

City of Littleton		Privileged and Confidential																																					
Description	Factor	Period	Net Fiscal Impact (W. 0-15)																																				
			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 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30						
			Total																																				
			Years 0-5	Years 6-10	Years 11-15	Years 16-15	Years 0-30																																
<b>Resale &amp; Residential Units Only</b>																																							
<b>Revenues</b>																																							
Property Tax	\$0	\$16,305	\$19,300	\$20,085	\$20,880	\$21,684	\$22,497	\$23,319	\$24,149	\$24,987	\$25,833	\$26,687	\$27,548	\$28,416	\$29,291	\$30,173	\$31,061	\$31,955	\$32,855	\$33,761	\$34,673	\$35,591	\$36,515	\$37,445	\$38,381	\$39,323	\$40,271	\$41,225	\$42,185	\$43,151	\$44,123	\$45,101	\$46,085	\$47,075	\$48,071	\$49,073	\$50,081		
General Revenue	\$0	\$45,497	\$46,407	\$47,330	\$48,267	\$49,218	\$50,183	\$51,162	\$52,155	\$53,162	\$54,183	\$55,218	\$56,267	\$57,330	\$58,407	\$59,499	\$60,607	\$61,731	\$62,871	\$64,027	\$65,199	\$66,387	\$67,591	\$68,811	\$70,047	\$71,300	\$72,569	\$73,854	\$75,155	\$76,472	\$77,805	\$79,154	\$80,519	\$81,900	\$83,297	\$84,711	\$86,141		
Use Tax	\$0	\$2,025,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sales Tax	\$0	\$73,000	\$72,517	\$71,927	\$71,330	\$70,727	\$70,119	\$69,506	\$68,888	\$68,265	\$67,637	\$67,004	\$66,366	\$65,723	\$65,075	\$64,422	\$63,764	\$63,101	\$62,433	\$61,760	\$61,082	\$60,400	\$59,713	\$59,021	\$58,325	\$57,625	\$56,921	\$56,213	\$55,501	\$54,785	\$54,065	\$53,341	\$52,613	\$51,881	\$51,145	\$50,405	\$49,661		
<b>Total</b>	<b>\$0</b>	<b>\$2,160,807</b>	<b>\$198,229</b>	<b>\$141,387</b>	<b>\$143,813</b>	<b>\$147,099</b>	<b>\$148,623</b>	<b>\$153,042</b>	<b>\$159,258</b>	<b>\$161,957</b>	<b>\$165,658</b>	<b>\$169,360</b>	<b>\$173,063</b>	<b>\$176,767</b>	<b>\$180,472</b>	<b>\$184,178</b>	<b>\$187,885</b>	<b>\$191,593</b>	<b>\$195,302</b>	<b>\$199,012</b>	<b>\$202,723</b>	<b>\$206,435</b>	<b>\$210,148</b>	<b>\$213,862</b>	<b>\$217,577</b>	<b>\$221,293</b>	<b>\$225,010</b>	<b>\$228,728</b>	<b>\$232,447</b>	<b>\$236,167</b>	<b>\$239,888</b>	<b>\$243,610</b>	<b>\$247,333</b>	<b>\$251,057</b>	<b>\$254,782</b>	<b>\$258,508</b>	<b>\$262,235</b>		
<b>Expenditures</b>																																							
