

Village Of Mount Prospect, Illinois
Prospect/Main TIF District

	Total	Estimate 2017	Forecast 2018	Projected 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029
Beginning Fund Balance	-	(687,995)	3,945,026	1,345,441	(158,012)	55,964	(466,044)	(998,540)	(1,385,398)	(1,695,150)	(2,033,795)	(2,300,313)	(2,443,458)	(2,416,628)
Receipts														
Revenues														
Property Tax Increment (Sch 1)	39,149,415	-	474,000	474,000	735,923	819,573	1,032,347	1,393,563	1,407,498	1,421,573	1,679,062	1,695,853	1,712,811	1,967,873
Investment Income	131,307	307	76,000	40,000	-	-	-	-	-	-	-	-	-	-
Other Income	242,000	-	242,000	-	-	-	-	-	-	-	-	-	-	-
Interfund Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capitalized Interest	1,175,899	-	310,423	432,738	432,738	-	-	-	-	-	-	-	-	-
Land Sale Proceeds (Sch 2)	570,000	-	570,000	-	-	-	-	-	-	-	-	-	-	-
	41,268,621	307	1,672,423	946,738	1,168,661	819,573	1,032,347	1,393,563	1,407,498	1,421,573	1,679,062	1,695,853	1,712,811	1,967,873
Other Financing Sources														
Bond Proceeds	11,875,000	4,815,000	7,060,000	-	-	-	-	-	-	-	-	-	-	-
Bond Proceeds - Other	374,715	115,835	258,879	-	-	-	-	-	-	-	-	-	-	-
	12,249,715	4,930,835	7,318,879	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	53,518,336	4,931,142	8,991,302	946,738	1,168,661	819,573	1,032,347	1,393,563	1,407,498	1,421,573	1,679,062	1,695,853	1,712,811	1,967,873
Expenditures														
Debt Service - Principal	11,875,000	-	-	-	-	320,000	360,000	395,000	435,000	480,000	530,000	575,000	625,000	670,000
Debt Service - Interest	5,641,824	-	310,423	432,738	432,738	432,738	418,138	401,688	383,638	363,738	341,738	319,638	300,163	278,669
Total Debt Service	17,516,824	-	310,423	432,738	432,738	752,738	778,138	796,688	818,638	843,738	871,738	894,638	925,163	948,669
Schedule 8														
Return of Increment - All Districts	4,702,001	-	-	60,049	102,560	103,586	104,622	146,586	148,051	149,532	190,993	192,903	194,832	235,836
SD 214 - New Student Impacts	1,024,107	-	-	-	-	10,819	37,522	51,693	52,210	52,732	53,799	54,337	54,880	55,976
SD 57 - New Student Impacts	2,126,991	-	-	-	-	22,470	77,931	107,363	108,437	109,521	111,737	112,854	113,983	116,259
Auditing Fees	42,000	-	-	1,500	1,550	1,600	1,650	1,700	1,750	1,800	1,850	1,900	1,950	2,000
Legal & Financing	595,804	133,304	205,000	10,000	10,000	10,250	10,500	10,750	11,000	11,250	11,500	11,750	12,000	12,250
Other Expenses	45,300	600	2,700	1,500	1,550	1,600	1,650	1,700	1,750	1,800	1,850	1,900	1,950	2,000
Other Professional Services	387,380	34,380	33,000	25,000	10,000	10,500	11,000	11,500	12,000	12,500	13,000	13,500	14,000	14,500
Property Tax Payment - Capannari	276,707	7,619	11,000	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095
Corridor Furnishings	267,500	-	10,000	10,000	10,000	10,250	10,500	10,750	11,000	11,250	11,500	11,750	12,000	12,250
Wayfinding Signage	348,133	-	90,633	10,000	10,000	10,250	10,500	10,750	11,000	11,250	11,500	11,750	12,000	12,250
Relocation Expense/Developer Incentives	4,880,000	-	3,000,000	380,000	-	124,053	229,876	232,175	234,497	239,423	241,817	198,158	-	-
Façade Program/Interior Build out	2,251,411	51,411	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Streetscape Corridor Maintenance	3,380,539	70,806	95,000	90,000	94,500	99,225	104,186	109,396	114,865	120,609	126,639	132,971	139,620	146,601
Downtown Streetscape Program	1,000,000	-	200,000	100,000	100,000	-	-	100,000	-	-	100,000	-	-	100,000
Brick Sidewalks	308,550	-	10,200	10,404	10,716	11,038	11,369	11,710	12,061	12,423	12,796	13,179	13,575	13,982
Brick Sidewalk Sealing	1,780,589	-	60,000	60,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792	76,006	78,286	80,635
Property Acquisition (Sch 4)	7,212,932	-	7,212,932	-	-	-	-	-	-	-	-	-	-	-
Demolition (Sch 5)	150,000	-	150,000	-	-	-	-	-	-	-	-	-	-	-
Infrastructure (Sch 6)	1,250,000	-	100,000	1,150,000	-	-	-	-	-	-	-	-	-	-
Site Clean-up, Phase I (Sch 7)	687,995	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	50,234,764	298,121	11,590,888	2,450,191	954,685	1,341,581	1,564,843	1,780,421	1,717,250	1,760,218	1,945,580	1,838,998	1,685,982	1,865,303
EXCESS OF REVENUES OVER EXPENDITURES	3,283,571	4,633,022	(2,599,585)	(1,503,453)	213,976	(522,008)	(532,496)	(386,858)	(309,752)	(338,645)	(266,518)	(143,145)	26,829	102,570
FUND BALANCE, ENDING	3,283,571	3,945,026	1,345,441	(158,012)	55,964	(466,044)	(998,540)	(1,385,398)	(1,695,150)	(2,033,795)	(2,300,313)	(2,443,458)	(2,416,628)	(2,314,059)

