

Fresno EIFD - Projected Tax Increment Revenue Analysis

AV Factor	Total	0 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027
New Development									
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	70 units \$14,652,994	70 units \$14,946,053	70 units \$15,244,975	70 units \$15,549,874	70 units \$15,860,872	70 units \$16,178,089	70 units \$16,501,651
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	35,000 \$7,883,137	\$0	\$0
Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	520 units \$108,201,600	520 units \$110,365,632	520 units \$112,572,945	520 units \$114,824,404	520 units \$117,120,892	520 units \$119,463,309	520 units \$121,852,576
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	80 units \$33,292,800	80 units \$33,958,656	80 units \$34,637,829	80 units \$35,330,586	80 units \$36,037,197	80 units \$36,757,941	80 units \$37,493,100
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	50,000 \$11,261,624	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	200 units \$39,415,685	\$0	\$0
Subtotal Value Add		\$2,821,070,409	\$156,147,394	\$159,270,341	\$162,455,748	\$165,704,863	\$227,579,406	\$172,399,340	\$175,847,327
Total Assessed Value			\$2,950,820,569	\$3,165,984,374	\$3,388,574,403	\$3,618,801,639	\$3,856,882,535	\$4,161,599,592	\$4,417,230,924
Incremental AV			\$215,163,805	\$437,753,834	\$667,981,070	\$906,061,966	\$1,210,779,023	\$1,466,410,355	\$1,730,602,300
Total tax increment @ 1%			\$2,151,638	\$4,377,538	\$6,679,811	\$9,060,620	\$12,107,790	\$14,664,104	\$17,306,023
City AB8 Share Available	23.38%	\$690,484,876	\$502,995	\$1,023,350	\$1,561,559	\$2,118,127	\$2,830,473	\$3,428,070	\$4,045,679
Percent Allocated to EIFD	33.0%	\$227,860,009	\$165,988	\$337,705	\$515,314	\$698,982	\$934,056	\$1,131,263	\$1,335,074
City MVL Share Equivalent Available	12.07%	\$356,557,050	\$259,740	\$528,444	\$806,368	\$1,093,772	\$1,461,618	\$1,770,209	\$2,089,134
Percent Allocated to EIFD	33.0%	\$117,663,826	\$85,714	\$174,387	\$266,101	\$360,945	\$482,334	\$584,169	\$689,414
Total Revenues Allocated to EIFD		\$345,523,836	\$251,702	\$512,092	\$781,416	\$1,059,927	\$1,416,390	\$1,715,432	\$2,024,488



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Fresno EIFD - Projected Tax Increment Revenue Analysis

AV Factor	Total	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	
New Development										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	70 units \$16,831,684	70 units \$17,168,317	70 units \$17,511,684	70 units \$17,861,917	70 units \$18,219,156	70 units \$18,583,539	70 units \$18,955,210	70 units \$19,334,314
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	15,000 \$3,656,983	\$0	\$0	\$0	\$0	\$0	\$0
Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	520 units \$124,289,627	520 units \$126,775,420	520 units \$129,310,928	520 units \$131,897,147	520 units \$134,535,090	520 units \$137,225,791	520 units \$139,970,307	520 units \$142,769,713
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	80 units \$38,242,962	80 units \$39,007,821	80 units \$39,787,978	80 units \$40,583,737	80 units \$41,395,412	80 units \$42,223,320	80 units \$43,067,787	80 units \$43,929,143
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	50,000 SF \$12,433,743	\$0	\$0	\$0	50,000 \$13,458,683	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	150 \$32,638,576	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add		\$2,821,070,409	\$179,364,273	\$186,608,542	\$231,682,908	\$190,342,801	\$194,149,658	\$198,032,651	\$215,451,987	\$206,033,170
Total Assessed Value			\$4,954,415,599	\$5,240,112,453	\$5,576,597,610	\$5,878,472,364	\$6,190,191,469	\$6,512,027,949	\$6,857,720,495	\$7,200,908,075
Incremental AV			\$2,003,595,030	\$2,289,291,884	\$2,625,777,042	\$2,927,651,795	\$3,239,370,900	\$3,561,207,380	\$3,906,899,926	\$4,250,087,506
Total tax increment @ 1%			\$20,035,950	\$22,892,919	\$26,257,770	\$29,276,518	\$32,393,709	\$35,612,074	\$39,068,999	\$42,500,875
City AB8 Share Available	23.38%	\$690,484,876	\$4,683,862	\$5,351,744	\$6,138,355	\$6,844,056	\$7,572,771	\$8,325,138	\$9,133,273	\$9,935,553
Percent Allocated to EIFD	33.0%	\$227,860,009	\$1,545,675	\$1,766,076	\$2,025,657	\$2,258,539	\$2,499,015	\$2,747,295	\$3,013,980	\$3,278,732
City MVL Share Equivalent Available	12.07%	\$356,557,050	\$2,418,683	\$2,763,568	\$3,169,764	\$3,534,178	\$3,910,477	\$4,298,989	\$4,716,299	\$5,130,585
Percent Allocated to EIFD	33.0%	\$117,663,826	\$798,165	\$911,978	\$1,046,022	\$1,166,279	\$1,290,457	\$1,418,666	\$1,556,379	\$1,693,093
Total Revenues Allocated to EIFD		\$345,523,836	\$2,343,840	\$2,678,053	\$3,071,679	\$3,424,817	\$3,789,472	\$4,165,962	\$4,570,359	\$4,971,825