General Expenditures	\$0	\$310,604	\$336,997	\$333,511	\$339,167	\$345,900	\$352,803	\$359,877	\$367,120	\$374,548	\$381,957	\$389,556	\$397,345	\$405,324	\$413,493	\$421,752	\$430,101	\$438,540	\$447,069	\$455,688	\$464,397	\$473,196	\$482,085	\$491,064	\$500,133	\$509,292	\$518,541	\$527,880	\$537,309	\$546,828	\$556,437	\$566,136	\$575,925	\$585,804	\$595,773	\$605,832	\$615,981		
<b>Total</b>	<b>\$0</b>	<b>\$310,604</b>	<b>\$336,997</b>	<b>\$333,511</b>	<b>\$339,167</b>	<b>\$345,900</b>	<b>\$352,803</b>	<b>\$359,877</b>	<b>\$367,120</b>	<b>\$374,548</b>	<b>\$381,957</b>	<b>\$389,556</b>	<b>\$397,345</b>	<b>\$405,324</b>	<b>\$413,493</b>	<b>\$421,752</b>	<b>\$430,101</b>	<b>\$438,540</b>	<b>\$447,069</b>	<b>\$455,688</b>	<b>\$464,397</b>	<b>\$473,196</b>	<b>\$482,085</b>	<b>\$491,064</b>	<b>\$500,133</b>	<b>\$509,292</b>	<b>\$518,541</b>	<b>\$527,880</b>	<b>\$537,309</b>	<b>\$546,828</b>	<b>\$556,437</b>	<b>\$566,136</b>	<b>\$575,925</b>	<b>\$585,804</b>	<b>\$595,773</b>	<b>\$605,832</b>	<b>\$615,981</b>		
<b>Net Fiscal Impact</b>	<b>\$0</b>	<b>\$1,841,293</b>	<b>\$187,748</b>	<b>\$191,129</b>	<b>\$196,354</b>	<b>\$198,851</b>	<b>\$203,248</b>	<b>\$206,924</b>	<b>\$211,457</b>	<b>\$216,243</b>	<b>\$220,000</b>	<b>\$223,938</b>	<b>\$228,088</b>	<b>\$232,366</b>	<b>\$236,781</b>	<b>\$241,332</b>	<b>\$246,029</b>	<b>\$250,872</b>	<b>\$255,861</b>	<b>\$260,996</b>	<b>\$266,276</b>	<b>\$271,701</b>	<b>\$276,272</b>	<b>\$281,000</b>	<b>\$285,885</b>	<b>\$290,926</b>	<b>\$296,123</b>	<b>\$301,476</b>	<b>\$306,985</b>	<b>\$312,649</b>	<b>\$318,468</b>	<b>\$324,443</b>	<b>\$330,574</b>	<b>\$336,861</b>	<b>\$343,304</b>	<b>\$349,903</b>	<b>\$356,658</b>		
<b>Cumulative Net Fiscal Impact</b>	<b>\$0</b>	<b>\$1,841,293</b>	<b>\$1,653,525</b>	<b>\$1,462,396</b>	<b>\$1,267,042</b>	<b>\$1,068,191</b>	<b>\$864,945</b>	<b>\$658,061</b>	<b>\$446,604</b>	<b>\$231,361</b>	<b>\$11,361</b>	<b>\$212,977</b>	<b>\$441,465</b>	<b>\$674,450</b>	<b>\$912,855</b>	<b>\$1,156,884</b>	<b>\$1,407,539</b>	<b>\$1,664,930</b>	<b>\$1,929,075</b>	<b>\$2,199,072</b>	<b>\$2,474,921</b>	<b>\$2,756,622</b>	<b>\$3,044,185</b>	<b>\$3,337,710</b>	<b>\$3,637,207</b>	<b>\$3,942,776</b>	<b>\$4,254,517</b>	<b>\$4,572,430</b>	<b>\$4,896,525</b>	<b>\$5,226,802</b>	<b>\$5,563,261</b>	<b>\$5,905,902</b>	<b>\$6,254,725</b>	<b>\$6,609,740</b>	<b>\$6,970,945</b>	<b>\$7,338,350</b>	<b>\$7,712,955</b>		