Village Of Mount Prospect, Illinois
Prospect/Main TIF District

	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034	Projected 2035	Projected 2036	Projected 2037	Projected 2038	Projected 2039
Beginning Fund Balance	(2,314,059)	(2,139,347)	(1,990,489)	(1,777,927)	(1,490,886)	(1,229,377)	(907,873)	(517,361)	(150,118)	1,506,224
Receipts										
Revenues										
Property Tax Increment (Sch 1)	1,987,551	2,007,427	2,260,340	2,282,944	2,305,773	2,556,816	2,582,385	2,608,208	2,857,659	2,886,236
Investment Income	-	-	-	-	-	-	-	-	-	15,000
Other Income	-	-	-	-	-	-	-	-	-	-
Interfund Transfer	-	-	-	-	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-	-	-	-	-
Land Sale Proceeds (Sch 2)	-	-	-	-	-	-	-	-	-	-
	1,987,551	2,007,427	2,260,340	2,282,944	2,305,773	2,556,816	2,582,385	2,608,208	2,857,659	2,901,236
Other Financing Sources										
Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Bond Proceeds - Other	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	1,987,551	2,007,427	2,260,340	2,282,944	2,305,773	2,556,816	2,582,385	2,608,208	2,857,659	2,901,236
Expenditures										
Debt Service - Principal	725,000	780,000	840,000	900,000	960,000	1,025,000	1,095,000	1,160,000	-	-
Debt Service - Interest	255,244	229,507	201,832	172,019	141,869	109,712	76,144	39,450	-	-
Total Debt Service	980,244	1,009,507	1,041,832	1,072,019	1,101,869	1,134,712	1,171,144	1,199,450	-	-
Schedule 8										
Return of Increment - All Districts	238,194	240,576	281,166	283,978	286,818	327,040	330,310	333,613	373,510	377,245
SD 214 - New Student Impacts	56,536	57,102	58,228	58,811	59,399	60,558	61,163	61,775	62,968	63,597
SD 57 - New Student Impacts	117,421	118,596	120,936	122,145	123,367	125,774	127,031	128,302	130,779	132,087
Auditing Fees	2,050	2,100	2,150	2,200	2,250	2,300	2,350	2,400	2,450	2,500
Legal & Financing	12,500	12,750	13,000	13,250	13,500	13,750	14,000	14,250	14,500	14,750
Other Expenses	2,050	2,100	2,150	2,200	2,250	2,300	2,350	2,400	2,450	2,500
Other Professional Services	15,000	15,500	16,000	16,500	17,000	17,500	18,000	18,500	19,000	19,500
Property Tax Payment - Capannari	12,458	12,832	13,217	13,613	14,022	14,442	14,876	15,322	15,782	16,255
Corridor Furnishings	12,500	12,750	13,000	13,250	13,500	13,750	14,000	14,250	14,500	14,750
Wayfinding Signage	12,500	12,750	13,000	13,250	13,500	13,750	14,000	14,250	14,500	14,750
Relocation Expense/Developer Incentives	-	-	-	-	-	-	-	-	-	-
Façade Program/Interior Build out	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Streetscape Corridor Maintenance	153,931	161,627	169,708	178,194	187,104	196,459	206,282	216,596	227,426	238,797
Downtown Streetscape Program	-	-	100,000	-	-	100,000	-	-	100,000	-
Brick Sidewalks	14,402	14,834	15,279	15,737	16,209	16,695	17,196	17,712	18,243	18,791
Brick Sidewalk Sealing	83,054	85,546	88,112	90,755	93,478	96,282	99,171	102,146	105,210	108,367
Property Acquisition (Sch 4)	-	-	-	-	-	-	-	-	-	-
Demolition (Sch 5)	-	-	-	-	-	-	-	-	-	-
Infrastructure (Sch 6)	-	-	-	-	-	-	-	-	-	-
Site Clean-up, Phase I (Sch 7)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,812,840	1,858,568	2,047,778	1,995,902	2,044,265	2,235,312	2,191,873	2,240,965	1,201,317	1,123,888
EXCESS OF REVENUES OVER EXPENDITURES	174,711	148,858	212,562	287,041	261,508	321,505	390,512	367,243	1,656,342	1,777,348
FUND BALANCE, ENDING	(2,139,347)	(1,990,489)	(1,777,927)	(1,490,886)	(1,229,377)	(907,873)	(517,361)	(150,118)	1,506,224	3,283,571

**SCHEDULE 1
INCREMENTAL TAX REVENUE PROJECTIONS**

	2016 Levy Year	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Estimated Tax Rate - Wheeling Township	9.445	10.327	10.430	9.909	10.008	10.108	9.603	9.699	9.796	9.306	9.399	9.493	9.018	9.108
Estimated Tax Rate - Elk Grove Township	9.477	10.354	10.458	9.935	10.034	10.134	9.628	9.724	9.821	9.330	9.423	9.518	9.042	9.132
1.00% Change in Year Prior	W	9.34%	1.00%	-5.00%	1.00%	1.00%	-5.00%	1.00%	1.00%	-5.00%	1.00%	1.00%	-5.00%	1.00%
-5.00% Change in Reassessment Year	EG	9.25%												
1.00% Change in Year Following														
		2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Central and Main														
Previous Year's EAV		1,619,311	202,053	202,053	216,197	216,197	216,197	231,330	231,330	231,330	247,524	247,524	247,524	264,850
7% Increases Due to Reassessment		(1,417,258)	-	14,144	-	-	15,134	-	-	16,193	-	-	17,327	-
Decrease due to Demolition/Tax Exempt		-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction		-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV		202,053	202,053	216,197	216,197	216,197	231,330	231,330	231,330	247,524	247,524	247,524	264,850	264,850
Less: Base EAV	1,787,890	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)
Incremental EAV		(1,585,837)	(1,585,837)	(1,571,693)	(1,571,693)	(1,571,693)	(1,556,560)	(1,556,560)	(1,556,560)	(1,540,366)	(1,540,366)	(1,540,366)	(1,523,040)	(1,523,040)
Incremental Taxes		(163,769)	(165,407)	(155,735)	(157,293)	(158,866)	(149,469)	(150,964)	(152,473)	(143,343)	(144,776)	(146,224)	(137,350)	(138,724)
Apartments														
Assessed Market Value	100,000													
Assessment Ratio	0.10													
Assessed Value	10,000													
Cook County Multiplier	2.9627													
Equalized Assessed Value	29,627													
Less: Homeowners Exemption	-													
Senior Exemption	-													
Taxable EAV/Unit	29,627													
Townhomes														
Assessed Market Value														
Assessment Ratio				0.10										
Assessed Value														
Cook County Multiplier				2.9627										
Equalized Assessed Value														
Less: Homeowners Exemption														
Senior Exemption														
Taxable EAV/Unit						0.10354								
Commercial - 10,000 sq. ft.														
\$6.00/sq. ft. tax * 10,000/.10354														
0														
Absorption Schedule														
0 Apartments														
0 Apartments														
Total														

**SCHEDULE 1
INCREMENTAL TAX REVENUE PROJECTIONS**

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Estimated Tax Rate - Wheeling Township	9.199	8.739	8.827	8.915	8.469	8.554	8.640	8.208	8.290
Estimated Tax Rate - Elk Grove Township	9.223	8.762	8.850	8.938	8.492	8.576	8.662	8.229	8.311
1.00% Change in Year Prior	1.00%	-5.00%	1.00%	1.00%	-5.00%	1.00%	1.00%	-5.00%	1.00%
-5.00% Change in Reassessment Year									
1.00% Change in Year Following									
	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Central and Main									
Previous Year's EAV	264,850	264,850	283,390	283,390	283,390	303,227	303,227	303,227	324,453
7% Increases Due to Reassessment	-	18,540	-	-	19,837	-	-	21,226	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	264,850	283,390	283,390	283,390	303,227	303,227	303,227	324,453	324,453
Less: Base EAV	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)
Incremental EAV	(1,523,040)	(1,504,500)	(1,504,500)	(1,504,500)	(1,484,663)	(1,484,663)	(1,484,663)	(1,463,437)	(1,463,437)
Incremental Taxes	(140,111)	(131,485)	(132,800)	(134,128)	(125,742)	(126,999)	(128,269)	(120,113)	(121,314)
Apartments									
Assessed Market Value									
Assessment Ratio									
Assessed Value									
Cook County Multiplier									
Equalized Assessed Value									
Less: Homeowners Exemption									
Senior Exemption									
Taxable EAV/Unit									
Commercial - 10,000 sq. ft.									
\$6.00/sq. ft. tax * 10,000/.10354									
0									
Absorption Schedule									
0 Apartments									
0 Apartments									
Total	-	-	-	-	-	-	-	-	-

