \$ 373,995 \$ 373,995 \$ 373,995 \$ 373,995 \$ 373,995 \$ 373,995

Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Projected Cash Flow from Redevelopment - Office Uses
Assumptions

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Class A	100%	187,500	\$ 167	\$31,312,500	\$ 2,191,875
Class B	0%	-	\$ 134	\$ -	\$ -
Class C	0%	-	\$ 107	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	187,500		\$31,312,500	\$ 2,191,875
Anticipated Development Year			6		
Anticipated Property Sale			5	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ -	\$ 2,191,875	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ -	\$ 175,350	\$ 175,350	\$ 175,350	\$ 175,350	\$ 175,350	\$ 175,350

Projected Development

Built SF	-	-	-	-	-	187,500	187,500	187,500	187,500	187,500
Building Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,312,500	\$ 31,312,500	\$ 31,312,500	\$ 31,312,500	\$ 31,312,500
Land Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,191,875	\$ 2,191,875	\$ 2,191,875	\$ 2,191,875	\$ 2,191,875
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,504,375	\$ 33,504,375	\$ 33,504,375	\$ 33,504,375	\$ 33,504,375

Fiscal Impacts

SF Per Empl Estimated Employees

Type													
Class A	300	625.00	0	0	0	0	0	625	625	625	625	625	625
Class B	275	-	0	0	0	0	0	0	0	0	0	0	0
Class C	250	-	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Total		625.00	0	0	0	0	0	625	625	625	625	625	625
Property Tax Rate		\$ 17.66											

Employees	0	0	0	0	0	625	625	625	625	625
Fiscal Impacts										
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ 167,500	\$ 167,500	\$ 167,500	\$ 167,500	\$ 167,500
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,687	\$ 591,687	\$ 591,687	\$ 591,687
Total Revenues	0	0	\$ -	\$ -	\$ -	\$ 167,500	\$ 759,187	\$ 759,187	\$ 759,187	\$ 759,187
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ 293,750	\$ 293,750	\$ 293,750	\$ 293,750	\$ 293,750
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ -	\$ -	\$ 293,750	\$ 293,750	\$ 293,750	\$ 293,750	\$ 293,750

Net Fiscal Impact	0	0	\$ -	\$ -	\$ -	\$ (126,250)	\$ 465,437	\$ 465,437	\$ 465,437	\$ 465,437
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Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Projected Cash Flow from Redevelopment - Medical Uses
Assumptions

Assumptions			Constructio n Costs	Construction Total	Supportable Land Value
Type	Distribution	SF			
Physician-centric	20%	37,500	200	\$ 7,500,000	\$ 525,000
Medical Office	20%	37,500	186	\$ 6,975,000	\$ 488,250
Bio-tech	60%	112,500	215	\$ 24,187,500	\$ 1,693,125
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	187,500		\$ 38,662,500	\$ 2,706,375
Anticipated Development Year			5		
Anticipated Property Sale			4	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ 2,706,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ 216,510	\$ 216,510	\$ 216,510	\$ 216,510	\$ 216,510	\$ 216,510	\$ 216,510	\$ 216,510

Projected Development

Built SF	-	-	-	-	187,500	187,500	187,500	187,500	187,500	187,500	187,500
Building Value	\$ -	\$ -	\$ -	\$ -	\$ 38,662,500	\$ 38,662,500	\$ 38,662,500	\$ 38,662,500	\$ 38,662,500	\$ 38,662,500	\$ 38,662,500
Land Value	\$ -	\$ -	\$ -	\$ -	\$ 2,706,375	\$ 2,706,375	\$ 2,706,375	\$ 2,706,375	\$ 2,706,375	\$ 2,706,375	\$ 2,706,375
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ 41,368,875	\$ 41,368,875	\$ 41,368,875	\$ 41,368,875	\$ 41,368,875	\$ 41,368,875	\$ 41,368,875

Fiscal Impacts

SF Per Employee	Estimated Employees
--------------------	------------------------

Type												
Physician-centric	400	93.75	0	0	0	0	93.75	93.75	93.75	93.75	93.75	93.75
Medical Office	400	93.75	0	0	0	0	93.75	93.75	93.75	93.75	93.75	93.75
Bio-tech	600	187.50	0	0	0	0	187.5	187.5	187.5	187.5	187.5	187.5
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Total		375.00	0	0	0	0	375	375	375	375	375	375
Property Tax Rate		\$ 17.66										

Employees	0	0	0	0	375	375	375	375	375	375	375
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Incremental Municipal Revenues - Employees	0	0 \$	- \$	- \$	100,500	100,500	100,500	100,500	100,500	100,500	100,500
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,574	\$ 730,574	\$ 730,574	\$ 730,574	\$ 730,574	\$ 730,574
Total Revenues	0	0 \$	- \$	- \$	100,500	831,074	831,074	831,074	831,074	831,074	831,074
Incremental Costs For Municipal Services - Residents	0	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Incremental Costs For Municipal Services - Employee	0	0 \$	- \$	- \$	176,250	176,250	176,250	176,250	176,250	176,250	176,250
Education Costs	0	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total Costs	0	0 \$	- \$	- \$	176,250	176,250	176,250	176,250	176,250	176,250	176,250
Net Fiscal Impact	0	0 \$	- \$	- \$	(75,750)	654,824	654,824	654,824	654,824	654,824	654,824

Symmes Campus Redevelopment: Scenario I
Anticipating the Market - "The Employment Center"
Projected Cash Flow from Redevelopment - Public Uses

Assumptions

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Community Center	100%	62,500	\$ 149	\$ 9,312,500	\$ 465,625
Recreation Center	0%	-	\$ 145	\$ -	\$ -
Columbarium	0%	-	\$ 116	\$ -	\$ -
Performance Center	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	62,500		\$ 9,312,500	\$ 465,625

Anticipated Development Year

6

Anticipated Property Sale

5

8%

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ -	\$ 465,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ -	\$ 37,250	\$ 37,250	\$ 37,250	\$ 37,250	\$ 37,250	\$ 37,250	\$ 37,250	\$ 37,250

Projected Development

Built SF	-	-	-	-	-	62,500	62,500	62,500	62,500	62,500	62,500	62,500
Building Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,312,500	\$ 9,312,500	\$ 9,312,500	\$ 9,312,500	\$ 9,312,500	\$ 9,312,500	\$ 9,312,500
Land Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,625	\$ 465,625	\$ 465,625	\$ 465,625	\$ 465,625	\$ 465,625	\$ 465,625
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,778,125	\$ 9,778,125	\$ 9,778,125	\$ 9,778,125	\$ 9,778,125	\$ 9,778,125	\$ 9,778,125

Fiscal Impacts

SF Per Employee	Estimated Employees
-----------------	---------------------

Type

Recreation Center	1000	62.50	0	0	0	0	0	0	62.5	62.5	62.5	62.5	62.5	62.5
Columbarium	10000	-	0	0	0	0	0	0	0	0	0	0	0	0
Performance Center	1000	-	0	0	0	0	0	0	0	0	0	0	0	0
Other	1000	-	0	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0	0
Total		62.50	0	0	0	0	0	0	62.5	62.5	62.5	62.5	62.5	62.5

Property Tax Rate

\$ 17.66

Tax Exempt

Y

Employees	0	0	0	0	0	0	0	62.5	62.5	62.5	62.5	62.5	62.5	62.5
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Fiscal Impacts

Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ -	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	0	0	\$ -	\$ -	\$ -	\$ -	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750	\$ 16,750
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ -	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375	\$ 29,375

Net Fiscal Impact	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)	\$ (12,625)
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**Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Key Assumptions**

Baseline Condition

Total Acres	18
Required Open Space	55%
Net Developable Acres	8.1
Existing Building SF	200,000