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Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043
New Development										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value			\$7,344,926,236	\$7,491,824,761	\$7,641,661,256	\$7,794,494,481	\$7,950,384,371	\$8,109,392,058	\$8,271,579,900	\$8,437,011,498
Incremental AV			\$4,394,105,667	\$4,541,004,192	\$4,690,840,687	\$4,843,673,912	\$4,999,563,802	\$5,158,571,490	\$5,320,759,331	\$5,486,190,929
Total tax increment @ 1%			\$43,941,057	\$45,410,042	\$46,908,407	\$48,436,739	\$49,995,638	\$51,585,715	\$53,207,593	\$54,861,909
City AB8 Share Available	23.38%	\$690,484,876	\$10,272,228	\$10,615,637	\$10,965,914	\$11,323,197	\$11,687,625	\$12,059,342	\$12,438,493	\$12,825,228
Percent Allocated to EIFD	33.0%	\$227,860,009	\$3,389,835	\$3,503,160	\$3,618,752	\$3,736,655	\$3,856,916	\$3,979,583	\$4,104,703	\$4,232,325
City MVL Share Equivalent Available	12.07%	\$356,557,050	\$5,304,440	\$5,481,771	\$5,662,650	\$5,847,146	\$6,035,332	\$6,227,281	\$6,423,070	\$6,622,774
Percent Allocated to EIFD	33.0%	\$117,663,826	\$1,750,465	\$1,808,985	\$1,868,674	\$1,929,558	\$1,991,659	\$2,055,003	\$2,119,613	\$2,185,515
Total Revenues Allocated to EIFD		\$345,523,836	\$5,140,300	\$5,312,145	\$5,487,426	\$5,666,213	\$5,848,576	\$6,034,586	\$6,224,316	\$6,417,841



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Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	31 2051
New Development										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Value Add		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value			\$8,605,751,727	\$8,777,866,762	\$8,953,424,097	\$9,132,492,579	\$9,315,142,431	\$9,501,445,279	\$9,691,474,185	\$9,885,303,669
Incremental AV			\$5,654,931,159	\$5,827,046,193	\$6,002,603,528	\$6,181,672,010	\$6,364,321,862	\$6,550,624,711	\$6,740,653,616	\$6,934,483,100
Total tax increment @ 1%			\$56,549,312	\$58,270,462	\$60,026,035	\$61,816,720	\$63,643,219	\$65,506,247	\$67,406,536	\$69,344,831
City AB8 Share Available	23.38%	\$690,484,876	\$13,219,697	\$13,622,055	\$14,032,460	\$14,451,074	\$14,878,060	\$15,313,585	\$15,757,821	\$16,210,942
Percent Allocated to EIFD	33.0%	\$227,860,009	\$4,362,500	\$4,495,278	\$4,630,712	\$4,768,854	\$4,909,760	\$5,053,483	\$5,200,081	\$5,349,611
City MVL Share Equivalent Available	12.07%	\$356,557,050	\$6,826,472	\$7,034,245	\$7,246,173	\$7,462,339	\$7,682,829	\$7,907,728	\$8,137,126	\$8,371,111
Percent Allocated to EIFD	33.0%	\$117,663,826	\$2,252,736	\$2,321,301	\$2,391,237	\$2,462,572	\$2,535,333	\$2,609,550	\$2,685,252	\$2,762,467
Total Revenues Allocated to EIFD		\$345,523,836	\$6,615,236	\$6,816,579	\$7,021,949	\$7,231,426	\$7,445,093	\$7,663,033	\$7,885,333	\$8,112,078



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Fresno EIFD - Projected Tax Increment Revenue Analysis