	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
20 West													
Previous Year's EAV	200,082	200,082	200,082	214,088	214,088	1,385,942	2,549,530	2,549,530	2,549,530	2,727,997	2,727,997	2,727,997	2,918,957
7% Increases Due to Reassessment	-	-	14,006	-	-	97,016	-	-	178,467	-	-	190,960	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	(214,088)	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	1,385,942	1,066,572	-	-	-	-	-	-	-
Current Year EAV	200,082	200,082	214,088	214,088	1,385,942	2,549,530	2,549,530	2,549,530	2,727,997	2,727,997	2,727,997	2,918,957	2,918,957
Less: Base EAV	161,857	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)
Incremental EAV	38,225	38,225	52,231	52,231	1,224,085	2,387,673	2,387,673	2,387,673	2,566,140	2,566,140	2,566,140	2,757,100	2,757,100
Incremental Taxes	4,489,036	3,958	3,997	5,189	5,241	124,053	229,876	232,175	234,497	239,423	241,817	244,236	249,290

Apartments

Assessed Market Value	100,000
Assessment Ratio	0.10
Assessed Value	10,000
Cook County Multiplier	2.9627
Equalized Assessed Value	29,627
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	29,627

Townhomes

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-

Commercial - 5,000 sq. ft.
 \$6.00/sq. ft. tax * 5,000/.10354
 289,743

Absorption Schedule

37 Apartments	1,096,199.00	1,096,199
36 Apartments	1,066,572.00	1,066,572
	-	-
Total	2,162,771	1,385,942

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Previous Year's EAV	2,918,957	2,918,957	3,123,284	3,123,284	3,123,284	3,341,913	3,341,913	3,341,913	3,575,847
7% Increases Due to Reassessment	-	204,327	-	-	218,630	-	-	233,934	-
Decrease due to Demolition/Tax Exempt New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	2,918,957	3,123,284	3,123,284	3,123,284	3,341,913	3,341,913	3,341,913	3,575,847	3,575,847
Less: Base EAV	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)
Incremental EAV	2,757,100	2,961,427	2,961,427	2,961,427	3,180,056	3,180,056	3,180,056	3,413,990	3,413,990
Incremental Taxes	254,301	259,489	262,084	264,705	270,035	272,735	275,462	280,940	283,749

Apartments

- Assessed Market Value
- Assessment Ratio
- Assessed Value
- Cook County Multiplier
- Equalized Assessed Value
- Less: Homeowners Exemption
- Senior Exemption
- Taxable EAV/Unit

Commercial - 5,000 sq. ft.
 \$6.00/sq. ft. tax * 5,000/.10354
 289,743

- Absorption Schedule
- 37 Apartments
- 36 Apartments

Total	-	-	-	-	-	-	-	-	-
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	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Maple Street Lofts													
Previous Year's EAV	1,668,384	1,668,384	1,668,384	1,785,171	1,785,171	1,785,171	1,910,133	1,910,133	1,910,133	2,043,842	2,043,842	2,043,842	2,186,911
7% Increases Due to Reassessment	-	-	116,787	-	-	124,962	-	-	133,709	-	-	143,069	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	1,668,384	1,668,384	1,785,171	1,785,171	1,785,171	1,910,133	1,910,133	1,910,133	2,043,842	2,043,842	2,043,842	2,186,911	2,186,911
Less: Base EAV	1,726,826	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)
Incremental EAV	(58,442)	(58,442)	58,345	58,345	58,345	183,307	183,307	183,307	317,016	317,016	317,016	460,085	460,085
Incremental Taxes	794,771	(6,051)	(6,112)	5,796	5,854	5,913	17,648	17,825	18,003	29,578	29,874	30,172	41,600

Apartments

Assessed Market Value	100,000
Assessment Ratio	0.10
Assessed Value	10,000
Cook County Multiplier	2.9627
Equalized Assessed Value	29,627
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	29,627

Townhomes

Assessed Market Value	320,000
Assessment Ratio	0.10
Assessed Value	32,000
Cook County Multiplier	2.9627
Equalized Assessed Value	94,806
Less: Homeowners Exemption	(7,000)
Senior Exemption	-
Taxable EAV/Unit	87,806
	0.10354
	9,091.47

Commercial -

Absorption Schedule

Apartment Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhomes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Maple Street Lofts									
Previous Year's EAV	2,186,911	2,186,911	2,339,995	2,339,995	2,339,995	2,503,795	2,503,795	2,503,795	2,679,060
7% Increases Due to Reassessment	-	153,084	-	-	163,800	-	-	175,266	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	2,186,911	2,339,995	2,339,995	2,339,995	2,503,795	2,503,795	2,503,795	2,679,060	2,679,060
Less: Base EAV	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)
Incremental EAV	460,085	613,169	613,169	613,169	776,969	776,969	776,969	952,234	952,234
Incremental Taxes	42,436	53,728	54,265	54,808	65,976	66,636	67,302	78,360	79,144

Apartments

Assessed Market Value
Assessment Ratio
Assessed Value
Cook County Multiplier
Equalized Assessed Value
Less: Homeowners Exemption
 Senior Exemption
Taxable EAV/Unit

Commercial -

Absorption Schedule

Apartment Units									
Apartment Units									
Apartment Units									
Townhomes									-
Townhomes									-
Total	-	-	-	-	-	-	-	-	-

	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Park Terrace													
Previous Year's EAV	80,828	80,828	80,828	86,486	846,810	1,693,620	1,812,173	1,812,173	1,812,173	1,939,025	1,939,025	1,939,025	2,074,757
7% Increases Due to Reassessment	-	-	5,658	-	-	118,553	-	-	126,852	-	-	135,732	-
Decrease due to Demolition/Tax Exempt	-	-	-	(86,486)	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	846,810	846,810	-	-	-	-	-	-	-	-
Current Year EAV	80,828	80,828	86,486	846,810	1,693,620	1,812,173	1,812,173	1,812,173	1,939,025	1,939,025	1,939,025	2,074,757	2,074,757
Less: Base EAV	69,632	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
Incremental EAV	11,196	11,196	16,854	777,178	1,623,988	1,742,541	1,742,541	1,742,541	1,869,393	1,869,393	1,869,393	2,005,125	2,005,125
Incremental Taxes	3,405,858	1,159	1,171	1,674	77,982	164,581	167,765	169,443	171,138	174,416	177,922	181,298	183,111

Apartments

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-
 (Assumes 1/3 of units qualify)	
Taxable EAV/Unit	-

Townhomes

Assessed Market Value	500,000
Assessment Ratio	0.10
Assessed Value	50,000
Cook County Multiplier	2.9627
Equalized Assessed Value	148,135
Less: Homeowners Exemption	(7,000)
Senior Exemption	-
Taxable EAV/Unit	141,135
	0.10354
	14,613.12

Commercial - 15,000 sq. ft.

