

Assumptions	Retail	
Retail Sales per SF	\$	255.00
Retail Square Feet		23,915
Additional Assumptions		
Annual Inflation		2.00%
Discount Rate		4.00%
Personal Property Rate		10%
New Sales to State	15.00%	85.00%
New Sales to County	50.00%	50.00%
New Sales to City	80.00%	20.00%

Sales Tax Rates (Net Rate)	City Effective Rate	County Effective Rate	State Effective Rate
State	4.700%	0.000%	0.000%
Transportation Infrast.	0.250%	0.000%	0.250%
County	0.250%	0.000%	0.250%
Mass Transit	0.300%	0.000%	0.300%
Additional Mass Trans	0.250%	0.000%	0.250%
Botanical, Cultural, Zoo	0.100%	0.000%	0.100%
County Option Trans	0.250%	0.000%	0.250%
City	1.000%	0.500%	0.000%
Total	7.100%	0.500%	1.400%

Source: Rates in effect as of Oct 1, 2018

Retail Square Feet	3,587	7,175	9,566	11,958	14,349	16,741	19,132	21,524	23,915	23,915	23,915	23,915	23,915	23,915	23,915	23,915	23,915	23,915	23,915	23,915
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Time Indexed Sales (\$)/SF																					
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Retail	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	

Gross Sales																					
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
Retail	914,750	1,866,090	2,537,882	3,235,799	3,960,619	4,713,136	5,494,170	6,304,560	7,145,168	7,288,071	7,433,833	7,582,510	7,734,160	7,888,843	8,046,620	8,207,552	8,371,703	8,539,137	8,709,920	8,884,118	124,858,641
Total Gross Taxable Sales	914,750	1,866,090	2,537,882	3,235,799	3,960,619	4,713,136	5,494,170	6,304,560	7,145,168	7,288,071	7,433,833	7,582,510	7,734,160	7,888,843	8,046,620	8,207,552	8,371,703	8,539,137	8,709,920	8,884,118	124,858,641

Sales Tax Summary																						
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total	NPV 4%
Estimated Gross Taxable Sales	914,750	1,866,090	2,537,882	3,235,799	3,960,619	4,713,136	5,494,170	6,304,560	7,145,168	7,288,071	7,433,833	7,582,510	7,734,160	7,888,843	8,046,620	8,207,552	8,371,703	8,539,137	8,709,920	8,884,118	124,858,641	\$4,908,375
County Sales Tax Generation	6,403	13,063	17,765	22,651	27,724	32,992	38,459	44,132	50,016	51,017	52,037	53,078	54,139	55,222	56,326	57,453	58,602	59,774	60,969	62,189	874,010	\$34,359
City Sales Tax Generation	3,659	7,464	10,152	12,943	15,842	18,853	21,977	25,218	28,581	29,152	29,735	30,330	30,937	31,555	32,186	32,830	33,487	34,157	34,840	35,536	499,435	\$19,633
Total Sales Tax Generation (for three)	10,062	20,527	27,917	35,594	43,567	51,844	60,436	69,350	78,597	80,169	81,772	83,408	85,076	86,777	88,513	90,283	92,089	93,931	95,809	97,725	1,373,445	\$53,992