<b>Annual Net Fiscal Impact (PV)</b>	<b>\$0</b>	<b>\$1,753,812</b>	<b>\$170,311</b>	<b>\$165,108</b>	<b>\$160,718</b>	<b>\$156,805</b>	<b>\$152,865</b>	<b>\$148,923</b>	<b>\$145,029</b>	<b>\$141,237</b>	<b>\$137,597</b>	<b>\$134,052</b>	<b>\$130,556</b>	<b>\$127,155</b>	<b>\$123,804</b>	<b>\$120,558</b>	<b>\$117,463</b>	<b>\$114,465</b>	<b>\$111,511</b>	<b>\$108,648</b>	<b>\$105,832</b>	<b>\$103,119</b>	<b>\$100,566</b>	<b>\$98,121</b>	<b>\$95,741</b>	<b>\$93,473</b>	<b>\$91,274</b>	<b>\$89,103</b>	<b>\$86,999</b>	<b>\$84,911</b>	<b>\$82,888</b>	<b>\$80,880</b>	<b>\$78,896</b>	<b>\$76,936</b>	<b>\$75,000</b>	<b>\$73,088</b>	<b>\$71,200</b>	<b>\$69,335</b>	
<b>Cumulative Net Fiscal Impact (PV)</b>	<b>\$0</b>	<b>\$1,753,812</b>	<b>\$1,653,361</b>	<b>\$1,458,196</b>	<b>\$1,257,478</b>	<b>\$1,051,674</b>	<b>\$840,290</b>	<b>\$624,326</b>	<b>\$403,882</b>	<b>\$188,967</b>	<b>\$22,110</b>	<b>\$336,049</b>	<b>\$565,157</b>	<b>\$787,864</b>	<b>\$1,004,178</b>	<b>\$1,214,108</b>	<b>\$1,417,654</b>	<b>\$1,614,816</b>	<b>\$1,805,594</b>	<b>\$1,990,000</b>	<b>\$2,168,034</b>	<b>\$2,339,707</b>	<b>\$2,505,020</b>	<b>\$2,664,972</b>	<b>\$2,819,574</b>	<b>\$2,968,826</b>	<b>\$3,112,739</b>	<b>\$3,251,314</b>	<b>\$3,384,561</b>	<b>\$3,512,491</b>	<b>\$3,635,015</b>	<b>\$3,752,144</b>	<b>\$3,863,878</b>	<b>\$3,970,227</b>	<b>\$4,071,192</b>	<b>\$4,166,774</b>	<b>\$4,256,983</b>	<b>\$4,341,820</b>	<b>\$4,420,286</b>
<b>Non-Residential, 50M Loan</b>																																							
<b>Revenues</b>																																							
Property Tax	\$0	\$14,186	\$14,136	\$15,054	\$15,054	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063	\$15,063		
General Revenue	\$0	\$8,470	\$8,839	\$9,812	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988	\$9,988		
Development Fees	\$93,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Use Tax	\$0	\$438,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sales Tax	\$0	\$604,010	\$715,947	\$730,266	\$746,871	\$759,709	\$774,961	\$789,653	\$806,473	\$822,908	\$838,866	\$855,282	\$872,216	\$889,610	\$907,396	\$925,604	\$944,272	\$963,339	\$982,844	\$1,002,828	\$1,023,331	\$1,044,293	\$1,065,754	\$1,087,654	\$1,109,931	\$1,132,625	\$1,155,776	\$1,179,324	\$1,203,309	\$1,227,671	\$1,252,450	\$1,277,587	\$1,303,122	\$1,329,085	\$1,355,406	\$1,382,124	\$1,409,189	\$1,436,541	