Absorption Schedule

6 Townhomes	846,810			846,810									
6 Townhomes	846,810				846,810								
	-												
Total	1,693,620	-	-	-	846,810	846,810	-	-	-	-	-	-	-

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Park Terrace									
Previous Year's EAV	2,074,757	2,074,757	2,219,990	2,219,990	2,219,990	2,375,390	2,375,390	2,375,390	2,541,667
7% Increases Due to Reassessment	-	145,233	-	-	155,399	-	-	166,277	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	2,074,757	2,219,990	2,219,990	2,219,990	2,375,390	2,375,390	2,375,390	2,541,667	2,541,667
Less: Base EAV	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
Incremental EAV	2,005,125	2,150,358	2,150,358	2,150,358	2,305,758	2,305,758	2,305,758	2,472,035	2,472,035
Incremental Taxes	184,942	188,421	190,305	192,208	195,794	197,752	199,729	203,426	205,460

Apartments

Assessed Market Value
Assessment Ratio
Assessed Value
Cook County Multiplier
Equalized Assessed Value
Less: Homeowners Exemption
 Senior Exemption
Taxable EAV/Unit

(Assumes 1/3 of units qualify)
Taxable EAV/Unit

Commercial - 15,000 sq. ft.

Absorption Schedule

6 Townhomes
6 Townhomes

Total	-	-	-	-	-	-	-	-	-
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	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Chase Building													
Previous Year's EAV	2,450,769	2,450,769	2,450,769	2,622,323	2,622,323	2,622,323	2,805,885	2,805,885	2,805,885	3,002,297	3,002,297	3,002,297	3,212,458
7% Increases Due to Reassessment	-	-	171,554	-	-	183,563	-	-	196,412	-	-	210,161	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	2,450,769	2,450,769	2,622,323	2,622,323	2,622,323	2,805,885	2,805,885	2,805,885	3,002,297	3,002,297	3,002,297	3,212,458	3,212,458
Less: Base EAV	2,400,179	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)
Incremental EAV	50,590	50,590	222,144	222,144	222,144	405,706	405,706	405,706	602,118	602,118	602,118	812,279	812,279
Incremental Taxes	1,446,598	5,238	5,290	22,069	22,290	22,513	39,060	39,451	39,845	56,178	56,740	57,307	73,444

Apartments

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-
 (Assumes 1/3 of units qualify)	
Taxable EAV/Unit	-

Townhomes

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-
	0.10354

Commercial - 15,000 sq. ft.

Absorption Schedule

Total	-	-	-	-	-	-	-	-	-	-	-	-	-
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	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Chase Building									
Previous Year's EAV	3,212,458	3,212,458	3,437,330	3,437,330	3,437,330	3,677,943	3,677,943	3,677,943	3,935,399
7% Increases Due to Reassessment	-	224,872	-	-	240,613	-	-	257,456	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	3,212,458	3,437,330	3,437,330	3,437,330	3,677,943	3,677,943	3,677,943	3,935,399	3,935,399
Less: Base EAV	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)
Incremental EAV	812,279	1,037,151	1,037,151	1,037,151	1,277,764	1,277,764	1,277,764	1,535,220	1,535,220
Incremental Taxes	74,920	90,878	91,787	92,705	108,501	109,587	110,682	126,335	127,598

Apartments

Assessed Market Value
Assessment Ratio
Assessed Value
Cook County Multiplier
Equalized Assessed Value
Less: Homeowners Exemption
 Senior Exemption
Taxable EAV/Unit

(Assumes 1/3 of units qualify)
Taxable EAV/Unit

Commercial - 15,000 sq. ft.

Absorption Schedule

Total	-	-	-	-	-	-	-	-	-
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	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Sakura													
Previous Year's EAV	83,777	83,777	83,777	89,641	89,641	89,641	95,916	95,916	95,916	102,630	102,630	102,630	109,815
7% Increases Due to Reassessment	-	-	5,864	-	-	6,275	-	-	6,714	-	-	7,184	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	83,777	83,777	89,641	89,641	89,641	95,916	95,916	95,916	102,630	102,630	102,630	109,815	109,815
Less: Base EAV	77,685	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
Incremental EAV	14,145	14,145	20,009	20,009	20,009	26,284	26,284	26,284	32,998	32,998	32,998	40,183	40,183
Incremental Taxes	74,850	1,465	1,479	2,008	2,028	2,531	2,556	2,581	3,079	3,110	3,141	3,633	3,670

Apartments

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-

Townhomes

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-
	0.0972

Commercial - 8,000 sq. ft.

Absorption Schedule

Property #1	-	-	-	-	-	-	-	-	-	-	-	-	-
Property #2	-	-	-	-	-	-	-	-	-	-	-	-	-
Property #3	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Sakura									
Previous Year's EAV	109,815	109,815	117,502	117,502	117,502	125,727	125,727	125,727	134,528
7% Increases Due to Reassessment	-	7,687	-	-	8,225	-	-	8,801	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	109,815	117,502	117,502	117,502	125,727	125,727	125,727	134,528	134,528
Less: Base EAV	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
Incremental EAV	40,183	47,870	47,870	47,870	56,095	56,095	56,095	64,896	64,896
Incremental Taxes	3,706	4,194	4,236	4,279	4,763	4,811	4,859	5,340	5,394

Apartments

- Assessed Market Value
- Assessment Ratio
- Assessed Value
- Cook County Multiplier
- Equalized Assessed Value
- Less: Homeowners Exemption
 - Senior Exemption
- Taxable EAV/Unit

Commercial - 8,000 sq. ft.

Absorption Schedule

- Property #1
- Property #2
- Property #3
- Total

-	-	-	-	-	-	-	-	-	-
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	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
P/F Headquarters													
Previous Year's EAV	-	-	-	-	-	-	-	-	-	-	-	-	-
7% Increases Due to Reassessment	-	-	-	-	-	-	-	-	-	-	-	-	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Base EAV	-	-	-	-	-	-	-	-	-	-	-	-	-
Incremental EAV	-	-	-	-	-	-	-	-	-	-	-	-	-
Incremental Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment													
Assessed Market Value	100,000												
Assessment Ratio	0.10												
Assessed Value	10,000												
Cook County Multiplier	2.9627												
Equalized Assessed Value	29,627												
Less: Homeowners Exemption	-												
Senior Exemption	-												
Taxable EAV/Unit	29,627												
Townhomes													
Assessed Market Value													
Assessment Ratio			0.10										
Assessed Value													
Cook County Multiplier			2.9627										
Equalized Assessed Value													
Less: Homeowners Exemption													
Senior Exemption													
Taxable EAV/Unit					0.10354								
Commercial - 10,000 sq. ft.													
Absorption Schedule													
Apartment Units	-												
Apartment Units	-												
Total	-	-	-	-	-	-	-	-	-	-	-	-	-

