

# ATTACHMENT E

## Revenue Analysis Nordstrom Project - Property/Business License Tax

| Year  | Construction  |               | Investment     |      | Total Investment | City Property Tax On Total |                   |              | City Tax Revenue    |
|---|---------------|---------------|----------------|------|------------------|----------------------------|-------------------|--------------|---------------------|
|   |               | Purchases     |                |      |                  | Investment                 | License Tax       | Business Tax |                     |
| 1   | \$ 40,000,000 | \$ -          | \$ 40,000,000  | \$ - | \$ 40,000,000    | \$ 84,000                  | \$ 31,128         | \$ -         | \$ 115,128          |
| 2   | \$ 58,000,000 | \$ 52,200,000 | \$ 150,200,000 | \$ - | \$ 150,200,000   | \$ 315,420                 | \$ 31,128         | \$ -         | \$ 346,548          |
| 3   | \$ -          | \$ 5,800,000  | \$ 156,000,000 | \$ - | \$ 156,000,000   | \$ 327,600                 | \$ 31,128         | \$ -         | \$ 358,728          |
| 4   | \$ -          | \$ 5,000,000  | \$ 161,000,000 | \$ - | \$ 161,000,000   | \$ 338,100                 | \$ 31,128         | \$ -         | \$ 369,228          |
| 5   | \$ -          | \$ 5,000,000  | \$ 166,000,000 | \$ - | \$ 166,000,000   | \$ 348,600                 | \$ 31,128         | \$ -         | \$ 379,728          |
| 6   | \$ -          | \$ 5,000,000  | \$ 171,000,000 | \$ - | \$ 171,000,000   | \$ 359,100                 | \$ 31,128         | \$ -         | \$ 390,228          |
| 7   | \$ -          | \$ 5,000,000  | \$ 176,000,000 | \$ - | \$ 176,000,000   | \$ 369,600                 | \$ 31,128         | \$ -         | \$ 400,728          |
| 8   | \$ -          | \$ 5,000,000  | \$ 181,000,000 | \$ - | \$ 181,000,000   | \$ 380,100                 | \$ 31,128         | \$ -         | \$ 411,228          |
| 9   | \$ -          | \$ 5,000,000  | \$ 186,000,000 | \$ - | \$ 186,000,000   | \$ 390,600                 | \$ 31,128         | \$ -         | \$ 421,728          |
| 10  | \$ -          | \$ 5,000,000  | \$ 191,000,000 | \$ - | \$ 191,000,000   | \$ 401,100                 | \$ 31,128         | \$ -         | \$ 432,228          |
| 11  | \$ -          | \$ -          | \$ 191,000,000 | \$ - | \$ 191,000,000   | \$ 401,100                 | \$ 31,128         | \$ -         | \$ 432,228          |
| 12  | \$ -          | \$ -          | \$ 191,000,000 | \$ - | \$ 191,000,000   | \$ 401,100                 | \$ 31,128         | \$ -         | \$ 432,228          |
| 13  | \$ -          | \$ -          | \$ 191,000,000 | \$ - | \$ 191,000,000   | \$ 401,100                 | \$ 31,128         | \$ -         | \$ 432,228          |
| 14  | \$ -          | \$ -          | \$ 191,000,000 | \$ - | \$ 191,000,000   | \$ 401,100                 | \$ 31,128         | \$ -         | \$ 432,228          |
| <b>Total City Tax Revenue - Nordstrom Project</b> |               |               |                |      |                  | <b>\$ 4,918,620</b>        | <b>\$ 435,792</b> | <b>\$ -</b>  | <b>\$ 5,354,412</b> |

**Revenue Analysis**  
**Nordstrom Project -Sales Tax Sharing**

| Year  | Taxable Sales Generated By Facility | City Share of Sales Tax on Taxable Sales | Nordstrom's Purchases for Facility | City Share of Use Tax on Nordstrom's Purchases | City Sales Tax Rebated to Nordstrom | Net City Sales Tax On Sales |
|---|-------------------------------------|--|------------------------------------|--|-------------------------------------|-----------------------------|
| 1   | \$ -                                | \$ -                                     | \$ -                               | \$ -   | \$ -                                | \$ -                        |
| 2   | \$ 100,000,000                      | \$ 750,000                               | \$ 52,200,000                      | \$ 391,500                                     | \$ 856,125                          | \$ 285,375                  |
| 3   | \$ 110,000,000                      | \$ 825,000                               | \$ 5,800,000                       | \$ 43,500                                      | \$ 651,375                          | \$ 217,125                  |
| 4   | \$ 121,000,000                      | \$ 907,500                               | \$ 5,000,000                       | \$ 37,500                                      | \$ 708,750                          | \$ 236,250                  |
| 5   | \$ 133,100,000                      | \$ 998,250                               | \$ 5,000,000                       | \$ 37,500                                      | \$ 517,875                          | \$ 517,875                  |
| 6   | \$ 146,410,000                      | \$ 1,098,075                             | \$ 5,000,000                       | \$ 37,500                                      | \$ 567,788                          | \$ 567,788                  |
| 7   | \$ 161,051,000                      | \$ 1,207,883                             | \$ 5,000,000                       | \$ 37,500                                      | \$ 622,691                          | \$ 622,691                  |
| 8   | \$ 177,156,100                      | \$ 1,328,671                             | \$ 5,000,000                       | \$ 37,500                                      | \$ 683,085                          | \$ 683,085                  |
| 9   | \$ 194,871,710                      | \$ 1,461,538                             | \$ 5,000,000                       | \$ 37,500                                      | \$ 749,519                          | \$ 749,519                  |
| 10  | \$ 214,358,881                      | \$ 1,607,692                             | \$ 5,000,000                       | \$ 37,500                                      | \$ 822,596                          | \$ 822,596                  |
| 11  | \$ 235,794,769                      | \$ 1,768,461                             |                                    |  | \$ 884,230                          | \$ 884,230                  |
| 12  | \$ 259,374,246                      | \$ 1,945,307                             |                                    |  | \$ 972,653                          | \$ 972,653                  |
| 13  | \$ 285,311,671                      | \$ 2,139,838                             |                                    |  | \$ 1,069,919                        | \$ 1,069,919                |
| 14  | \$ 313,842,838                      | \$ 2,353,821                             |                                    |  | \$ 893,394                          | \$ 1,460,427                |
| <b>Total City Tax Revenue Shared With Nordstrom</b> |                                     | <b>\$ 18,392,034</b>                     | <b>\$ 93,000,000</b>               | <b>\$ 697,500</b>                              | <b>\$ 10,000,000</b>                | <b>\$ 9,089,534</b>         |