

City of Littleton

Privileged and Confidential

Description	Factor	Period	Net Fiscal Impact (Yr. 0-15)																											Total Years 0-30
			Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 30	Years 0-5	Years 6-10	Years 11-15	Years 0-15							
Scenario A (Residential Units Only)																														
Revenues																														
Property Tax			\$0	\$19,305	\$19,305	\$20,085	\$20,085	\$20,896	\$20,896	\$21,741	\$21,741	\$22,619	\$22,619	\$23,533	\$23,533	\$24,483	\$24,483	\$25,473	\$33,610	\$99,676	\$109,615	\$121,505	\$330,796	\$775,413						
General Revenue			\$0	\$45,497	\$46,407	\$47,335	\$48,282	\$49,248	\$50,233	\$51,237	\$52,262	\$53,307	\$54,373	\$55,461	\$56,570	\$57,702	\$58,856	\$60,033	\$80,796	\$236,770	\$261,413	\$288,621	\$786,803	\$1,845,737						
Use Tax			\$0	\$2,025,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,025,000	\$0	\$0	\$2,025,000	\$2,025,000						
Sales Tax			\$0	\$71,095	\$72,517	\$73,967	\$75,446	\$76,955	\$78,494	\$80,064	\$81,665	\$83,299	\$84,965	\$86,664	\$88,397	\$90,165	\$91,969	\$93,808	\$126,253	\$369,980	\$408,488	\$451,003	\$1,229,471	\$2,884,176						
Total			\$0	\$2,160,897	\$138,229	\$141,387	\$143,813	\$147,099	\$149,623	\$153,042	\$155,668	\$159,225	\$161,957	\$165,658	\$168,500	\$172,350	\$175,308	\$179,313	\$240,660	\$2,731,426	\$279,516	\$306,129	\$4,372,070	\$7,530,326						
Expenditures																														
General Expenditures			\$0	-\$319,604	-\$325,997	-\$332,517	-\$339,167	-\$345,950	-\$352,869	-\$359,927	-\$367,125	-\$374,468	-\$381,957	-\$389,596	-\$397,388	-\$405,336	-\$413,442	-\$421,711	-\$567,568	-\$1,663,235	-\$1,836,345	-\$2,027,474	-\$5,527,054	-\$12,965,740						
Total			\$0	-\$319,604	-\$325,997	-\$332,517	-\$339,167	-\$345,950	-\$352,869	-\$359,927	-\$367,125	-\$374,468	-\$381,957	-\$389,596	-\$397,388	-\$405,336	-\$413,442	-\$421,711	-\$567,568	-\$1,663,235	-\$1,836,345	-\$2,027,474	-\$5,527,054	-\$12,965,740						
Net Fiscal Impact			\$0	\$1,841,293	\$187,768	\$191,129	\$195,354	\$198,851	\$203,246	\$206,884	\$211,457	\$215,243	\$220,000	\$223,938	\$228,888	\$232,986	\$238,135	\$242,398	\$326,908	\$1,068,191	\$1,056,830	\$1,166,345	\$1,154,984	-\$5,435,414						
Cumulative Net Fiscal Impact			\$0	\$1,841,293	\$1,653,525	\$1,462,395	\$1,267,042	\$1,068,191	\$864,945	\$658,061	\$446,604	\$231,361	\$11,361	-\$212,577	-\$441,465	-\$674,450	-\$912,585	-\$1,154,984	-\$5,435,414											
Annual Net Fiscal Impact (PV)	5.0% discount rate		\$0	\$1,753,612	-\$170,311	-\$165,105	-\$160,718	-\$155,805	-\$151,665	-\$147,029	-\$143,122	-\$138,747	-\$135,061	-\$130,932	-\$127,453	-\$123,557	-\$120,274	-\$116,598	-\$75,639	\$1,101,674	-\$715,625	-\$618,815	-\$232,766	-\$1,632,179						
Cumulative Net Fiscal Impact (PV)	5.0% discount rate		\$0	\$1,753,612	\$1,583,301	\$1,418,196	\$1,257,479	\$1,101,674	\$950,008	\$802,980	\$659,857	\$521,110	\$386,049	\$255,117	\$127,664	\$4,106	-\$116,168	-\$232,766	-\$1,632,179											
100% Shareback, \$2M Forgivable Loan																														
Revenues																														
Property Tax			\$0	\$14,186	\$14,186	\$15,054	\$15,054	\$15,663	\$15,663	\$16,295	\$16,295	\$16,954	\$16,954	\$17,639	\$17,639	\$18,351	\$18,351	\$19,093	\$25,192	\$74,143	\$82,160	\$91,072	\$247,376	\$580,631						
General Revenue			\$0	\$8,470	\$8,639	\$8,812	\$8,988	\$9,168	\$9,351	\$9,538	\$9,729	\$9,923	\$10,122	\$10,324	\$10,531	\$10,741	\$10,956	\$11,175	\$15,041	\$44,076	\$48,663	\$53,728	\$146,467	\$343,592						
Use Tax			\$0	\$564,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$564,624	\$0	\$0	\$564,624	\$564,624						
Sales Tax	0.0%	5 years	\$0	\$0	\$0	\$0	\$0	\$0	\$771,766	\$787,201	\$802,312	\$1,001,959	\$1,021,998	\$1,042,438	\$1,063,286	\$1,084,552	\$1,106,243	\$1,128,368	\$1,518,635	\$0	\$4,565,235	\$5,424,888	\$9,990,123	\$29,893,730						
Total			\$0	\$587,279	\$22,825	\$23,866	\$24,042	\$24,830	\$24,830	\$25,779	\$26,779	\$27,834	\$28,947	\$30,119	\$31,350	\$32,641	\$34,000	\$35,428	\$50,968	\$682,843	\$4,696,059	\$5,569,688	\$10,948,589	\$31,382,577						
Expenditures																														
General Expenditures			\$0	-\$54,509	-\$55,599	-\$56,711	-\$57,845	-\$59,002	-\$60,182	-\$61,386	-\$62,614	-\$63,866	-\$65,143	-\$66,446	-\$67,775	-\$69,131	-\$70,513	-\$71,923	-\$96,799	-\$283,667	-\$313,191	-\$345,788	-\$942,646	-\$2,211,323						
Forgivable Loan			-\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,000,000	\$0	\$0	-\$2,000,000	-\$2,000,000						