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
P/F Headquarters									
Previous Year's EAV	-	-	-	-	-	-	-	-	-
7% Increases Due to Reassessment	-	-	-	-	-	-	-	-	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	-	-	-	-	-	-	-	-	-
Less: Base EAV	-	-	-	-	-	-	-	-	-
Incremental EAV	-	-	-	-	-	-	-	-	-
Incremental Taxes	-	-	-	-	-	-	-	-	-
Apartments									
Assessed Market Value									
Assessment Ratio									
Assessed Value									
Cook County Multiplier									
Equalized Assessed Value									
Less: Homeowners Exemption									
Senior Exemption									
Taxable EAV/Unit									
Commercial - 10,000 sq. ft.									
Absorption Schedule									
Apartment Units									
Apartment Units									
Total	-	-	-	-	-	-	-	-	-

	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Evergreen and Main													
Previous Year's EAV	177,717	177,717	177,717	190,157	190,157	190,157	203,468	203,468	203,468	217,711	217,711	217,711	232,951
7% Increases Due to Reassessment	-	-	12,440	-	-	13,311	-	-	14,243	-	-	15,240	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	177,717	177,717	190,157	190,157	190,157	203,468	203,468	203,468	217,711	217,711	217,711	232,951	232,951
Less: Base EAV	161,300	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)
Incremental EAV	16,417	16,417	28,857	28,857	28,857	42,168	42,168	42,168	56,411	56,411	56,411	71,651	71,651
Incremental Taxes	130,980	1,700	1,717	2,867	2,896	2,924	4,060	4,100	4,141	5,263	5,316	5,369	6,478

Apartments

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-

Townhomes

Assessed Market Value	-
Assessment Ratio	0.10
Assessed Value	-
Cook County Multiplier	2.9627
Equalized Assessed Value	-
Less: Homeowners Exemption	-
Senior Exemption	-
Taxable EAV/Unit	-

0.10354

Commercial - 4,000 sq. ft.
\$6.00/sq. ft. tax * 4,000/.10354

Absorption Schedule

Total

-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Evergreen and Main									
Previous Year's EAV	232,951	232,951	249,257	249,257	249,257	266,705	266,705	266,705	285,375
7% Increases Due to Reassessment	-	16,307	-	-	17,448	-	-	18,669	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	232,951	249,257	249,257	249,257	266,705	266,705	266,705	285,375	285,375
Less: Base EAV	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)
Incremental EAV	71,651	87,957	87,957	87,957	105,405	105,405	105,405	124,075	124,075
Incremental Taxes	6,609	7,707	7,784	7,862	8,951	9,040	9,130	10,210	10,312

Apartments

- Assessed Market Value
- Assessment Ratio
- Assessed Value
- Cook County Multiplier
- Equalized Assessed Value
- Less: Homeowners Exemption
- Senior Exemption
- Taxable EAV/Unit

Commercial - 4,000 sq. ft.
 \$6.00/sq. ft. tax * 4,000/.10354

Absorption Schedule

Total	-	-	-	-	-	-	-	-	-
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	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Remaining TIF Parcels													
Previous Year's EAV	33,295,040	35,750,989	35,750,989	38,253,558	38,253,558	38,253,558	40,931,307	40,931,307	40,931,307	43,796,499	43,796,499	43,796,499	46,862,254
7% Increases Due to Reassessment	2,455,949		2,502,569	-	-	2,677,749	-	-	2,865,192	-	-	3,065,755	-
Decrease due to Demolition/Tax Exempt	-												
New Construction	-												
Current Year EAV	35,750,989	35,750,989	38,253,558	38,253,558	38,253,558	40,931,307	40,931,307	40,931,307	43,796,499	43,796,499	43,796,499	46,862,254	46,862,254
Less: Base EAV	30,772,468	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)
Incremental EAV	4,506,617	4,506,617	7,009,186	7,009,186	7,009,186	9,686,935	9,686,935	9,686,935	12,552,127	12,552,127	12,552,127	15,617,882	15,617,882
Incremental Taxes	28,812,230	466,615	471,281	696,339	703,302	710,335	932,623	941,949	951,368	1,171,125	1,182,836	1,194,664	1,426,250
RECAP OF INCREMENTAL TAXES													
Current Year EAV													
Central and Main	202,053	202,053	216,197	216,197	216,197	231,330	231,330	231,330	247,524	247,524	247,524	264,850	264,850
Busse Triangle	200,082	200,082	214,088	214,088	1,385,942	2,549,530	2,549,530	2,549,530	2,727,997	2,727,997	2,727,997	2,918,957	2,918,957
Parenti	1,668,384	1,668,384	1,785,171	1,785,171	1,785,171	1,910,133	1,910,133	1,910,133	2,043,842	2,043,842	2,043,842	2,186,911	2,186,911
15-19 N. Elmhurst	80,828	80,828	86,486	86,486	1,693,620	1,812,173	1,812,173	1,812,173	1,939,025	1,939,025	1,939,025	2,074,757	2,074,757
111 E. Busse	2,450,769	2,450,769	2,622,323	2,622,323	2,622,323	2,805,885	2,805,885	2,805,885	3,002,297	3,002,297	3,002,297	3,212,458	3,212,458
105 S. Main	83,777	83,777	89,641	89,641	89,641	95,916	95,916	95,916	102,630	102,630	102,630	109,815	109,815
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-	-	-	-
Evergreen and Main	177,717	177,717	190,157	190,157	190,157	203,468	203,468	203,468	217,711	217,711	217,711	232,951	232,951
Remaining TIF Parcels	35,750,989	35,750,989	38,253,558	38,253,558	38,253,558	40,931,307	40,931,307	40,931,307	43,796,499	43,796,499	43,796,499	46,862,254	46,862,254
Total	40,614,599	40,614,599	43,457,621	44,217,945	46,236,609	50,539,744	50,539,744	50,539,744	54,077,526	54,077,526	54,077,526	57,862,953	57,862,953
Base EAV													
Central and Main	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)
Busse Triangle	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)
Parenti	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)
15-19 N. Elmhurst	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
111 E. Busse	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)
105 S. Main	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-	-	-	-
Evergreen and Main	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)
Remaining TIF Parcels	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)
Total	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)
Incremental EAV													
Central and Main	(1,585,837)	(1,585,837)	(1,571,693)	(1,571,693)	(1,571,693)	(1,556,560)	(1,556,560)	(1,556,560)	(1,540,366)	(1,540,366)	(1,540,366)	(1,523,040)	(1,523,040)
Busse Triangle	38,225	38,225	52,231	52,231	1,224,085	2,387,673	2,387,673	2,387,673	2,566,140	2,566,140	2,566,140	2,757,100	2,757,100
Parenti	(58,442)	(58,442)	58,345	58,345	58,345	183,307	183,307	183,307	317,016	317,016	317,016	460,085	460,085
15-19 N. Elmhurst	11,196	11,196	16,854	777,178	1,623,988	1,742,541	1,742,541	1,742,541	1,869,393	1,869,393	1,869,393	2,005,125	2,005,125
111 E. Busse	50,590	50,590	222,144	222,144	222,144	405,706	405,706	405,706	602,118	602,118	602,118	812,279	812,279
105 S. Main	14,145	14,145	20,009	20,009	20,009	26,284	26,284	26,284	32,998	32,998	32,998	40,183	40,183
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-	-	-	-
Evergreen and Main	16,417	16,417	28,857	28,857	28,857	42,168	42,168	42,168	56,411	56,411	56,411	71,651	71,651
Remaining TIF Parcels	4,506,617	4,506,617	7,009,186	7,009,186	7,009,186	9,686,935	9,686,935	9,686,935	12,552,127	12,552,127	12,552,127	15,617,882	15,617,882
Total	2,992,911	2,992,911	5,835,933	6,596,257	8,614,921	12,918,056	12,918,056	12,918,056	16,455,838	16,455,838	16,455,838	20,241,265	20,241,265
Incremental Property Taxes													
Central and Main	-	-	-	-	-	-	-	-	-	-	-	-	-
Busse Triangle	4,489,036	3,958	3,997	5,189	5,241	124,053	229,876	232,175	234,497	239,423	241,817	244,236	249,290
Parenti	806,934	-	-	5,796	5,854	5,913	17,648	17,825	18,003	29,578	29,874	30,172	41,600
15-19 N. Elmhurst	3,405,858	1,159	1,171	1,674	77,982	164,581	167,765	169,443	171,138	174,416	176,160	177,922	181,298
111 E. Busse	1,446,598	5,238	5,290	22,069	22,290	22,513	39,060	39,451	39,845	56,178	56,740	57,307	73,444
105 S. Main	74,850	1,465	1,479	1,988	2,008	2,028	2,531	2,556	2,581	3,079	3,110	3,141	3,633
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-	-	-	-
Evergreen and Main	130,980	1,700	1,717	2,867	2,896	2,924	4,060	4,100	4,141	5,263	5,316	5,369	6,478
Remaining TIF Parcels	28,812,230	466,615	471,281	696,339	703,302	710,335	932,623	941,949	951,368	1,171,125	1,182,836	1,194,664	1,426,250
Total	480,135	484,936	735,923	819,573	1,032,347	1,393,563	1,407,498	1,421,573	1,679,062	1,695,853	1,712,811	1,967,873	1,987,551