<b>Total</b>	<b>\$93,096</b>	<b>\$1,954,618</b>	<b>\$1,758,771</b>	<b>\$1,754,132</b>	<b>\$1,768,914</b>	<b>\$1,784,399</b>	<b>\$1,799,978</b>	<b>\$1,816,297</b>	<b>\$1,832,937</b>	<b>\$1,849,975</b>	<b>\$1,867,322</b>	<b>\$1,884,988</b>	<b>\$1,902,984</b>	<b>\$1,921,330</b>	<b>\$1,940,046</b>	<b>\$1,959,152</b>	<b>\$1,978,578</b>	<b>\$1,998,344</b>	<b>\$2,018,480</b>	<b>\$2,038,916</b>	<b>\$2,059,672</b>	<b>\$2,080,768</b>	<b>\$2,102,124</b>	<b>\$2,123,770</b>	<b>\$2,145,736</b>	<b>\$2,168,042</b>	<b>\$2,190,708</b>	<b>\$2,213,764</b>	<b>\$2,237,140</b>	<b>\$2,260,866</b>	<b>\$2,284,972</b>	<b>\$2,309,378</b>	<b>\$2,334,114</b>	<b>\$2,359,210</b>	<b>\$2,384,606</b>	<b>\$2,410,332</b>	<b>\$2,436,418</b>	<b>\$2,462,804</b>	
<b>Expenditures</b>																																							
General Expenditures	\$0	\$54,509	\$55,559	\$56,711	\$57,845	\$59,020	\$60,238	\$61,489	\$62,773	\$64,091	\$65,443	\$66,829	\$68,250	\$69,706	\$71,197	\$72,723	\$74,285	\$75,883	\$77,517	\$79,187	\$80,893	\$82,635	\$84,413	\$86,227	\$88,077	\$89,963	\$91,885	\$93,843	\$95,837	\$97,867	\$99,933	\$102,035	\$104,173	\$106,347	\$108,557	\$110,803	\$113,085		
Development Fee Waivers	\$93,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Use Tax (Reimbursed to Gastano Group)	\$0	\$438,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Sales Tax (Reimbursed to Gastano Group)	\$0	\$604,010	\$715,947	\$730,266	\$746,871	\$759,709	\$774,961	\$789,653	\$806,473	\$822,908	\$838,866	\$855,282	\$872,216	\$889,610	\$907,396	\$925,604	\$944,272	\$963,339	\$982,844	\$1,002,828	\$1,023,331	\$1,044,293	\$1,065,754	\$1,087,654	\$1,109,931	\$1,132,625	\$1,155,776	\$1,179,324	\$1,203,309	\$1,227,671	\$1,252,450	\$1,277,587	\$1,303,122	\$1,329,085	\$1,355,406	\$1,382,124	\$1,409,189	\$1,436,541	
Foreign Loan	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$2,093,096</b>	<b>\$1,096,631</b>	<b>\$778,546</b>	<b>\$788,977</b>	<b>\$802,717</b>	<b>\$818,771</b>	<b>\$836,182</b>	<b>\$854,945</b>	<b>\$875,068</b>	<b>\$896,559</b>	<b>\$919,413</b>	<b>\$943,640</b>	<b>\$969,261</b>	<b>\$996,286</b>	<b>\$1,024,724</b>	<b>\$1,054,576</b>	<b>\$1,085,852</b>	<b>\$1,118,563</b>	<b>\$1,152,719</b>	<b>\$1,188,331</b>	<b>\$1,225,409</b>	<b>\$1,264,063</b>	<b>\$1,304,304</b>	<b>\$1,346,142</b>	<b>\$1,389,587</b>	<b>\$1,434,650</b>	<b>\$1,481,341</b>	<b>\$1,529,670</b>	<b>\$1,579,657</b>	<b>\$1,631,312</b>	<b>\$1,684,655</b>	<b>\$1,739,707</b>	<b>\$1,796,488</b>	<b>\$1,854,928</b>	<b>\$1,915,057</b>	<b>\$1,976,905</b>	<b>\$2,040,502</b>	<b>\$2,105,878</b>	
<b>Annual Net Fiscal Impact</b>	<b>\$2,000,000</b>	<b>\$31,883</b>	<b>\$32,774</b>	<b>\$32,848</b>	<b>\$33,803</b>	<b>\$34,772</b>	<b>\$35,798</b>	<b>\$36,811</b>	<b>\$37,813</b>	<b>\$38,813</b>	<b>\$39,811</b>	<b>\$40,807</b>	<b>\$41,801</b>	<b>\$42</b>																									