Total			-\$2,000,000	-\$54,509	-\$55,599	-\$56,711	-\$57,845	-\$59,002	-\$60,182	-\$61,386	-\$62,614	-\$63,866	-\$65,143	-\$66,446	-\$67,775	-\$69,131	-\$70,513	-\$71,923	-\$96,799	-\$2,283,667	-\$313,191	-\$345,788	-\$2,942,646	-\$4,211,323						
Annual Net Fiscal Impact			-\$2,000,000	\$532,770	-\$32,774	-\$32,845	-\$33,803	-\$34,172	-\$34,597	-\$34,848	-\$35,119	-\$35,400	-\$35,681	-\$35,962	-\$36,243	-\$36,524	-\$36,805	-\$37,086	-\$50,931	-\$1,600,824	\$4,382,868	\$5,223,900	\$8,005,944	\$27,171,254						
Cumulative Net Fiscal Impact			-\$2,000,000	-\$1,467,230	-\$1,500,004	-\$1,532,849	-\$1,566,652	-\$1,600,824	-\$1,635,327	-\$1,670,169	-\$1,705,348	-\$1,740,865	-\$1,776,720	-\$1,812,911	-\$1,849,436	-\$1,886,295	-\$1,923,488	-\$1,961,015	-\$2,000,000	-\$1,600,824	\$4,382,868	\$5,223,900	\$8,005,944	\$27,171,254						
Annual Net Fiscal Impact (PV)	5.0% discount rate		-\$2,000,000	\$507,400	-\$29,727	-\$28,373	-\$27,810	-\$27,175	-\$26,460	-\$25,681	-\$24,836	-\$23,925	-\$22,958	-\$21,935	-\$20,858	-\$19,728	-\$18,553	-\$17,330	-\$11,111	-\$1,605,284	\$2,950,021	\$2,771,587	\$4,116,324	\$10,382,090						
Cumulative Net Fiscal Impact (PV)	5.0% discount rate		-\$2,000,000	-\$1,492,600	-\$1,522,327	-\$1,550,700	-\$1,578,510	-\$1,605,284	-\$1,631,524	-\$1,657,139	-\$1,682,120	-\$1,706,467	-\$1,730,181	-\$1,753,262	-\$1,775,710	-\$1,797,525	-\$1,818,707	-\$1,839,255	-\$1,859,169	-\$1,605,284	\$2,950,021	\$2,771,587	\$4,116,324	\$10,382,090						
35% Shareback, \$4M Forgivable Loan																														
Revenues																														
Property Tax			\$0	\$14,186	\$14,186	\$15,054	\$15,054	\$15,663	\$15,663	\$16,295	\$16,295	\$16,954	\$16,954	\$17,639	\$17,639	\$18,351	\$18,351	\$19,093	\$25,192	\$74,143	\$82,160	\$91,072	\$247,376	\$580,631						
General Revenue			\$0	\$8,470	\$8,639	\$8,812	\$8,988	\$9,168	\$9,351	\$9,538	\$9,729	\$9,923	\$10,122	\$10,324	\$10,531	\$10,741	\$10,956	\$11,175	\$15,041	\$44,076	\$48,663	\$53,728	\$146,467	\$343,592						
Use Tax			\$0	\$564,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$564,624	\$0	\$0	\$564,624	\$564,624						
Sales Tax	65.0%	5 years	\$0	\$390,724	\$463,445	\$472,714	\$482,168	\$491,811	\$771,766	\$787,201	\$802,312	\$1,001,959	\$1,021,998	\$1,042,438	\$1,063,286	\$1,084,552	\$1,106,243	\$1,128,368	\$1,518,635	\$2,300,862	\$4,565,235	\$5,424,888	\$12,290,995	\$32,194,592						
Total			\$0	\$978,003	\$486,270	\$498,580	\$506,210	\$516,642	\$526,779	\$536,665	\$546,304	\$555,703	\$564,872	\$573,821	\$582,550	\$591,059	\$599,348	\$607,417	\$806,063	\$2,983,705	\$4,696,059	\$5,569,688	\$13,249,451	\$33,683,439						
Expenditures																														
General Expenditures			\$0	-\$54,509	-\$55,599	-\$56,711	-\$57,845	-\$59,002	-\$60,182	-\$61,386	-\$62,614	-\$63,866	-\$65,143	-\$66,446	-\$67,775	-\$69,131	-\$70,513	-\$71,923	-\$96,799	-\$283,667	-\$313,191	-\$345,788	-\$942,646	-\$2,211,323						
Forgivable Loan			-\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,000,000	\$0	\$0	-\$4,000,000	-\$4,000,000						
Total			-\$4,000,000	-\$54,509	-\$55,599	-\$56,711	-\$57,845	-\$59,002	-\$60,182	-\$61,386	-\$62,614	-\$63,866	-\$65,143	-\$66,446	-\$67,775	-\$69,131	-\$70,513	-\$71,923	-\$96,799	-\$4,283,667	-\$313,191	-\$345,788	-\$4,942,646	-\$6,211,323						
Total Net Fiscal Impact			-\$4,000,000	\$823,494	\$430,671	\$439,869	\$448,365	\$457,639	\$466,597	\$475,267	\$483,637	\$491,712	\$500,497	\$508,996	\$517,211	\$525,136	\$532,770	\$540,117	\$735,132	-\$3,460,173	\$4,382,868	\$5,223,900	\$8,306,805	\$27,472,116						
Cumulative Net Fiscal Impact			-\$4,000,000	-\$3,076,506	-\$2,645,835	-\$2,205,967	-\$1,757,602	-\$1,299,962	-\$833,365	-\$356,668	\$13,267	\$168,283	\$1,134,006	\$2,098,976	\$3,082,906	\$4,086,860	\$5,110,541	\$6,155,055	\$7,220,093	\$9,336,225	-\$3,460,173	\$4,382,868	\$5,223,900	\$8,306,805	\$27,472,116					
Annual Net Fiscal Impact (PV)	5.0% discount rate		-\$4,000,000	\$879,518	\$390,631	\$379,975	\$368,871	\$358,572	\$349,060	\$339,281	\$329,272	\$319,062	\$308,681	\$298,167	\$287,548	\$276,853	\$266,103	\$255,327	\$163,111	-\$1,622,432	\$2,950,021	\$2,771,587	\$4,099,175	\$10,364,942						
Cumulative Net Fiscal Impact (PV)	5.0% discount rate		-\$4,000,000	-\$3,120,482	-\$2,729,851	-\$2,349,876	-\$1,981,005	-\$1,622,432	-\$1,272,772	-\$943,491	-\$634,210	-\$344,929	-\$77,648	\$131,222	\$327,588	\$584,441	\$840,884	\$1,097,937	\$1,355,660	\$1,613,571	-\$1,622,432	\$2,950,021	\$2,771,587	\$4,099,175	\$10,364,942					