Financial Assumptions

Purchase Price	\$	7,100,000	
Planning	\$	225,000	
Legal	\$	85,000	
Bonding Costs	\$	50,000	
Contingencies	\$	350,000	
Annual Operations	\$	800,000	\$ 8,610,000
Bond Amount	\$	9,000,000	
Bond Term		20	
Interest Rate		4.5%	

Redevelopment Assumptions

Total Building SF	550,000	
SF of Existing Buildings Demolished	200,000	100%
SF of Existing Buildings Retained	-	0%
Demolition Cost Per SF	\$ 10	
Estimated Demolition Costs	\$ 2,000,000	
SF of New Construction	550,000	
Ground Rent Multiplier	8%	

Distribution of Uses

		SF	Disposition
Residential	75%	412,500	S
Medical	5%	27,500	S
Office	10%	55,000	S
Public	10%	55,000	S
Total	100%	550,000	

Distribution of Residential Uses

		SF	Bedrooms	Number Units
Luxury	50%	206,250	3	52
Market	35%	144,375	2	72
Low-Mod	10%	41,250	2	33
Very Low	5%	20,625	1	21
Other	0%	-		
Total	100%	412,500		177

Year Developed	3
Supportable Land Costs	15% of construction costs

Total Affordable Units	54
Total Market Rate Units	124
Average Residential Selling Price	\$ 684,921

Distribution of Medical Uses

	Physician-centric	20%	5,500
	Medical Office	20%	5,500
	Bio-tech	60%	16,500
	Other	0%	-
	Other	0%	-
	Other	0%	-
	Total	100%	27,500
Year Developed		4	
Supportable Land Costs		7%	of construction costs

Distribution of Office Uses

	Class A	100%	55,000
	Class B	0%	-
	Class C	0%	-
	Other	0%	-
	Other	0%	-
	Other	0%	-
	Total	100%	55,000
Year Developed		5	
Supportable Land Costs		7%	of construction costs

Distribution of Public Uses

	Community Center	100%	55,000
	Recreation Center	0%	-
	Columbarium	0%	-
	Performance Center	0%	-
	Other	0%	-
	Other	0%	-
	Other	0%	-
	Total	100%	55,000
Year Developed		6	
Supportable Land Costs		5%	of construction costs

Fiscal Impact Assumptions

Incremental Municipal Revenues Per Resident	\$	581
Incremental Municipal Revenues Per Employee	\$	268
Incremental Costs For Municipal Services Per Resident	\$	1,019
Incremental Costs For Municipal Services Per Employee	\$	470
Net Locally Funded Cost per School Aged Child	\$	5,626
Property Tax Rate [1]	\$	17.66

[1] Old tax rate, will be updated in later versions.

**Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Projected Cash Flow from Redevelopment**

	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative	
Revenues and Cash Received													
Bond Proceeds	\$	9,000,000										\$ 9,000,000	
Rent Receipts for Existing Symmes Leases	\$	332,500	\$ 665,000									\$ 997,500	
Property Sales													
Residential	\$	-	\$ 9,397,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,397,266	
Medical	\$	-	\$ -	\$ 396,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396,935	
Office	\$	-	\$ -	\$ -	\$ 642,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 642,950	
Public	\$	-	\$ -	\$ -	\$ -	\$ 409,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409,750	
Ground Leases													
Residential	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Medical	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Office	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Public	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Available Subsidy for Housing													
Other													
Other													
Transactional Costs	2.5%	\$ -	\$ (234,932)	\$ (9,923)	\$ (16,074)	\$ (10,244)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (271,173)	
Total Cash Receipts	\$	9,332,500	\$ 9,827,334	\$ 387,012	\$ 626,876	\$ 399,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,573,228	
	\$	9,332,500	\$ 9,827,334	\$ 387,012	\$ 626,876	\$ 399,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,573,228	
												Real Estate Proceeds	\$ 11,573,228
Expenditures													
Property Operation and Maintenance	\$	1,000,000	\$ 800,000									\$ 1,800,000	
Legal	\$	85,000										\$ 85,000	
Planning	\$	225,000										\$ 225,000	
Debris	\$	25,000										\$ 25,000	
Bonding	\$	50,000										\$ 50,000	
Contingency	\$	350,000										\$ 350,000	
Miscellaneous	5.0%	\$ 86,750										\$ 86,750	
Building Demolition			\$ 2,000,000									\$ 2,000,000	
Purchase of Property	\$	7,100,000										\$ 7,100,000	
Reduction of Bond Principal Due to Land Sales	\$	-	\$ 9,397,266	\$ 396,935	\$ 642,950	\$ 409,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,846,901	
Required Bond Principal Payment			\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000	
Interest Costs	\$	405,000	\$ 384,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Deficit for Public Uses													
Capital Cost Deficit for Public Uses													
Public Overlook & Park				\$ 2,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,100,000	
Other Public Infrastructure													
Other													
Total Expenditures	\$	9,326,750	\$ 11,032,016	\$ 2,396,935	\$ 3,142,950	\$ 509,750	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 26,908,401	
Cash Flow - Current Year	\$	5,750	\$ (1,204,682)	\$ (2,009,923)	\$ (2,516,074)	\$ (110,244)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	
Cash Flow - Project to Date	\$	5,750	\$ (1,198,932)	\$ (3,208,855)	\$ (5,724,929)	\$ (5,835,173)	\$ (5,935,173)	\$ (6,035,173)	\$ (6,135,173)	\$ (6,235,173)	\$ (6,335,173)	\$ (6,335,173)	

Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Projected Cash Flow from Redevelopment

	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Balance												
Opening Balance		\$ 9,000,000	\$ 8,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Current Year	4.5%	\$ 405,000	\$ 384,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Required Principal Payment		\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Balance Before Elective Payments		\$ 8,550,000	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elective Principal Payment		\$ -	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Principal Balance		\$ 8,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impacts Excluding Debt Service												
Net Fiscal Impact - Res		\$ -	\$ -	\$ (449,538)	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789
Net Fiscal Impact - Med		\$ -	\$ -	\$ -	\$ (11,110)	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041
Net Fiscal Impact - Off		\$ -	\$ -	\$ -	\$ -	\$ (37,033)	\$ 136,528	\$ 136,528	\$ 136,528	\$ 136,528	\$ 136,528	\$ 136,528
Net Fiscal Impact - Pub		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (11,110)	\$ (11,110)	\$ (11,110)	\$ (11,110)	\$ (11,110)	\$ (11,110)
Total Fiscal Impact Excluding Debt Service		\$ -	\$ -	\$ (449,538)	\$ 811,679	\$ 881,797	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249
Cumulative Fiscal Impact		\$ -	\$ -	\$ (449,538)	\$ 362,142	\$ 1,243,939	\$ 2,288,187	\$ 3,332,436	\$ 4,376,684	\$ 5,420,933	\$ 6,465,182	
Cash Flow - Current Year												
Cash Flow - Current Year		\$ 5,750	\$ (1,204,682)	\$ (2,009,923)	\$ (2,516,074)	\$ (110,244)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)
Total Fiscal Impact Excluding Debt Service		\$ -	\$ -	\$ (449,538)	\$ 811,679	\$ 881,797	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249	\$ 1,044,249
Total Impact - Current Year		\$ 5,750	\$ (1,204,682)	\$ (2,459,461)	\$ (1,704,394)	\$ 771,553	\$ 944,249	\$ 944,249	\$ 944,249	\$ 944,249	\$ 944,249	\$ 944,249
Cash Flow - Project to Date												
Cash Flow - Project to Date		\$ 5,750	\$ (1,198,932)	\$ (3,208,855)	\$ (5,724,929)	\$ (5,835,173)	\$ (5,935,173)	\$ (6,035,173)	\$ (6,135,173)	\$ (6,235,173)	\$ (6,335,173)	\$ (6,335,173)
Cumulative Fiscal Impact		\$ -	\$ -	\$ (449,538)	\$ 362,142	\$ 1,243,939	\$ 2,288,187	\$ 3,332,436	\$ 4,376,684	\$ 5,420,933	\$ 6,465,182	
Net Impact		\$ 5,750	\$ (1,198,932)	\$ (3,658,393)	\$ (5,362,787)	\$ (4,591,234)	\$ (3,646,985)	\$ (2,702,737)	\$ (1,758,488)	\$ (814,239)	\$ 130,009	
Additional Cash Outlay to Cover Debt Service												\$ (6,335,173)

Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Projected Cash Flow from Redevelopment - Residential Uses
Assumptions

Type	Distribution	SF	Bedrooms	Average Unit Size	Estimated # of Units	Construction Costs	Construction Total	Supportable Land Value	Average Unit Cost	Avg Selling Price	Sale Price Adjustment	Sale Price/SF	Land Val/Unit
Luxury	50%	206,250	3	4,000	52	\$ 170.00	\$ 35,062,500	\$ 5,259,375	\$ 782,000	\$ 1,040,060	0.33	\$ 260.02	\$ 102,000
Market	35%	144,375	2	2,000	72	\$ 150.00	\$ 21,656,250	\$ 3,248,438	\$ 345,000	\$ 431,250	0.25	\$ 215.63	\$ 45,000
Low-Mod	10%	41,250	2	1,250	33	\$ 100.00	\$ 4,125,000	\$ 618,750	\$ 143,750	\$ 158,125	0.1	\$ 126.50	\$ 18,750
Very Low	5%	20,625	1	1,000	21	\$ 87.50	\$ 1,804,688	\$ 270,703	\$ 100,625	\$ 100,625	0	\$ 100.63	\$ 13,125
Other	0%	-	-	1,000	0	\$ -	\$ -	\$ -	\$ -	\$ -			
Total	100%	412,500	-		177		\$ 62,648,438	\$ 9,397,266	\$ 406,177	\$ 684,921			\$ 52,980

Anticipated Development Year 3

Anticipated Property Sale 2

Average Construction Costs \$ 125.00

YEAR	1	2	3	4	5	6	7	8	9	10
Property Sales Revenues	\$ -	\$ 9,397,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ 751,781	\$ 751,781	\$ 751,781	\$ 751,781	\$ 751,781	\$ 751,781	\$ 751,781	\$ 751,781	\$ 751,781

Projected Development

Built SF	-	-	412,500	412,500	412,500	412,500	412,500	412,500	412,500	412,500	412,500
Building Value	\$ -	\$ -	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438	\$ 62,648,438
Land Value	\$ -	\$ -	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266	\$ 9,397,266
Taxable Value	\$ -	\$ -	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703	\$ 72,045,703

453117.6297

Fiscal Impacts

Type	BRs	Units	Pop Multiplier	School Children	Pop Impact	School Children
Luxury	3	52	3.006	0.4151	154.996875	21.40359375
Market	2	72	1.9637	0.2698	141.7545938	19.4761875
Low-Mod	2	33	1.9637	0.2698	64.8021	8.9034
Very Low	1	21	1.2284	0	25.33575	0
Other	-	-			0	0
Total	-	177			386.8893188	49.78318125

Property Tax Rate

\$ 17.66

Residents	0	0	386.89	386.89	386.89	386.89	386.89	386.89	386.89	386.89	386.89
School Age Children	0	0	49.78	49.78	49.78	49.78	49.78	49.78	49.78	49.78	49.78
Employees	0	0	0	0	0	0	0	0	0	0	0
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0	\$ 224,783	\$ 224,783	\$ 224,783	\$ 224,783	\$ 224,783	\$ 224,783	\$ 224,783	\$ 224,783	\$ 224,783
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	0	\$ -	\$ -	\$ 1,272,327	\$ 1,272,327	\$ 1,272,327	\$ 1,272,327	\$ 1,272,327	\$ 1,272,327	\$ 1,272,327	\$ 1,272,327
Total Revenues	0	0	\$ 224,783	\$ 1,497,110	\$ 1,497,110	\$ 1,497,110	\$ 1,497,110	\$ 1,497,110	\$ 1,497,110	\$ 1,497,110	\$ 1,497,110
Incremental Costs For Municipal Services - Residents	0	0	\$ 394,240	\$ 394,240	\$ 394,240	\$ 394,240	\$ 394,240	\$ 394,240	\$ 394,240	\$ 394,240	\$ 394,240
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0	\$ 280,080	\$ 280,080	\$ 280,080	\$ 280,080	\$ 280,080	\$ 280,080	\$ 280,080	\$ 280,080	\$ 280,080
Total Costs	0	0	\$ 674,320	\$ 674,320	\$ 674,320	\$ 674,320	\$ 674,320	\$ 674,320	\$ 674,320	\$ 674,320	\$ 674,320

Net Fiscal Impact

0	0	\$ (449,538)	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789	\$ 822,789
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Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Projected Cash Flow from Redevelopment - Office Uses

Assumptions					
Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Class A	100%	55,000	\$ 167	\$ 9,185,000	\$ 642,950
Class B	0%	-	\$ 134	\$ -	\$ -
Class C	0%	-	\$ 107	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	55,000		\$ 9,185,000	\$ 642,950
Anticipated Development Year			5		
Anticipated Property Sale			4	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ 642,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ 51,436	\$ 51,436	\$ 51,436	\$ 51,436	\$ 51,436	\$ 51,436	\$ 51,436

Projected Development

Built SF	-	-	-	-	55,000	55,000	55,000	55,000	55,000	55,000
Building Value	\$ -	\$ -	\$ -	\$ -	\$ 9,185,000	\$ 9,185,000	\$ 9,185,000	\$ 9,185,000	\$ 9,185,000	\$ 9,185,000
Land Value	\$ -	\$ -	\$ -	\$ -	\$ 642,950	\$ 642,950	\$ 642,950	\$ 642,950	\$ 642,950	\$ 642,950
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ 9,827,950	\$ 9,827,950	\$ 9,827,950	\$ 9,827,950	\$ 9,827,950	\$ 9,827,950

Fiscal Impacts

SF Per Employee	Estimated Employees
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Type												
Class A	300	183	-	-	-	183	183	183	183	183	183	183
Class B	275	-	-	-	-	-	-	-	-	-	-	-
Class C	250	-	-	-	-	-	-	-	-	-	-	-
Other												
Other												
Other												
Total		183	-	-	-	183	183	183	183	183	183	183
Property Tax Rate		\$ 17.66										

Employees	0	0	0	0	183	183	183	183	183	183	183
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ 49,133	\$ 49,133	\$ 49,133	\$ 49,133	\$ 49,133	\$ 49,133	\$ 49,133
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,562	\$ 173,562	\$ 173,562	\$ 173,562	\$ 173,562	\$ 173,562
Total Revenues	0	0	\$ -	\$ -	\$ 49,133	\$ 222,695	\$ 222,695	\$ 222,695	\$ 222,695	\$ 222,695	\$ 222,695
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ -	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167	\$ 86,167
Net Fiscal Impact	0	0	\$ -	\$ -	\$ (37,033)	\$ 136,528	\$ 136,528	\$ 136,528	\$ 136,528	\$ 136,528	\$ 136,528

Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Projected Cash Flow from Redevelopment - Medical Uses

Assumptions			Construction Costs	Construction Total	Supportable Land Value
Type	Distribution	SF			
Physician-centric	20%	5,500	200	\$ 1,100,000	\$ 77,000
Medical Office	20%	5,500	186	\$ 1,023,000	\$ 71,610
Bio-tech	60%	16,500	215	\$ 3,547,500	\$ 248,325
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	27,500		\$ 5,670,500	\$ 396,935
Anticipated Development Year			4		
Anticipated Property Sale			3	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ 396,935	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ 31,755	\$ 31,755	\$ 31,755	\$ 31,755	\$ 31,755	\$ 31,755	\$ 31,755	\$ 31,755