Gastamo Group

Privileged and Confidential

Description	Factors	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			
<b>100% Shareback, \$2M Loan</b>																									
<b>Revenues</b>																									
Development Fee Waivers		\$93,096	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,096	\$0	\$93,096	\$93,096	
Use Tax	100.0%	\$0	\$438,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Tax	100.0% 5 years	\$0	\$604,010	\$715,947	\$730,266	\$744,871	\$759,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,554,863	\$0	\$3,554,863	\$3,554,863	
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	
<b>Total Incentive (Nominal)</b>		<b>\$2,093,096</b>	<b>\$1,042,022</b>	<b>\$715,947</b>	<b>\$730,266</b>	<b>\$744,871</b>	<b>\$759,769</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,085,971</b>	<b>\$0</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	
<b>Total Incentive (PV)</b>	5.0% discount rate	<b>\$2,093,096</b>	<b>\$992,402</b>	<b>\$649,385</b>	<b>\$630,831</b>	<b>\$612,807</b>	<b>\$595,299</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,673,820</b>	<b>\$0</b>	<b>\$5,673,820</b>	<b>\$5,673,820</b>	
<b>Cumulative Incentive (Nominal)</b>		<b>\$2,093,096</b>	<b>\$3,135,118</b>	<b>\$3,851,065</b>	<b>\$4,581,331</b>	<b>\$5,326,202</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>	<b>\$6,085,971</b>				
<b>Cumulative Incentive (PV)</b>	5.0% discount rate	<b>\$2,093,096</b>	<b>\$3,085,498</b>	<b>\$3,734,883</b>	<b>\$4,365,714</b>	<b>\$4,978,522</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>	<b>\$5,573,820</b>				

Source: Economic & Planning Systems

Dev. Scenario	Year 30 Ann. Revenue	
	<i>Present Value</i>	<i>Nominal</i>
First Street Farms	\$275,319	\$1,189,914
Townhome	<u>-\$75,639</u>	<u>-\$326,908</u>
<b>Net</b>	<b>\$350,959</b>	<b>\$1,516,823</b>
<i>% Difference</i>	364%	364%

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Source: Economic & Planning Systems

**City of Littleton**

**Privileged and Confidential**

Description	Loan, Fee Waivers, and Use Tax (PV)	Remitted Sales Tax (PV)	Total Incentive	City Service Costs	Total Expenditures	City of Littleton Revenues (PV)	Return on Investment
	<i>A</i>	<i>B</i>	<i>C = A + B</i>	<i>D</i>	<i>E = C + D</i>	<i>F</i>	<i>G = F / E</i>
<b>100% Shareback, \$2M Forgivable Loan</b>							
Years 0-5	\$2,510,250	\$3,063,570	\$5,573,820	\$245,152	\$5,818,972	\$3,675,951	66.0%
Years 6-10	\$0	\$0	\$0	\$212,075	\$212,075	\$2,819,465	
Years 11-15	\$0	\$0	\$0	\$183,461	\$183,461	\$2,439,243	
<b>Years 0-15</b>	<b>\$2,510,250</b>	<b>\$3,063,570</b>	<b>\$5,573,820</b>	<b>\$640,688</b>	<b>\$6,214,508</b>	<b>\$8,934,659</b>	<b>1.60X</b>
<b>Years 0-30</b>	<b>\$2,510,250</b>	<b>\$3,063,570</b>	<b>\$5,573,820</b>	<b>\$1,055,460</b>	<b>\$6,629,280</b>	<b>\$14,449,056</b>	<b>2.59X</b>

Source: Economic & Planning Systems

**City of Littleton**

**Privileged and Confidential**

Description	City of Littleton Expenditures (PV)	City of Littleton Revenues (PV)	Return on Investment
<b>100% Shareback, \$2M Forgivable Loan</b>			
Years 0-5	\$2,245,152	\$102,131	4.5%
Years 6-10	\$212,075	\$2,819,465	
Years 11-15	<u>\$183,461</u>	<u>\$2,439,243</u>	
<b>Years 0-15</b>	<b>\$2,640,688</b>	<b>\$5,360,839</b>	<b>2.03X</b>
<b>Years 0-30</b>	<b>\$3,055,460</b>	<b>\$10,875,236</b>	<b>3.56X</b>

Source: Economic & Planning Systems

# ECONOMIC IMPACT

## TOTAL COMMERCIAL

**Annual Economic Impact**

**\$24.6 Million**

Average Annual Economic Impact of First Street Farms

**\$15.5 million**  
Direct Impact

The direct impact reflects the annual economic activity generated by the project's commercial uses within the region. This includes on-site spending, sales, and operations occurring directly at the new restaurant and event venue.

**\$5.0 million**  
Indirect Impact

The indirect impact captures the business-to-business supply chain spending that occurs in the region as a result of the project's operations. This includes purchasing from local suppliers, service providers, and vendors throughout the region.