Source: Economic & Planning Systems

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Gastamo Group

Privileged and Confidential

Description	Factor	Period	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 30	Total Incentive (Yr. 0-30)			Total		
																				Years 0-5	Years 6-15	Years 0-15	Years 0-30		
100% Shareback, \$2M Forgivable Loan																									
Revenues																									
Impact Fee Waiver			\$663,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$663,761	\$0	\$663,761	\$663,761
Forgivable Loan			\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$0	\$2,000,000	\$2,000,000
Sales Tax	100.0%	5 years	\$0	\$601,113	\$712,992	\$727,252	\$741,797	\$756,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,539,788	\$0	\$3,539,788	\$3,539,788
Total Incentive (Nominal)			\$2,663,761	\$601,113	\$712,992	\$727,252	\$741,797	\$756,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,203,549	\$0	\$6,203,549	\$6,203,549
Total Incentive (PV)	5.0% discount rate		\$2,663,761	\$572,489	\$646,705	\$628,228	\$610,278	\$592,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,714,303	\$0	\$5,714,303	\$5,714,303
55% Shareback, \$4M Forgivable Loan																									
Revenues																									
Impact Fee Waiver			\$663,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$663,761	\$0	\$663,761	\$663,761
Forgivable Loan			\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000	\$0	\$4,000,000	\$4,000,000
Sales Tax	35.0%	5 years	\$0	\$210,390	\$249,547	\$254,538	\$259,629	\$264,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,238,926	\$0	\$1,238,926	\$1,238,926
Total Incentive (Nominal)			\$4,663,761	\$210,390	\$249,547	\$254,538	\$259,629	\$264,822	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,902,687	\$0	\$5,902,687	\$5,902,687
Total Incentive (PV)	5.0% discount rate		\$4,663,761	\$200,371	\$226,347	\$219,880	\$213,597	\$207,495	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,731,451	\$0	\$5,731,451	\$5,731,451

Source: Economic & Planning Systems

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