Projected Development

Built SF	-	-	-	27,500	27,500	27,500	27,500	27,500	27,500	27,500
Building Value	\$ -	\$ -	\$ -	\$ 5,670,500	\$ 5,670,500	\$ 5,670,500	\$ 5,670,500	\$ 5,670,500	\$ 5,670,500	\$ 5,670,500
Land Value	\$ -	\$ -	\$ -	\$ 396,935	\$ 396,935	\$ 396,935	\$ 396,935	\$ 396,935	\$ 396,935	\$ 396,935
Taxable Value	\$ -	\$ -	\$ -	\$ 6,067,435	\$ 6,067,435	\$ 6,067,435	\$ 6,067,435	\$ 6,067,435	\$ 6,067,435	\$ 6,067,435

Fiscal Impacts

Type	SF Per Employee	Estimated Employees										
Physician-centric	400	13.75	0	0	0	13.75	13.75	13.75	13.75	13.75	13.75	13.75
Medical Office	400	13.75	0	0	0	13.75	13.75	13.75	13.75	13.75	13.75	13.75
Bio-tech	600	27.50	0	0	0	27.5	27.5	27.5	27.5	27.5	27.5	27.5
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Total		55.00	0	0	0	55	55	55	55	55	55	55
Property Tax Rate		\$ 17.66										

Employees	0	0	0	55	55	55	55	55	55	55	55
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 107,151	\$ 107,151	\$ 107,151	\$ 107,151	\$ 107,151	\$ 107,151	\$ 107,151
Total Revenues	0	0	\$ -	\$ 14,740	\$ 121,891	\$ 121,891	\$ 121,891	\$ 121,891	\$ 121,891	\$ 121,891	\$ 121,891
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850
Net Fiscal Impact	0	0	\$ -	\$ (11,110)	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041	\$ 96,041

Symmes Campus Redevelopment: Scenario II
Responding to Current Market Conditions - "The Village"
Projected Cash Flow from Redevelopment - Public Uses
Assumptions

Type	Distribution	SF	Construction		Supportable Land Value
			Costs	Total	
Community Center	100%	55,000	\$ 149	\$ 8,195,000	\$ 409,750
Recreation Center	0%	-	\$ 145	\$ -	\$ -
Columbarium	0%	-	\$ 116	\$ -	\$ -
Performance Center	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	55,000		\$ 8,195,000	\$ 409,750

Anticipated Development Year 6

Anticipated Property Sale 5 8%

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ -	\$ 409,750	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ -	\$ 32,780	\$ 32,780	\$ 32,780	\$ 32,780	\$ 32,780	\$ 32,780

Projected Development

Built SF	-	-	-	-	-	55,000	55,000	55,000	55,000	55,000
Building Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,195,000	\$ 8,195,000	\$ 8,195,000	\$ 8,195,000	\$ 8,195,000
Land Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409,750	\$ 409,750	\$ 409,750	\$ 409,750	\$ 409,750
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,604,750	\$ 8,604,750	\$ 8,604,750	\$ 8,604,750	\$ 8,604,750

Fiscal Impacts

SF Per Employee	Estimated Employees
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Type													
Recreation Center	1000	55.00	0	0	0	0	0	55	55	55	55	55	55
Columbarium	10000	-	0	0	0	0	0	0	0	0	0	0	0
Performance Center	1000	-	0	0	0	0	0	0	0	0	0	0	0
Other	1000	-	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Total		55.00	0	0	0	0	0	55	55	55	55	55	55
Property Tax Rate		\$ 17.66											
Tax Exempt		Y											

Employees	0	0	0	0	0	55	55	55	55	55
Fiscal Impacts										
Incremental Municipal Revenues - Residents	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0 \$	-	\$ -	\$ -	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	0	0 \$	-	\$ -	\$ -	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740	\$ 14,740
Incremental Costs For Municipal Services - Residents	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0 \$	-	\$ -	\$ -	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850
Education Costs	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0 \$	-	\$ -	\$ -	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850	\$ 25,850

Net Fiscal Impact	0	0 \$	-	\$ -	\$ -	\$ (11,110)	\$ (11,110)	\$ (11,110)	\$ (11,110)	\$ (11,110)
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DRAFT

**Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Key Assumptions**

Baseline Condition

Total Acres	18
Required Open Space	55%
Net Developable Acres	8.1
Existing Building SF	200,000

Financial Assumptions

Purchase Price	\$	7,100,000	
Planning	\$	225,000	
Legal	\$	85,000	
Bonding Costs	\$	50,000	
Contingencies	\$	350,000	
Annual Operations	\$	800,000	\$ 8,610,000
Bond Amount	\$	9,000,000	
Bond Term		20	
Interest Rate		4.5%	

Redevelopment Assumptions

Total Building SF	425,000	
SF of Existing Buildings Demolished	130,000	65%
SF of Existing Buildings Retained	70,000	35%
Demolition Cost Per SF	\$ 10	
Estimated Demolition Costs	\$ 1,300,000	
SF of New Construction	355,000	
Ground Rent Multiplier	8%	

Distribution of Uses

		SF	Disposition
Residential	90%	382,500	S
Medical	10%	42,500	S
Office	0%	-	S
Public	0%	-	S
Total	100%	425,000	

Distribution of Residential Uses

		SF	Bedrooms	Number Units
Luxury	25%	95,625	3	24
Market	35%	133,875	2	67
Low-Mod	5%	19,125	2	15
Very Low	5%	19,125	1	19
Retirement	30%	114,750		153
Total	100%	382,500		278

Year Developed	3
Supportable Land Costs	15% of construction costs

Total Affordable Units	34	27%
Total Market Rate Units	91	72%
Average Residential Selling Price	\$ 591,463	

Distribution of Medical Uses

Physician-centric	20%	8,500
Medical Office	20%	8,500
Bio-tech	60%	25,500
Other	0%	-
Other	0%	-
Other	0%	-
Total	100%	42,500
Year Developed	4	
Supportable Land Costs	7%	of construction costs

Distribution of Office Uses

Class A	100%	-
Class B	0%	-
Class C	0%	-
Other	0%	-
Other	0%	-
Other	0%	-
Total	100%	-
Year Developed	5	
Supportable Land Costs	7%	of construction costs

Distribution of Public Uses

Community Center	100%	-
Recreation Center	0%	-
Columbarium	0%	-
Performance Center	0%	-
Other	0%	-
Other	0%	-
Other	0%	-
Total	100%	-
Year Developed	6	
Supportable Land Costs	5%	of construction costs

Fiscal Impact Assumptions

Incremental Municipal Revenues Per Resident	\$	581
Incremental Municipal Revenues Per Employee	\$	268
Incremental Costs For Municipal Services Per Resident	\$	1,019
Incremental Costs For Municipal Services Per Employee	\$	470
Net Locally Funded Cost per School Aged Child	\$	5,626
Property Tax Rate [1]	\$	17.66

[1] Old tax rate, will be updated in later versions.

**Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Projected Cash Flow from Redevelopment**

Revenues and Cash Received	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Proceeds		\$ 9,000,000										\$ 9,000,000
Rent Receipts for Existing Symmes Leases		\$ 332,500	\$ 665,000									\$ 997,500
Property Sales												
Residential		\$ -	\$ 8,140,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,140,078
Medical		\$ -	\$ -	\$ 613,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613,445
Office		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Leases												
Residential		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Medical		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Available Subsidy for Housing												
Other												
Other												
Transactional Costs	2.5%	\$ -	\$ (203,502)	\$ (15,336)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (218,838)
Total Cash Receipts		\$ 9,332,500	\$ 8,601,576	\$ 598,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,532,185
		\$ 9,332,500	\$ 8,601,576	\$ 598,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,532,185
												Real Estate Proceeds
												\$ 9,532,185
Expenditures												
Property Operation and Maintenance		\$ 1,000,000	\$ 800,000									\$ 1,800,000
Legal		\$ 85,000										\$ 85,000
Planning		\$ 225,000										\$ 225,000
Debris		\$ 25,000										\$ 25,000
Bonding		\$ 50,000										\$ 50,000
Contingency		\$ 350,000										\$ 350,000
Miscellaneous	5.0%	\$ 86,750										\$ 86,750
Building Demolition			\$ 1,300,000									\$ 1,300,000
Purchase of Property		\$ 7,100,000										\$ 7,100,000
Reduction of Bond Principal Due to Land Sales		\$ -	\$ 8,140,078	\$ 613,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,753,523
Required Bond Principal Payment			\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Interest Costs		\$ 405,000	\$ 384,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Deficit for Public Uses												
Capital Cost Deficit for Public Uses												
Public Overlook & Park				\$ 2,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,100,000
Other Public Infrastructure												
Other												
Total Expenditures		\$ 9,326,750	\$ 9,774,828	\$ 1,913,445	\$ 2,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 24,115,023
Cash Flow - Current Year		\$ 5,750	\$ (1,173,252)	\$ (1,315,336)	\$ (2,500,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	
Cash Flow - Project to Date		\$ 5,750	\$ (1,167,502)	\$ (2,482,838)	\$ (4,982,838)	\$ (5,082,838)	\$ (5,182,838)	\$ (5,282,838)	\$ (5,382,838)	\$ (5,482,838)	\$ (5,582,838)	

**Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Projected Cash Flow from Redevelopment**

YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Balance											
Opening Balance	\$ 9,000,000	\$ 8,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Current Year	4.5% \$ 405,000	\$ 384,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Required Principal Payment	\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Balance Before Elective Payments	\$ 8,550,000	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elective Principal Payment	\$ -	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Principal Balance	\$ 8,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impacts Excluding Debt Service											
Net Fiscal Impact - Res	\$ -	\$ -	\$ (375,476)	\$ 726,637	\$ 726,637	\$ 726,637	\$ 726,637	\$ 726,637	\$ 726,637	\$ 726,637	\$ 726,637
Net Fiscal Impact - Med	\$ -	\$ -	\$ -	\$ (17,170)	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427
Net Fiscal Impact - Off	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact - Pub	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Fiscal Impact Excluding Debt Service	\$ -	\$ -	\$ (375,476)	\$ 709,467	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064
Cumulative Fiscal Impact	\$ -	\$ -	\$ (375,476)	\$ 333,991	\$ 1,209,055	\$ 2,084,118	\$ 2,959,182	\$ 3,834,246	\$ 4,709,309	\$ 5,584,373	
Cash Flow - Current Year	\$ 5,750	\$ (1,173,252)	\$ (1,315,336)	\$ (2,500,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)
Total Fiscal Impact Excluding Debt Service	\$ -	\$ -	\$ (375,476)	\$ 709,467	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064	\$ 875,064
Total Impact - Current Year	\$ 5,750	\$ (1,173,252)	\$ (1,690,812)	\$ (1,790,533)	\$ 775,064	\$ 775,064	\$ 775,064	\$ 775,064	\$ 775,064	\$ 775,064	\$ 775,064
Cash Flow - Project to Date	\$ 5,750	\$ (1,167,502)	\$ (2,482,838)	\$ (4,982,838)	\$ (5,082,838)	\$ (5,182,838)	\$ (5,282,838)	\$ (5,382,838)	\$ (5,482,838)	\$ (5,582,838)	\$ (5,582,838)
Cumulative Fiscal Impact	\$ -	\$ -	\$ (375,476)	\$ 333,991	\$ 1,209,055	\$ 2,084,118	\$ 2,959,182	\$ 3,834,246	\$ 4,709,309	\$ 5,584,373	\$ 5,584,373
Net Impact	\$ 5,750	\$ (1,167,502)	\$ (2,858,314)	\$ (4,648,847)	\$ (3,873,783)	\$ (3,098,720)	\$ (2,323,656)	\$ (1,548,592)	\$ (773,529)	\$ 1,535	\$ 1,535

Additional Cash Outlay to Cover Debt Service **\$ (5,582,838)**

Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Projected Cash Flow from Redevelopment - Residential Uses
Assumptions

Type	Distribution	SF	Bedrooms	Average Unit Size	Estimated # of Units	Construction Costs	Construction Total	Supportable Land Value	Average Unit Cost	Avg Selling Price	Sale Price Adj.	Sale Price/SF	Land Val/Unit
Luxury	25%	95,625	3	4,000	24	\$ 170.00	\$ 16,256,250	\$ 2,438,438	\$ 782,000	\$ 1,040,060	0.33	\$ 260.02	\$ 102,000
Market	35%	133,875	2	2,000	67	\$ 150.00	\$ 20,081,250	\$ 3,012,188	\$ 345,000	\$ 431,250	0.25	\$ 215.63	\$ 45,000
Low-Mod	5%	19,125	2	1,250	15	\$ 100.00	\$ 1,912,500	\$ 286,875	\$ 143,750	\$ 158,125	0.1	\$ 126.50	\$ 18,750
Very Low	5%	19,125	1	1,000	19	\$ 87.50	\$ 1,673,438	\$ 251,016	\$ 100,625	\$ 100,625	0	\$ 100.63	\$ 13,125
Retirement	30%	114,750	1	750	153	\$ 125.00	\$ 14,343,750	\$ 2,151,563	\$ 107,813	\$ 134,766	0.25	\$ 179.69	
Total	100%	382,500	-		278		\$ 54,267,188	\$ 8,140,078	\$ 224,270	\$ 591,463			\$ 29,253

Anticipated Development Year 3
 Anticipated Property Sale 2 8%
 Average Construction Costs \$ 125.00

YEAR	1	2	3	4	5	6	7	8	9	10
Property Sales Revenue	\$ -	\$ 8,140,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ 651,206	\$ 651,206	\$ 651,206	\$ 651,206	\$ 651,206	\$ 651,206	\$ 651,206	\$ 651,206	\$ 651,206

Projected Development

Built SF	\$ -	\$ -	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500	\$ 382,500
Building Value	\$ -	\$ -	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188	\$ 54,267,188
Land Value	\$ -	\$ -	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078	\$ 8,140,078
Taxable Value	\$ -	\$ -	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266	\$ 62,407,266

392,498.53

Fiscal Impacts

Type	BRs	Units	Pop Multiplier	School Children	Pop Impact	School Children
Luxury	3	24	3.01	0.42	72	10
Market	2	67	1.96	0.27	131	18
Low-Mod	2	15	1.96	0.27	30	4
Very Low	1	19	1.23	-	23	-
Retirement	1	153	1.23	-	188	-
Total	-	278			445	32

Property Tax Rate

\$ 17.66

Residents	-	-	445	445	445	445	445	445	445	445	445
School Age Children	-	-	32	32	32	32	32	32	32	32	32
Employees	-	-	-	-	-	-	-	-	-	-	-

Fiscal Impacts

Incremental Municipal Revenues - Residents	0	0	\$ 258,423	\$ 258,423	\$ 258,423	\$ 258,423	\$ 258,423	\$ 258,423	\$ 258,423	\$ 258,423	\$ 258,423
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	0	\$ -	\$ -	\$ 1,102,112	\$ 1,102,112	\$ 1,102,112	\$ 1,102,112	\$ 1,102,112	\$ 1,102,112	\$ 1,102,112	\$ 1,102,112
Total Revenues	0	0	\$ 258,423	\$ 1,360,535	\$ 1,360,535	\$ 1,360,535	\$ 1,360,535	\$ 1,360,535	\$ 1,360,535	\$ 1,360,535	\$ 1,360,535
Incremental Costs For Municipal Services - Residents	0	0	\$ 453,241	\$ 453,241	\$ 453,241	\$ 453,241	\$ 453,241	\$ 453,241	\$ 453,241	\$ 453,241	\$ 453,241
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0	\$ 180,657	\$ 180,657	\$ 180,657	\$ 180,657	\$ 180,657	\$ 180,657	\$ 180,657	\$ 180,657	\$ 180,657
Total Costs	0	0	\$ 633,899	\$ 633,899	\$ 633,899	\$ 633,899	\$ 633,899	\$ 633,899	\$ 633,899	\$ 633,899	\$ 633,899