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Remaining TIF Parcels									
Previous Year's EAV	46,862,254	46,862,254	50,142,611	50,142,611	50,142,611	53,652,594	53,652,594	53,652,594	57,408,276
7% Increases Due to Reassessment	-	3,280,358	-	-	3,509,983	-	-	3,755,682	-
Decrease due to Demolition/Tax Exempt									
New Construction									
Current Year EAV	46,862,254	50,142,611	50,142,611	50,142,611	53,652,594	53,652,594	53,652,594	57,408,276	57,408,276
Less: Base EAV	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)
Incremental EAV	15,617,882	18,898,239	18,898,239	18,898,239	22,408,222	22,408,222	22,408,222	26,163,904	26,163,904
Incremental Taxes	1,440,513	1,655,922	1,672,481	1,689,206	1,902,796	1,921,824	1,941,043	2,153,048	2,174,579

RECAP OF INCREMENTAL TAXES

Current Year EAV									
Central and Main	264,850	283,390	283,390	283,390	303,227	303,227	303,227	324,453	324,453
Busse Triangle	2,918,957	3,123,284	3,123,284	3,123,284	3,341,913	3,341,913	3,341,913	3,575,847	3,575,847
Parenti	2,186,911	2,339,995	2,339,995	2,339,995	2,503,795	2,503,795	2,503,795	2,679,060	2,679,060
15-19 N. Elmhurst	2,074,757	2,219,990	2,219,990	2,219,990	2,375,390	2,375,390	2,375,390	2,541,667	2,541,667
111 E. Busse	3,212,458	3,437,330	3,437,330	3,437,330	3,677,943	3,677,943	3,677,943	3,935,399	3,935,399
105 S. Main	109,815	117,502	117,502	117,502	125,727	125,727	125,727	134,528	134,528
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-
Evergreen and Main	232,951	249,257	249,257	249,257	266,705	266,705	266,705	285,375	285,375
Remaining TIF Parcels	46,862,254	50,142,611	50,142,611	50,142,611	53,652,594	53,652,594	53,652,594	57,408,276	57,408,276
Total	57,862,953	61,913,359	61,913,359	61,913,359	66,247,294	66,247,294	66,247,294	70,884,605	70,884,605

Base EAV

Central and Main	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)
Busse Triangle	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)	(161,857)
Parenti	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)	(1,726,826)
15-19 N. Elmhurst	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
111 E. Busse	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)	(2,400,179)
105 S. Main	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)	(69,632)
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-
Evergreen and Main	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)	(161,300)
Remaining TIF Parcels	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)	(31,244,372)
Total	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)	(37,621,688)

Incremental EAV

Central and Main	(1,523,040)	(1,504,500)	(1,504,500)	(1,504,500)	(1,484,663)	(1,484,663)	(1,484,663)	(1,463,437)	(1,463,437)
Busse Triangle	2,757,100	2,961,427	2,961,427	2,961,427	3,180,056	3,180,056	3,180,056	3,413,990	3,413,990
Parenti	460,085	613,169	613,169	613,169	776,969	776,969	776,969	952,234	952,234
15-19 N. Elmhurst	2,005,125	2,150,358	2,150,358	2,150,358	2,305,758	2,305,758	2,305,758	2,472,035	2,472,035
111 E. Busse	812,279	1,037,151	1,037,151	1,037,151	1,277,764	1,277,764	1,277,764	1,535,220	1,535,220
105 S. Main	40,183	47,870	47,870	47,870	56,095	56,095	56,095	64,896	64,896
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-
Evergreen and Main	71,651	87,957	87,957	87,957	105,405	105,405	105,405	124,075	124,075
Remaining TIF Parcels	15,617,882	18,898,239	18,898,239	18,898,239	22,408,222	22,408,222	22,408,222	26,163,904	26,163,904
Total	20,241,265	24,291,671	24,291,671	24,291,671	28,625,606	28,625,606	28,625,606	33,262,917	33,262,917

Incremental Property Taxes

Central and Main	-	-	-	-	-	-	-	-	-
Busse Triangle	254,301	259,489	262,084	264,705	270,035	272,735	275,462	280,940	283,749
Parenti	42,436	53,728	54,265	54,808	65,976	66,636	67,302	78,360	79,144
15-19 N. Elmhurst	184,942	188,421	190,305	192,208	195,794	197,752	199,729	203,426	205,460
111 E. Busse	74,920	90,878	91,787	92,705	108,501	109,587	110,682	126,335	127,598
105 S. Main	3,706	4,194	4,236	4,279	4,763	4,811	4,859	5,340	5,394
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-
Evergreen and Main	6,609	7,707	7,784	7,862	8,951	9,040	9,130	10,210	10,312
Remaining TIF Parcels	1,440,513	1,655,922	1,672,481	1,689,206	1,902,796	1,921,824	1,941,043	2,153,048	2,174,579
Total	2,007,427	2,260,340	2,282,944	2,305,773	2,556,816	2,582,385	2,608,208	2,857,659	2,886,236