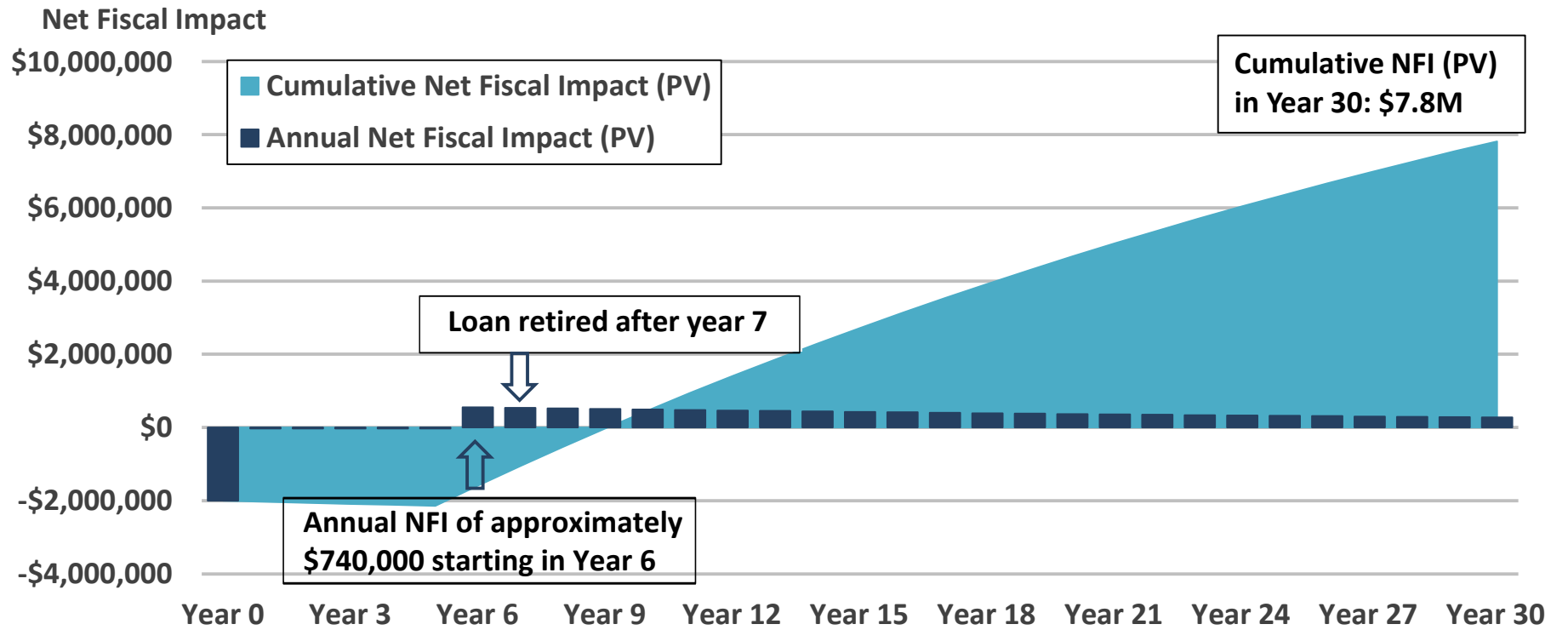
**\$4.1 million**  
Induced Impact

The induced impact represents the additional economic activity generated when employees of the restaurant, event venue, and their regional suppliers spend their earnings on household goods and services throughout the region.

Description	Factor	Year 0	Year 1	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Economic Impact				Total Economic Impact	
										Years 0-5	Years 6-10	Years 11-15	Years 0-15	Years 0-30	
<b>Annual Economic Impact (Nominal)</b>		\$0	\$24,600,000	\$24,600,000	\$24,600,000	\$24,600,000	\$24,600,000	\$24,600,000	\$24,600,000	\$24,600,000	\$123,000,000	\$123,000,000	\$123,000,000	\$369,000,000	\$738,000,000
<b>Cumulative Economic Impact (Nominal)</b>		\$0	\$24,600,000	\$123,000,000	\$246,000,000	\$369,000,000	\$492,000,000	\$615,000,000	\$738,000,000						
<b>Annual Economic Impact (PV)</b>	5.0% discount rate	\$0	\$24,600,000	\$20,238,481	\$15,857,379	\$12,424,672	\$9,735,055	\$7,627,671	\$5,976,479		\$111,830,382	\$87,622,031	\$68,654,154	\$268,106,567	\$397,070,410
<b>Cumulative Economic Impact (PV)</b>		\$0	\$24,600,000	\$111,830,382	\$199,452,413	\$268,106,567	\$321,898,893	\$364,046,588	\$397,070,410						

