

Economic Analysis Letter

700 W. Mineral Ave
Littleton, CO

Voluntary Affordable Housing

- Embrey will voluntarily commit to delivering 3 Affordable Type Units (with 19 combined Unit Layouts) in this project at 60% Area Median Income (AMI). These affordable units will be aimed towards meeting Littleton's workforce housing needs - providing housing options for schoolteachers, first responders, childcare workers, nurses, social workers, and mechanics to name a few.
- Breaking down our Affordable Type Units compared to Identical Market Rate Units are as follows:
 - Studio Units will be roughly \$500/month less expensive!
 - One Bedroom Units will be roughly \$900/month less expensive!
 - Two Bedroom Units will be roughly \$1100/month less expensive!
 - Three Bedroom Units will be roughly \$1450/month less expensive!
- These Voluntary Affordable Housing Units have an estimated combined cost of over Five Million Dollars (\$5,000,000).

Tap/Impact Fees

- The current budget assumes Embrey will pay approximately \$9.5 Million in tap/impact fees to the City of Littleton & Arapahoe County to develop the proposed project per Exhibit A.

Property Taxes

- Based on our current proforma & once the property is constructed & stabilized, Embrey anticipates paying over One Million Dollars (\$1,000,000) per year in property taxes to the City of Littleton & Arapahoe County for this development (Property taxes paid in 2022 were less than Two Hundred and Eighty Thousand Dollars (\$280,000)).

Employment Opportunities

- During the 2-year construction duration, this development project will employ hundreds of workers and once completed, the property will employ 9+ full-time on-site staff members that will likely reside in Littleton.

Exhibit A



ECONOMIC ANALYSIS

EVP of Development: Jimmy McCloskey
 SVP of Development: Jacob Shalley
 VP of Development: Chris Alvarado
 Development Manager: Jeff Jones

17.69	Site Acres
380	Total Units
363,675	Job Square Feet
\$ 17,337,696.00	Land Closing Price
\$ 132,425,659.00	Total Valuation

ANTICIPATED FEES

Denver Water Fees (Outside City Limits)

42-Unit Buildings

Dwelling Units	Fee	Total Fee Estimate
2	\$ 14,060.00	\$ 14,060.00
6	\$ 3,390.00	\$ 20,340.00
34	\$ 2,710.00	\$ 92,140.00
42	Subtotal (01) 32-Unit Building	\$ 126,540.00
168	Subtotal (04) 32-Unit Building	\$ 506,160.00

32-Unit Buildings

Dwelling Units	Fee	Total Fee Estimate
2	\$ 14,060.00	\$ 14,060.00
6	\$ 3,390.00	\$ 20,340.00
24	\$ 2,710.00	\$ 65,040.00
32	Subtotal (01) 32-Unit Building	\$ 99,440.00
128	Subtotal (04) 32-Unit Building	\$ 397,760.00

22-Unit Buildings

Dwelling Units	Fee	Total Fee Estimate
2	\$ 14,060.00	\$ 14,060.00
6	\$ 3,390.00	\$ 20,340.00
14	\$ 2,710.00	\$ 37,940.00
22	Subtotal (01) 22-Unit Building	\$ 72,340.00
110	Subtotal (03) 22-Unit Building	\$ 217,020.00

3-Unit Carriages

Dwelling Units	Fee	Total Fee Estimate
2	\$ 14,060.00	\$ 14,060.00
1	\$ 3,390.00	\$ 3,390.00
3	Subtotal (01) 3-Unit Carriage	\$ 17,450.00
39	Subtotal (6) 3-Unit Carriage	\$ 104,700.00

Clubhouse

Tap Size (Inches)	Fee	Total Fee Estimate
1	\$ 26,840.00	\$ 26,840.00
1	Subtotal Clubhouse	\$ 26,840.00

Irrigation

Irrigation (30% of 17.69 - Acre Lot)	Fee	Total Fee Estimate
5000	\$ 8,150.00	\$ 8,150.00
226172.92	\$ 1.22	\$ 275,930.96
	Subtotal Clubhouse	\$ 284,080.96