SCHEDULE 2
LAND SALE PROCEEDS

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Central Plaza	-	-	-	-	-	-	-	-	-	-	-	-	-
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-	-	-	-
West Busse	570,000	570,000	-	-	-	-	-	-	-	-	-	-	-
Property x	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL LAND SALE PROCEEDS	570,000	570,000	-	-	-	-	-	-	-	-	-	-	-

SCHEDULE 3
DEBT SERVICE BY YEAR

	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Bond Principal														
Series 2017	4,815,000	-	-	-	-	140,000	155,000	170,000	185,000	200,000	220,000	235,000	255,000	270,000
Series 2018A	7,060,000	-	-	-	-	180,000	205,000	225,000	250,000	280,000	310,000	340,000	370,000	400,000
Series xxxx	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Installment Note	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	11,875,000	-	-	-	-	320,000	360,000	395,000	435,000	480,000	530,000	575,000	625,000	670,000
Interest and Fiscal Charges														
Series 2017	2,137,900	-	150,958	159,369	159,369	159,369	153,769	147,569	140,769	133,369	125,369	118,769	112,894	106,200
Series 2018A	3,503,924	-	159,465	273,369	273,369	273,369	264,369	254,119	242,869	230,369	216,369	200,869	187,269	172,469
Series xxxx	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Installment Note	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	5,641,824	-	310,423	432,738	432,738	432,738	418,138	401,688	383,638	363,738	341,738	319,638	300,163	278,669
Total Debt Service	17,516,824	-	310,423	432,738	432,738	752,738	778,138	796,688	818,638	843,738	871,738	894,638	925,163	948,669

SCHEDULE 2
LAND SALE PROCEEDS

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Central Plaza	-	-	-	-	-	-	-	-	-	-
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-
West Busse	-	-	-	-	-	-	-	-	-	-
Property x	-	-	-	-	-	-	-	-	-	-
TOTAL LAND SALE PROCEEDS	-	-	-	-	-	-	-	-	-	-

SCHEDULE 3
DEBT SERVICE BY YEAR

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Bond Principal										
Series 2017	290,000	310,000	335,000	360,000	385,000	410,000	435,000	460,000	-	-
Series 2018A	435,000	470,000	505,000	540,000	575,000	615,000	660,000	700,000	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-
Installment Note	-	-	-	-	-	-	-	-	-	-
	725,000	780,000	840,000	900,000	960,000	1,025,000	1,095,000	1,160,000	-	-
Interest and Fiscal Charges										
Series 2017	98,775	90,438	78,038	64,638	53,388	41,356	28,544	14,950	-	-
Series 2018A	156,469	139,069	123,794	107,381	88,481	68,356	47,600	24,500	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-
Series xxxx	-	-	-	-	-	-	-	-	-	-
Installment Note	-	-	-	-	-	-	-	-	-	-
	255,244	229,507	201,832	172,019	141,869	109,712	76,144	39,450	-	-
Total Debt Service	980,244	1,009,507	1,041,832	1,072,019	1,101,869	1,134,712	1,171,144	1,199,450	-	-

**SCHEDULE 4
PROPERTY ACQUISITION COSTS**

	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Busse Properties														
19 S. Emerson	428,295	-	428,295	-	-	-	-	-	-	-	-	-	-	-
21 S. Emerson	429,174	-	429,174	-	-	-	-	-	-	-	-	-	-	-
Subtotal	857,469	-	857,469	-	-	-	-	-	-	-	-	-	-	-
Public Safety Building Location														
799 Biermann	5,016,021	-	5,016,021	-	-	-	-	-	-	-	-	-	-	-
111 E. Rand	1,339,442	-	1,339,442	-	-	-	-	-	-	-	-	-	-	-
Subtotal	6,355,463	-	6,355,463	-	-	-	-	-	-	-	-	-	-	-
Sub Area #3														
Location x	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Location x	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Area #4														
Location x	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Location x	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Area #5														
Location x	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Location x	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ALL PHASES	7,212,932	-	7,212,932	-	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 5
DEMOLITION COSTS**

	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
19 S. Emerson	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21 S. Emerson	-	-	-	-	-	-	-	-	-	-	-	-	-	-
200 S. Main	-	-	-	-	-	-	-	-	-	-	-	-	-	-
111 E. Busse	-	-	-	-	-	-	-	-	-	-	-	-	-	-
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 4
PROPERTY ACQUISITION COSTS**

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Busse Properties										
19 S. Emerson	-	-	-	-	-	-	-	-	-	-
21 S. Emerson	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-
Public Safety Building Location										
799 Biermann	-	-	-	-	-	-	-	-	-	-
111 E. Rand	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-
Sub Area #3										
Location x	-	-	-	-	-	-	-	-	-	-
Location x	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-
Sub Area #4										
Location x	-	-	-	-	-	-	-	-	-	-
Location x	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-
Sub Area #5										
Location x	-	-	-	-	-	-	-	-	-	-
Location x	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-
TOTAL ALL PHASES	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 5
DEMOLITION COSTS**

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
19 S. Emerson	-	-	-	-	-	-	-	-	-	-
21 S. Emerson	-	-	-	-	-	-	-	-	-	-
200 S. Main	-	-	-	-	-	-	-	-	-	-
111 E. Busse	-	-	-	-	-	-	-	-	-	-
112 E. Northwest Highway	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 6
INFRASTRUCTURE COSTS**

	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Parking/Roadway Improvements	500,000	-	-	500,000	-	-	-	-	-	-	-	-	-	-
Park Improvements	750,000	-	100,000	650,000	-	-	-	-	-	-	-	-	-	-
Main Street Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P&R Parking Deck	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pedestrian Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	1,250,000	-	100,000	1,150,000	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 7
SITE CLEAN-UP**

	Total	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Site #1	687,995	-	-	-	-	-	-	-	-	-	-	-	-	-
Site #2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site #3	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site #4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Site #5	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	687,995	-	-	-	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 6
INFRASTRUCTURE COSTS**

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Parking/Roadway Improvements	-	-	-	-	-	-	-	-	-	-
Park Improvements	-	-	-	-	-	-	-	-	-	-
Main Street Bridge	-	-	-	-	-	-	-	-	-	-
P&R Parking Deck	-	-	-	-	-	-	-	-	-	-
Pedestrian Improvements	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

**SCHEDULE 7
SITE CLEAN-UP**

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Site #1	-	-	-	-	-	-	-	-	-	-
Site #2	-	-	-	-	-	-	-	-	-	-
Site #3	-	-	-	-	-	-	-	-	-	-
Site #4	-	-	-	-	-	-	-	-	-	-
Site #5	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-