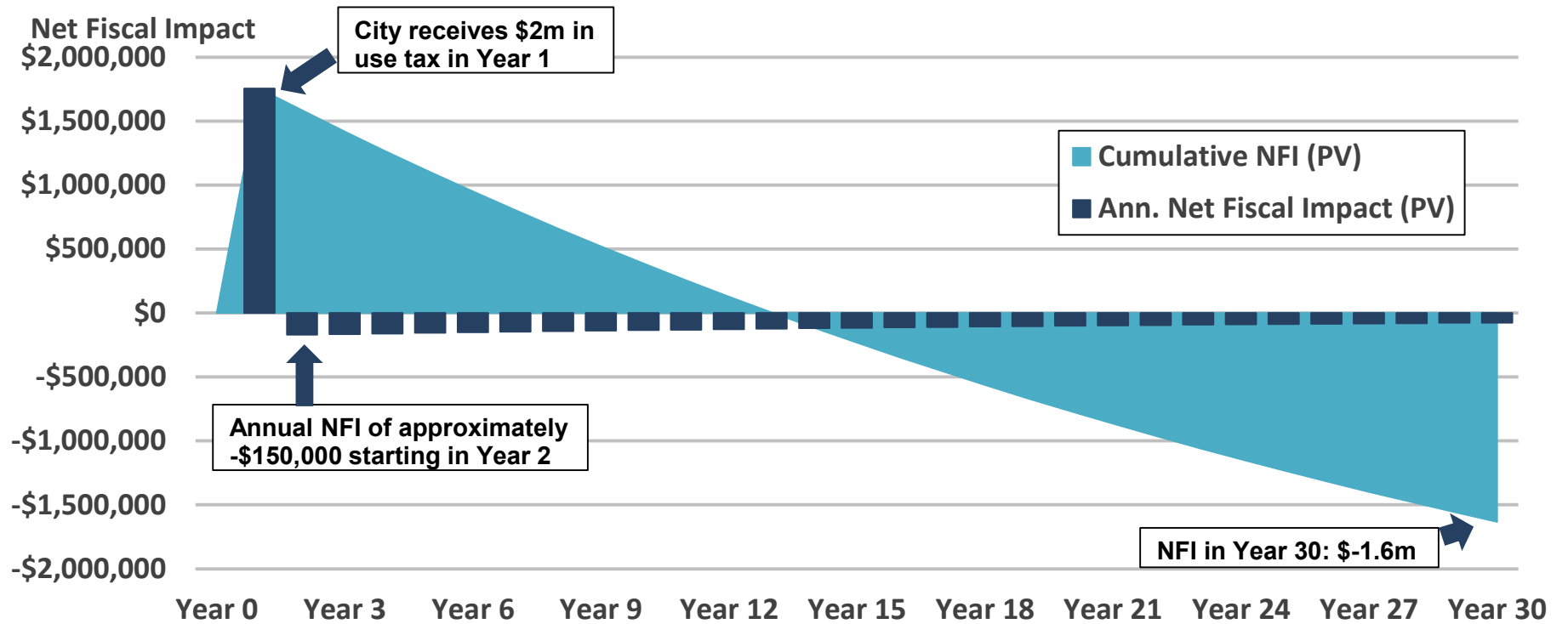
Source: Economic & Planning Systems

# City of Littleton Annual and Cumulative Net Fiscal Impact



Source: Economic & Planning Systems

# City of Littleton Annual and Cumulative Net Fiscal Impact: Townhome Development Scenario



Source: Economic & Planning Systems