Net Fiscal Impact 0 0 \$ (375,476) \$ 726,637 \$ 726,637 \$ 726,637 \$ 726,637 \$ 726,637 \$ 726,637 \$ 726,637

**Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Projected Cash Flow from Redevelopment - Office Uses
Assumptions**

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Class A	100%	-	\$ 167	\$ -	\$ -
Class B	0%	-	\$ 134	\$ -	\$ -
Class C	0%	-	\$ 107	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	-	\$ -	\$ -	\$ -
Anticipated Development Year			5		
Anticipated Property Sale			4	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Projected Development

Built SF	-	-	-	-	-	-	-	-	-	-
Building Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Fiscal Impacts

Type	SF Per Employee	Estimated Employees											
Class A	300	-	0	0	0	0	0	0	0	0	0	0	0
Class B	275	-	0	0	0	0	0	0	0	0	0	0	0
Class C	250	-	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Total		-	0	0	0	0	0	0	0	0	0	0	0
Property Tax Rate		\$ 17.66											

Employees	0	0	0	0	0	0	0	0	0	0	0	0	0
Fiscal Impacts													
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact			0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Projected Cash Flow from Redevelopment - Medical Uses
Assumptions

Assumptions			Constructio	Construction	Supportable
Type	Distribution	SF	n Costs	Total	Land Value
Physician-centric	20%	8,500	200	\$ 1,700,000	\$ 119,000
Medical Office	20%	8,500	186	\$ 1,581,000	\$ 110,670
Bio-tech	60%	25,500	215	\$ 5,482,500	\$ 383,775
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	42,500		\$ 8,763,500	\$ 613,445
Anticipated Development Year			4		
Anticipated Property Sale			3	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ 613,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ 49,076	\$ 49,076	\$ 49,076	\$ 49,076	\$ 49,076	\$ 49,076	\$ 49,076	\$ 49,076

Projected Development

Built SF	-	-	-	42,500	42,500	42,500	42,500	42,500	42,500	42,500
Building Value	\$ -	\$ -	\$ -	\$ 8,763,500	\$ 8,763,500	\$ 8,763,500	\$ 8,763,500	\$ 8,763,500	\$ 8,763,500	\$ 8,763,500
Land Value	\$ -	\$ -	\$ -	\$ 613,445	\$ 613,445	\$ 613,445	\$ 613,445	\$ 613,445	\$ 613,445	\$ 613,445
Taxable Value	\$ -	\$ -	\$ -	\$ 9,376,945	\$ 9,376,945	\$ 9,376,945	\$ 9,376,945	\$ 9,376,945	\$ 9,376,945	\$ 9,376,945

Fiscal Impacts

SF Per Employ Estimated Employees

Type												
Physician-centric	400	21.25	0	0	0	21.25	21.25	21.25	21.25	21.25	21.25	21.25
Medical Office	400	21.25	0	0	0	21.25	21.25	21.25	21.25	21.25	21.25	21.25
Bio-tech	600	42.50	0	0	0	42.5	42.5	42.5	42.5	42.5	42.5	42.5
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Total		85.00	0	0	0	85	85	85	85	85	85	85
Property Tax Rate		\$ 17.66										

Employees	0	0	0	85	85	85	85	85	85	85	85
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Fiscal Impacts

Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ 22,780	\$ 22,780	\$ 22,780	\$ 22,780	\$ 22,780	\$ 22,780	\$ 22,780	\$ 22,780
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 165,597	\$ 165,597	\$ 165,597	\$ 165,597	\$ 165,597	\$ 165,597	\$ 165,597
Total Revenues	0	0	\$ -	\$ 22,780	\$ 188,377	\$ 188,377	\$ 188,377	\$ 188,377	\$ 188,377	\$ 188,377	\$ 188,377
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950	\$ 39,950

Net Fiscal Impact	0	0	\$ -	\$ (17,170)	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427	\$ 148,427
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Symmes Campus Redevelopment: Scenario III
Residential/Retirement Community and Wellness Center
Projected Cash Flow from Redevelopment - Public Uses

Assumptions

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Community Center	100%	-	\$ 149	\$ -	\$ -
Recreation Center	0%	-	\$ 145	\$ -	\$ -
Columbarium	0%	-	\$ 116	\$ -	\$ -
Performance Center	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	-		\$ -	\$ -
Anticipated Development Year			6		
Anticipated Property Sale			5	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Projected Development

Built SF	-	-	-	-	-	-	-	-	-	-
Building Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Fiscal Impacts

SF Per Employee	Estimated Employees
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Type													
Recreation Center	1000	-	0	0	0	0	0	0	0	0	0	0	0
Columbarium	10000	-	0	0	0	0	0	0	0	0	0	0	0
Performance Center	1000	-	0	0	0	0	0	0	0	0	0	0	0
Other	1000	-	0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0	0
Total		-	0	0	0	0	0	0	0	0	0	0	0

Property Tax Rate	\$	17.66
Tax Exempt	Y	

Employees	0	0	0	0	0	0	0	0	0	0	0	0
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Fiscal Impacts

Incremental Municipal Revenues - Residents	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Residents	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Net Fiscal Impact	0	0 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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**Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Key Assumptions**

Baseline Condition

Total Acres	18
Required Open Space	55%
Net Developable Acres	8.1
Existing Building SF	200,000

Financial Assumptions

Purchase Price	\$	7,100,000	
Planning	\$	225,000	
Legal	\$	85,000	
Bonding Costs	\$	50,000	
Contingencies	\$	350,000	
Annual Operations	\$	800,000	\$ 8,610,000
Bond Amount	\$	9,000,000	
Bond Term		20	
Interest Rate		2.0%	

Redevelopment Assumptions

Total Building SF	475,000	
SF of Existing Buildings Demolished	175,000	88%
SF of Existing Buildings Retained	25,000	13%
Demolition Cost Per SF	\$ 10	
Estimated Demolition Costs	\$ 1,750,000	
SF of New Construction	450,000	
Ground Rent Multiplier	8%	

Distribution of Uses

		SF	Disposition
Residential	87%	413,250	S
Medical	6%	28,500	S
Office	0%	-	S
Public	7%	33,250	S
Total	100%	475,000	

Distribution of Residential Uses

		SF	Bedrooms	Number Units
Luxury	25%	103,313	3	26
Market	35%	144,638	2	72
Low-Mod	5%	20,663	2	17
Very Low	5%	20,663	1	21
Retirement	30%	123,975		165
Total	100%	413,250		301

Year Developed	3
Supportable Land Costs	15% of construction costs

Total Affordable Units	37	27%
Total Market Rate Units	98	72%
Average Residential Selling Price	\$ 591,463	

Distribution of Medical Uses

	Physician-centric	20%	5,700
	Medical Office	20%	5,700
	Bio-tech	60%	17,100
	Other	0%	-
	Other	0%	-
	Other	0%	-
	Total	100%	28,500
Year Developed		4	
Supportable Land Costs		7%	of construction costs

Distribution of Office Uses

	Class A	100%	-
	Class B	0%	-
	Class C	0%	-
	Other	0%	-
	Other	0%	-
	Other	0%	-
	Total	100%	-
Year Developed		5	
Supportable Land Costs		7%	of construction costs

Distribution of Public Uses

	Community Center	100%	33,250
	Recreation Center	0%	-
	Columbarium	0%	-
	Performance Center	0%	-
	Other	0%	-
	Other	0%	-
	Other	0%	-
	Total	100%	33,250
Year Developed		6	
Supportable Land Costs		7%	of construction costs

Fiscal Impact Assumptions

Incremental Municipal Revenues Per Resident	\$	581
Incremental Municipal Revenues Per Employee	\$	268
Incremental Costs For Municipal Services Per Resident	\$	1,019
Incremental Costs For Municipal Services Per Employee	\$	470
Net Locally Funded Cost per School Aged Child	\$	5,626
Property Tax Rate [1]	\$	17.66

[1] Old tax rate, will be updated in later versions.

**Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Projected Cash Flow from Redevelopment**

Revenues and Cash Received	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Proceeds		\$ 9,000,000										\$ 9,000,000
Rent Receipts for Existing Symmes Leases		\$ 332,500	\$ 665,000									\$ 997,500
Property Sales												
Residential		\$ -	\$ 8,794,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,794,477
Medical		\$ -	\$ -	\$ 411,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 411,369
Office		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public		\$ -	\$ -	\$ -	\$ -	\$ 346,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 346,798
Ground Leases												
Residential		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Medical		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Available Subsidy for Housing												
Other												
Other												
Transactional Costs	2.5%	\$ -	\$ (219,862)	\$ (10,284)	\$ -	\$ (8,670)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (238,816)
Total Cash Receipts		\$ 9,332,500	\$ 9,239,615	\$ 401,085	\$ -	\$ 338,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,311,327
		\$ 9,332,500	\$ 9,239,615	\$ 401,085	\$ -	\$ 338,128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,311,327
												Real Estate Proceeds
												\$ 10,311,327
Expenditures												
Property Operation and Maintenance		\$ 1,000,000	\$ 800,000									\$ 1,800,000
Legal		\$ 85,000										\$ 85,000
Planning		\$ 225,000										\$ 225,000
Debris		\$ 25,000										\$ 25,000
Bonding		\$ 50,000										\$ 50,000
Contingency		\$ 350,000										\$ 350,000
Miscellaneous	5.0%	\$ 86,750										\$ 86,750
Building Demolition			\$ 1,750,000									\$ 1,750,000
Purchase of Property		\$ 7,100,000										\$ 7,100,000
Reduction of Bond Principal Due to Land Sales		\$ -	\$ 8,794,477	\$ 411,369	\$ -	\$ 346,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,552,643
Required Bond Principal Payment			\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
Interest Costs		\$ 180,000	\$ 171,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Deficit for Public Uses												
Capital Cost Deficit for Public Uses												
Public Overlook & Park				\$ 2,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 3,100,000
Other Public Infrastructure												
Other												
Total Expenditures		\$ 9,101,750	\$ 10,215,477	\$ 2,161,369	\$ 2,500,000	\$ 446,798	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 24,925,393
Cash Flow - Current Year		\$ 230,750	\$ (975,862)	\$ (1,760,284)	\$ (2,500,000)	\$ (108,670)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	
Cash Flow - Project to Date		\$ 230,750	\$ (745,112)	\$ (2,505,396)	\$ (5,005,396)	\$ (5,114,066)	\$ (5,214,066)	\$ (5,314,066)	\$ (5,414,066)	\$ (5,514,066)	\$ (5,614,066)	

Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Projected Cash Flow from Redevelopment

	YEAR	1	2	3	4	5	6	7	8	9	10	Cumulative
Bond Balance												
Opening Balance		\$ 9,000,000	\$ 8,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Current Year	2.0%	\$ 180,000	\$ 171,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Required Principal Payment		\$ 450,000	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Balance Before Elective Payments		\$ 8,550,000	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elective Principal Payment		\$ -	\$ 8,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Principal Balance		\$ 8,550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiscal Impacts Excluding Debt Service												
Net Fiscal Impact - Res		\$ -	\$ -	\$ (405,661)	\$ 785,053	\$ 785,053	\$ 785,053	\$ 785,053	\$ 785,053	\$ 785,053	\$ 785,053	\$ 785,053
Net Fiscal Impact - Med		\$ -	\$ -	\$ -	\$ (11,514)	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533
Net Fiscal Impact - Off		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact - Pub		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,717)	\$ (6,717)	\$ (6,717)	\$ (6,717)	\$ (6,717)	\$ (6,717)
Total Fiscal Impact Excluding Debt Service		\$ -	\$ -	\$ (405,661)	\$ 773,539	\$ 884,586	\$ 877,869	\$ 877,869	\$ 877,869	\$ 877,869	\$ 877,869	\$ 877,869
Cumulative Fiscal Impact		\$ -	\$ -	\$ (405,661)	\$ 367,878	\$ 1,252,464	\$ 2,130,333	\$ 3,008,203	\$ 3,886,072	\$ 4,763,942	\$ 5,641,811	
Cash Flow - Current Year												
Cash Flow - Current Year		\$ 230,750	\$ (975,862)	\$ (1,760,284)	\$ (2,500,000)	\$ (108,670)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ (100,000)
Total Fiscal Impact Excluding Debt Service		\$ -	\$ -	\$ (405,661)	\$ 773,539	\$ 884,586	\$ 877,869	\$ 877,869	\$ 877,869	\$ 877,869	\$ 877,869	\$ 877,869
Total Impact - Current Year		\$ 230,750	\$ (975,862)	\$ (2,165,945)	\$ (1,726,461)	\$ 775,916	\$ 777,869	\$ 777,869	\$ 777,869	\$ 777,869	\$ 777,869	\$ 777,869
Cash Flow - Project to Date												
Cash Flow - Project to Date		\$ 230,750	\$ (745,112)	\$ (2,505,396)	\$ (5,005,396)	\$ (5,114,066)	\$ (5,214,066)	\$ (5,314,066)	\$ (5,414,066)	\$ (5,514,066)	\$ (5,614,066)	\$ (5,614,066)
Cumulative Fiscal Impact		\$ -	\$ -	\$ (405,661)	\$ 367,878	\$ 1,252,464	\$ 2,130,333	\$ 3,008,203	\$ 3,886,072	\$ 4,763,942	\$ 5,641,811	
Net Impact		\$ 230,750	\$ (745,112)	\$ (2,911,057)	\$ (4,637,518)	\$ (3,861,602)	\$ (3,083,733)	\$ (2,305,863)	\$ (1,527,994)	\$ (750,125)	\$ 27,745	

Additional Cash Outlay to Cover Debt Service **\$ (5,614,066)**

Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Projected Cash Flow from Redevelopment - Residential Uses
Assumptions

Type	Distribution	SF	Bedrooms	Average Unit Size	Estimated # of Units	Construction Costs	Construction Total	Supportable Land Value	Average Unit Cost	Avg Selling Price	Sale Price Adj.	Sale Price/SF	Land Val/Unit
Luxury	25%	103,313	3	4,000	26	\$ 170.00	\$ 17,563,125	\$ 2,634,469	\$ 782,000	\$ 1,040,060	0.33	\$ 260.02	\$ 102,000
Market	35%	144,638	2	2,000	72	\$ 150.00	\$ 21,695,625	\$ 3,254,344	\$ 345,000	\$ 431,250	0.25	\$ 215.63	\$ 45,000
Low-Mod	5%	20,663	2	1,250	17	\$ 100.00	\$ 2,066,250	\$ 309,938	\$ 143,750	\$ 158,125	0.1	\$ 126.50	\$ 18,750
Very Low	5%	20,663	1	1,000	21	\$ 87.50	\$ 1,807,969	\$ 271,195	\$ 100,625	\$ 100,625	0	\$ 100.63	\$ 13,125
Retirement	30%	123,975	1	750	165	\$ 125.00	\$ 15,496,875	\$ 2,324,531	\$ 107,813	\$ 134,766	0.25	\$ 179.69	
Total	100%	413,250	-		301		\$ 58,629,844	\$ 8,794,477	\$ 224,270	\$ 591,463			\$ 29,253