SCHEDULE 8

New Student Impacts

Increment Generated														
20 West	4,489,036	3,958	3,997	5,189	5,241	124,053	229,876	232,175	234,497	239,423	241,817	244,236	249,290	251,783
Park Terrace	3,405,858	1,159	1,171	1,674	77,982	164,581	167,765	169,443	171,138	174,416	176,160	177,922	181,298	183,111
Total Incremental Revenues	7,894,894	5,117	5,168	6,863	83,223	288,634	397,642	401,618	405,634	413,839	417,978	422,157	430,588	434,894
Statutory Payment to SD 214 - %	13.00%													
Statutory Payment to SD 57 - %	27.00%													
Statutory Payment to SD 214 - \$		-	-	-	10,819	37,522	51,693	52,210	52,732	53,799	54,337	54,880	55,976	56,536
Statutory Payment to SD 57 - \$		-	-	-	22,470	77,931	107,363	108,437	109,521	111,737	112,854	113,983	116,259	117,421

SCHEDULE 8

New Student Impacts

Increment Generated

20 West	254,301	259,489	262,084	264,705	270,035	272,735	275,462	280,940	283,749
Park Terrace	184,942	188,421	190,305	192,208	195,794	197,752	199,729	203,426	205,460
Total Incremental Revenues	439,243	447,910	452,389	456,913	465,828	470,487	475,192	484,366	489,209

Statutory Payment to SD 214 - %

Statutory Payment to SD 57 - %

Statutory Payment to SD 214 - \$	57,102	58,228	58,811	59,399	60,558	61,163	61,775	62,968	63,597
Statutory Payment to SD 57 - \$	118,596	120,936	122,145	123,367	125,774	127,031	128,302	130,779	132,087

Overlapped Parcels (Less Key Parcels)

	2017 Levy Year	2018 Levy Year	2019 Levy Year	2020 Levy Year	2021 Levy Year	2022 Levy Year	2023 Levy Year	2024 Levy Year	2025 Levy Year	2026 Levy Year	2027 Levy Year	2028 Levy Year	2029 Levy Year
Whealing and EG Township Parcels													
Previous Year's EAV	6,544,749	6,544,749	6,544,749	7,002,881	7,002,881	7,002,881	7,493,083	7,493,083	7,493,083	8,017,599	8,017,599	8,017,599	8,578,831
Increases Due to Reassessment	-	-	458,132	-	-	490,202	-	-	524,516	-	-	561,232	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	6,544,749	6,544,749	7,002,881	7,002,881	7,002,881	7,493,083	7,493,083	7,493,083	8,017,599	8,017,599	8,017,599	8,578,831	8,578,831
Less: Base EAV	5,970,532	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)
Incremental EAV (Elk Grove)	574,217	574,217	1,032,349	1,032,349	1,032,349	1,522,551	1,522,551	1,522,551	2,047,067	2,047,067	2,047,067	2,608,299	2,608,299
Incremental Taxes	4,761,455	59,454	60,049	102,560	103,586	146,586	148,051	149,532	190,993	192,903	194,832	235,836	238,194
Whealing Township Parcels (Central & Main)													
Previous Year's EAV	1,619,311	202,053	202,053	216,197	216,197	216,197	231,330	231,330	231,330	247,524	247,524	247,524	264,850
Increases Due to Reassessment	(1,417,258)	-	14,144	-	-	15,134	-	-	16,193	-	-	17,327	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-	-	-	-	-
Current Year EAV	202,053	202,053	216,197	216,197	216,197	231,330	231,330	231,330	247,524	247,524	247,524	264,850	264,850
Less: Base EAV	1,787,890	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)
Incremental EAV (Elk Grove)	(1,585,837)	(1,585,837)	(1,571,693)	(1,571,693)	(1,571,693)	(1,556,560)	(1,556,560)	(1,556,560)	(1,540,366)	(1,540,366)	(1,540,366)	(1,523,040)	(1,523,040)
Incremental Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Incremental Taxes	4,761,455	59,454	60,049	102,560	103,586	146,586	148,051	149,532	190,993	192,903	194,832	235,836	238,194

Apartments		Townhomes	
Assessed Market Value	100,000	Assessed Market Value	-
Assessment Ratio	0.10	Assessment Ratio	0.10
Assessed Value	10,000	Assessed Value	-
Cook County Multiplier	2.9627	Cook County Multiplier	2.9627
Equalized Assessed Value	29,627	Equalized Assessed Value	-
Less: Homeowners Exemption	-	Less: Homeowners Exemption	-
Senior Exemption	-	Senior Exemption	-
Taxable EAV/Unit	29,627	Taxable EAV/Unit	-

0.10354

Commercial - 10,000 sq. ft.
\$6.00/sq. ft. tax * 10,000/1.10354

Absorption Schedule													
0 Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-
0 Apartments	-	-	-	-	-	-	-	-	-	-	-	-	-
Property #3	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-

Overlapped Parcels (Less Key Parcels)

	2030 Levy Year	2031 Levy Year	2032 Levy Year	2033 Levy Year	2034 Levy Year	2035 Levy Year	2036 Levy Year	2037 Levy Year	2038 Levy Year
Whealing and EG Township Parcels									
Previous Year's EAV	8,578,831	8,578,831	9,179,349	9,179,349	9,179,349	9,821,903	9,821,903	9,821,903	10,509,437
Increases Due to Reassessment	-	600,518	-	-	642,554	-	-	687,533	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	8,578,831	9,179,349	9,179,349	9,179,349	9,821,903	9,821,903	9,821,903	10,509,437	10,509,437
Less: Base EAV	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)	(5,970,532)
Incremental EAV (Elk Grove)	2,608,299	3,208,817	3,208,817	3,208,817	3,851,371	3,851,371	3,851,371	4,538,905	4,538,905
Incremental Taxes	240,576	281,166	283,978	286,818	327,040	330,310	333,613	373,510	377,245
Whealing Township Parcels (Central & Main)									
Previous Year's EAV	264,850	264,850	283,390	283,390	283,390	303,227	303,227	303,227	324,453
Increases Due to Reassessment	-	18,540	-	-	19,837	-	-	21,226	-
Decrease due to Demolition/Tax Exempt	-	-	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-	-	-
Current Year EAV	264,850	283,390	283,390	283,390	303,227	303,227	303,227	324,453	324,453
Less: Base EAV	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)	(1,787,890)
Incremental EAV (Elk Grove)	(1,523,040)	(1,504,500)	(1,504,500)	(1,504,500)	(1,484,663)	(1,484,663)	(1,484,663)	(1,463,437)	(1,463,437)
Incremental Taxes									
Total Incremental Taxes	240,576	281,166	283,978	286,818	327,040	330,310	333,613	373,510	377,245

Apartments

- Assessed Market Value
- Assessment Ratio
- Assessed Value
- Cook County Multiplier
- Equalized Assessed Value
- Less: Homeowners Exemption
- Senior Exemption
- Taxable EAV/Unit

Commercial - 10,000 sq. ft.
 \$6.00/sq. ft. tax * 10,000/.10354

Absorption Schedule

- 0 Apartments
- 0 Apartments
- Property #3
- Total

-	-	-	-	-	-	-	-	-	-
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