AV Factor	Total	32 2052	33 2053	34 2054	35 2055	36 2056	37 2057	38 2058	39 2059	
New Development										
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal Value Add		\$2,821,070,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Assessed Value			\$10,083,009,742	\$10,284,669,937	\$10,490,363,336	\$10,700,170,602	\$10,914,174,014	\$11,132,457,495	\$11,355,106,645	\$11,582,208,777
Incremental AV			\$7,132,189,173	\$7,333,849,368	\$7,539,542,767	\$7,749,350,034	\$7,963,353,446	\$8,181,636,926	\$8,404,286,076	\$8,631,388,209
Total tax increment @ 1%			\$71,321,892	\$73,338,494	\$75,395,428	\$77,493,500	\$79,633,534	\$81,816,369	\$84,042,861	\$86,313,882
City AB8 Share Available	23.38%	\$690,484,876	\$16,673,125	\$17,144,552	\$17,625,408	\$18,115,880	\$18,616,162	\$19,126,450	\$19,646,943	\$20,177,846
Percent Allocated to EIFD	33.0%	\$227,860,009	\$5,502,131	\$5,657,702	\$5,816,385	\$5,978,240	\$6,143,334	\$6,311,728	\$6,483,491	\$6,658,689
City MVL Share Equivalent Available	12.07%	\$356,557,050	\$8,609,776	\$8,853,215	\$9,101,522	\$9,354,795	\$9,613,134	\$9,876,640	\$10,145,416	\$10,419,567
Percent Allocated to EIFD	33.0%	\$117,663,826	\$2,841,226	\$2,921,561	\$3,003,502	\$3,087,083	\$3,172,334	\$3,259,291	\$3,347,987	\$3,438,457
Total Revenues Allocated to EIFD		\$345,523,836	\$8,343,358	\$8,579,263	\$8,819,887	\$9,065,323	\$9,315,668	\$9,571,020	\$9,831,478	\$10,097,146



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Fresno EIFD - Projected Tax Increment Revenue Analysis

AV Factor	Total	40 2060	41 2061	42 2062	43 2063	44 2064	45 2065	46 2066	47 2067	
New Development										
Blackstone South	MF Residential 1,056 units \$200,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Commercial 50,000 SF \$200 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
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Downtown	MF Residential 7,800 units \$200,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	SF Residential 1,200 units \$400,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Commercial 150,000 SF \$200 PSF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Hotel 350 units \$175,000 per unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtotal Value Add		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Assessed Value		\$11,813,852,953	\$12,050,130,012	\$12,291,132,612	\$12,536,955,265	\$12,787,694,370	\$13,043,448,257	\$13,304,317,222	\$13,570,403,567	
Incremental AV		\$8,863,032,384	\$9,099,309,443	\$9,340,312,044	\$9,586,134,696	\$9,836,873,801	\$10,092,627,688	\$10,353,496,654	\$10,619,582,998	
Total tax increment @ 1%		\$88,630,324	\$90,993,094	\$93,403,120	\$95,861,347	\$98,368,738	\$100,926,277	\$103,534,967	\$106,195,830	
City AB8 Share Available	23.38%	\$690,484,876	\$20,719,368	\$21,271,719	\$21,835,118	\$22,409,785	\$22,995,945	\$23,593,828	\$24,203,669	
Percent Allocated to EIFD	33.0%	\$227,860,009	\$6,837,391	\$7,019,667	\$7,205,589	\$7,395,229	\$7,588,662	\$7,785,963	\$7,987,211	
City MVL Share Equivalent Available	12.07%	\$356,557,050	\$10,699,201	\$10,984,428	\$11,275,360	\$11,572,110	\$11,874,795	\$12,183,534	\$12,498,447	
Percent Allocated to EIFD	33.0%	\$117,663,826	\$3,530,736	\$3,624,861	\$3,720,869	\$3,818,796	\$3,918,682	\$4,020,566	\$4,124,488	
Total Revenues Allocated to EIFD		\$345,523,836	\$10,368,128	\$10,644,529	\$10,926,458	\$11,214,025	\$11,507,344	\$11,806,530	\$12,111,699	



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Fresno EIFD - Projected Tax Increment Revenue Analysis

	AV Factor	Total	48 2068	49 2069	50 2070
New Development					
Blackstone South	MF Residential \$200,000 per unit	1,056 units \$253,400,327	\$0	\$0	\$0
	Commercial \$200 PSF	50,000 SF \$11,540,120	\$0	\$0	\$0
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Downtown	MF Residential \$200,000 per unit	7,800 units \$1,871,175,380	\$0	\$0	\$0
	SF Residential \$400,000 per unit	1,200 units \$575,746,271	\$0	\$0	\$0
	Commercial \$200 PSF	150,000 SF \$37,154,051	\$0	\$0	\$0
	Hotel \$175,000 per unit	350 units \$72,054,260	\$0	\$0	\$0
Subtotal Value Add		\$2,821,070,409	\$0	\$0	\$0
Total Assessed Value			\$13,841,811,638	\$14,118,647,871	\$14,401,020,828
Incremental AV			\$10,890,991,069	\$11,167,827,302	\$11,450,200,260
Total tax increment @ 1%			\$108,909,911	\$111,678,273	\$114,502,003
City AB8 Share Available	23.38%	\$690,484,876	\$25,460,186	\$26,107,354	\$26,767,465
Percent Allocated to EIFD	33.0%	\$227,860,009	\$8,401,861	\$8,615,427	\$8,833,263
City MVLFF Share Equivalent Available	12.07%	\$356,557,050	\$13,147,295	\$13,481,484	\$13,822,357
Percent Allocated to EIFD	33.0%	\$117,663,826	\$4,338,607	\$4,448,890	\$4,561,378
Total Revenues Allocated to EIFD		\$345,523,836	\$12,740,469	\$13,064,317	\$13,394,641



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