Anticipated Development Year 3
 Anticipated Property Sale 2 8%
 Average Construction Costs \$ 125.00

	YEAR	1	2	3	4	5	6	7	8	9	10
Property Sales Revenues	\$ -	\$ 8,794,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558	\$ 703,558

Projected Development

Built SF	\$ -	\$ -	\$ 413,250	\$ 413,250	\$ 413,250	\$ 413,250	\$ 413,250	\$ 413,250	\$ 413,250	\$ 413,250	\$ 413,250
Building Value	\$ -	\$ -	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844	\$ 58,629,844
Land Value	\$ -	\$ -	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477	\$ 8,794,477
Taxable Value	\$ -	\$ -	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320	\$ 67,424,320

424052.329

Fiscal Impacts

Type	BRs	Units	Pop Multiplier	School Children	Pop Impact	School Children
Luxury	3	26	3.01	0.42	78	11
Market	2	72	1.96	0.27	142	20
Low-Mod	2	17	1.96	0.27	32	4
Very Low	1	21	1.23	-	25	-
Retirement	1	165	1.23	-	203	-
Total	-	301			481	35

Property Tax Rate

\$ 17.66

Residents	-	-	481	481	481	481	481	481	481	481	481
School Age Children	-	-	35	35	35	35	35	35	35	35	35
Employees	-	-	-	-	-	-	-	-	-	-	-
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0	\$ 279,198	\$ 279,198	\$ 279,198	\$ 279,198	\$ 279,198	\$ 279,198	\$ 279,198	\$ 279,198	\$ 279,198
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	0	\$ -	\$ -	\$ 1,190,713	\$ 1,190,713	\$ 1,190,713	\$ 1,190,713	\$ 1,190,713	\$ 1,190,713	\$ 1,190,713	\$ 1,190,713
Total Revenues	0	0	\$ 279,198	\$ 1,469,912	\$ 1,469,912	\$ 1,469,912	\$ 1,469,912	\$ 1,469,912	\$ 1,469,912	\$ 1,469,912	\$ 1,469,912
Incremental Costs For Municipal Services - Residents	0	0	\$ 489,678	\$ 489,678	\$ 489,678	\$ 489,678	\$ 489,678	\$ 489,678	\$ 489,678	\$ 489,678	\$ 489,678
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0	\$ 195,181	\$ 195,181	\$ 195,181	\$ 195,181	\$ 195,181	\$ 195,181	\$ 195,181	\$ 195,181	\$ 195,181
Total Costs	0	0	\$ 684,859	\$ 684,859	\$ 684,859	\$ 684,859	\$ 684,859	\$ 684,859	\$ 684,859	\$ 684,859	\$ 684,859

Net Fiscal Impact 0 0 \$ (405,661) \$ 785,053 \$ 785,053 \$ 785,053 \$ 785,053 \$ 785,053 \$ 785,053 \$ 785,053

Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Projected Cash Flow from Redevelopment - Office Uses

Assumptions

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Class A	100%	-	\$ 167	\$ -	\$ -
Class B	0%	-	\$ 134	\$ -	\$ -
Class C	0%	-	\$ 107	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	-		\$ -	\$ -
Anticipated Development Year			5		
Anticipated Property Sale			4	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

Ground Lease Revenue \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

Projected Development

Built SF	-	-	-	-	-	-	-	-	-	-	-
Building Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Fiscal Impacts

SF Per Employee	Estimated Employees
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Type	SF Per Employee	Estimated Employees	1	2	3	4	5	6	7	8	9	10
Class A	300	-	0	0	0	0	0	0	0	0	0	0
Class B	275	-	0	0	0	0	0	0	0	0	0	0
Class C	250	-	0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Other			0	0	0	0	0	0	0	0	0	0
Total		-	0	0	0	0	0	0	0	0	0	0
Property Tax Rate		\$ 17.66										

Employees	0	0	0	0	0	0	0	0	0	0	0	0
Fiscal Impacts												
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Fiscal Impact			0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Projected Cash Flow from Redevelopment - Medical Uses
Assumptions

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Physician-centric	20%	5,700	200	\$ 1,140,000	\$ 79,800
Medical Office	20%	5,700	186	\$ 1,060,200	\$ 74,214
Bio-tech	60%	17,100	215	\$ 3,676,500	\$ 257,355
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	28,500		\$ 5,876,700	\$ 411,369
Anticipated Development Year			4		
Anticipated Property Sale			3	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ 411,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910

Projected Development

Built SF	-	-	-	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
Building Value	\$ -	\$ -	\$ -	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700
Land Value	\$ -	\$ -	\$ -	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369
Taxable Value	\$ -	\$ -	\$ -	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069

Fiscal Impacts

SF Per Employee	Estimated Employees
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Type												
Physician-centric	400	14	-	-	-	14	14	14	14	14	14	14
Medical Office	400	14	-	-	-	14	14	14	14	14	14	14
Bio-tech	600	29	-	-	-	29	29	29	29	29	29	29
Other			-	-	-	-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-	-	-	-
Total		57.00	0	0	0	57	57	57	57	57	57	57
Property Tax Rate	\$	17.66										

Employees	0	0	0	57	57	57	57	57	57	57	57
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047
Total Revenues	0	0	\$ -	\$ 15,276	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790
Net Fiscal Impact	0	0	\$ -	\$ (11,514)	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533

Symmes Campus Redevelopment: Scenario III-B
Residential/Retirement Community and Community Center in Nurses Building
Projected Cash Flow from Redevelopment - Medical Uses
Assumptions

Type	Distribution	SF	Construction Costs	Construction Total	Supportable Land Value
Physician-centric	20%	5,700	200	\$ 1,140,000	\$ 79,800
Medical Office	20%	5,700	186	\$ 1,060,200	\$ 74,214
Bio-tech	60%	17,100	215	\$ 3,676,500	\$ 257,355
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Other	0%	-	0	\$ -	\$ -
Total	100%	28,500		\$ 5,876,700	\$ 411,369
Anticipated Development Year			4		
Anticipated Property Sale			3	8%	

YEAR	1	2	3	4	5	6	7	8	9	10
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Property Sales Revenues	\$ -	\$ -	\$ 411,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Lease Revenue	\$ -	\$ -	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910	\$ 32,910

Projected Development

Built SF	-	-	-	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
Building Value	\$ -	\$ -	\$ -	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700	\$ 5,876,700
Land Value	\$ -	\$ -	\$ -	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369	\$ 411,369
Taxable Value	\$ -	\$ -	\$ -	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069	\$ 6,288,069

Fiscal Impacts

SF Per Employee	Estimated Employees
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Type												
Physician-centric	400	14	-	-	-	14	14	14	14	14	14	14
Medical Office	400	14	-	-	-	14	14	14	14	14	14	14
Bio-tech	600	29	-	-	-	29	29	29	29	29	29	29
Other			-	-	-	-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-	-	-	-
Total		57.00	0	0	0	57	57	57	57	57	57	57
Property Tax Rate	\$	17.66										

Employees	0	0	0	57	57	57	57	57	57	57	57
Fiscal Impacts											
Incremental Municipal Revenues - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Municipal Revenues - Employees	0	0	\$ -	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276	\$ 15,276
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047	\$ 111,047
Total Revenues	0	0	\$ -	\$ 15,276	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323	\$ 126,323
Incremental Costs For Municipal Services - Residents	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Costs For Municipal Services - Employee	0	0	\$ -	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790
Education Costs	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Costs	0	0	\$ -	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790	\$ 26,790
Net Fiscal Impact	0	0	\$ -	\$ (11,514)	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533	\$ 99,533