Estimated Totals & Added Fees						
Total Estimated Denver Water SDC						\$ 1,536,560.96
Assumed Tap Fee Increase (5%)						\$ 76,828.05
Total Estimated Denver Water SDC w/ 5% Increase						\$ 1,613,389.01
City Sewer Fees (Inside City Limits)						
Multi-Family & Clubhouse						
Use	Units or Tap Size (Inches)			Fee Per Unit or Tap Size (Inches)	Total Fee Estimate	
Multi-Family	380			\$ 5,000.00	\$ 1,900,000.00	
Clubhouse	1			\$ 10,000.00	\$ 10,000.00	
Total Estimated City Sewer Tap Fees						\$ 1,910,000.00
Estimated Totals & Added Fees						
Total Estimated City Sewer Tap Fees						\$ 1,910,000.00
Assumed Tap Fee Increase (5%)						\$ 95,500.00
Total Estimated City Sewer Tap Fees w/ 5% Increase						\$ 2,005,500.00
Land Development Fees						
Land Development Impact Fee (Residential - 373 Units)						
Use	Multimodal Improvements	Museum	Library	Police	Facilities	Transportation
Multiple Dwelling Units	\$ 264,464.80	\$ 225,408.40	\$ 171,125.40	\$ 92,461.60	\$ 480,069.20	\$ 660,379.20
Subtotal (Residential - 380 Units)						\$ 1,893,908.60
Land Development Impact Fee (Non-Residential - 7,500 sqft)						
Use	Multimodal Improvements	Museum	Library	Police	Facilities	Transportation
Clubhouse	\$ 2,250.00	\$ -	\$ -	\$ 2,700.00	\$ 12,150.00	\$ 21,000.00
Subtotal (Non-Residential - 7,500 sqft)						\$ 38,100.00
Estimated Totals & Added Fees						
Total Estimated Land Development Impact Fees						\$ 1,932,008.60
Assumed Tap Fee Increase (5%)						\$ 96,600.43
Total Estimated Land Development Impact Fees w/ 5% Increase						\$ 2,028,609.03
Building Permit Fees						
Permit Fee (\$6,172 for First \$1M, \$4.20 for each Additional \$1K)						
Total Valuation	First \$1M Estimate		Each Additional \$1K Estimate			
\$ 132,425,659.00	\$ 6,172.12		\$ 551,987.77			
Subtotal Building Permit						\$ 558,159.89
Estimated Totals & Added Fees						
Plan Review Fee (65% of Building Permit Fee)						\$ 362,803.93
Use Tax Deposit (1.575% x Valuation)						\$ 2,085,704.13
Arapahoe County Open Space Tax (.125% x Valuation)						\$ 165,532.07
Total Estimated Building Permit Fees w/ Plan Review and Taxes						\$ 2,614,040.13
Planning and Development Fees						
Applications Fees						
Application Type	Planning Review Fees		Engineering Review Fees			
Rezoning	\$ 4,200.00		\$ 1,000.00			
Final Plat: Minor Subdivision	\$ 2,000.00		\$ 3,400.00			
Final Plat: Major Subdivision	\$ 7,500.00		\$ 3,500.00			
Traffic/Trip Letter	\$ -		\$ 250.00			
Total Estimated Planning and Development Review Fees						\$ 21,850.00

SUMMUARY (Fees and Charges)		
Fees and Charges		Total Estimate
Denver Water Fees	\$	1,613,389.01
City Sewer Fees	\$	2,005,500.00
Land Development Fees	\$	2,028,609.03
Building Permit Fees	\$	2,614,040.13
Planning and Development Fees	\$	21,850.00
Per Unit	\$	22,366.58
Subtotal Fees	\$	8,342,735.48
Risks		
6% Escalation	\$	500,564.13
10% Contingency	\$	834,273.55
Per Unit w/ Risks	\$	25,945.24
Total Fees and Charges w/ Risks	\$	9,677,573.16