

**APPENDIX C: Sanger EIFD - Projected Tax Increment Revenue Analysis**

**DRAFT**

	<b>Total</b>	<sup>0</sup> <b>2022-2023</b>	<sup>1</sup> <b>2024</b>	<sup>2</sup> <b>2025</b>	<sup>3</sup> <b>2026</b>	<sup>4</sup> <b>2027</b>	<sup>5</sup> <b>2028</b>	<sup>6</sup> <b>2029</b>	<sup>7</sup> <b>2030</b>
<b>New Development</b>									
For Sale Residential \$500,000 per unit	215 units \$120,063,691		22 units \$10,965,000	22 units \$11,184,300	22 units \$11,407,986	22 units \$11,636,146	22 units \$11,868,869	22 units \$12,106,246	22 units \$12,348,371
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971		11,936 SF \$2,739,419	11,936 SF \$2,794,207	11,936 SF \$2,850,092	11,936 SF \$2,907,093	11,936 SF \$2,965,235	11,936 SF \$3,024,540	11,936 SF \$3,085,031
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079		13,831 SF \$2,750,983	13,831 SF \$2,806,002	13,831 SF \$2,862,122	13,831 SF \$2,919,365	13,831 SF \$2,977,752	13,831 SF \$3,037,307	13,831 SF \$3,098,053
Hotel \$175,000 per room	135 rooms \$27,441,326						68 rooms \$13,041,954		
<b>Subtotal Value Add</b>	\$370,240,067		\$16,455,402	\$16,784,510	\$17,120,200	\$17,462,604	\$30,853,810	\$18,168,093	\$18,531,455
<b>Total Assessed Value</b>		\$17,439,373	\$34,243,562	\$51,712,943	\$69,867,402	\$88,727,354	\$121,355,711	\$141,950,919	\$163,321,392
<b>Incremental AV</b>			\$16,804,189	\$34,273,570	\$52,428,029	\$71,287,981	\$103,916,338	\$124,511,546	\$145,882,019
<b>Total tax increment @ 1%</b>			\$168,042	\$342,736	\$524,280	\$712,880	\$1,039,163	\$1,245,115	\$1,458,820
<b>City Share Available</b> 9.54%	\$21,261,843		\$16,031	\$32,697	\$50,016	\$68,009	\$99,136	\$118,784	\$139,171
Percent Allocated to EIFD			100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$21,261,843		\$16,031	\$32,697	\$50,016	\$68,009	\$99,136	\$118,784	\$139,171
<b>City MVLF Equivalent Available</b> 20.70%	\$46,145,246		\$34,793	\$70,963	\$108,552	\$147,601	\$215,158	\$257,801	\$302,048
Percent Allocated to EIFD			100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$46,145,246		\$34,793	\$70,963	\$108,552	\$147,601	\$215,158	\$257,801	\$302,048
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089		\$50,824	\$103,660	\$158,568	\$215,610	\$314,295	\$376,585	\$441,220



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	Total	8 2031	9 2032	10 2033	11 2034	12 2035	13 2036	14 2037	15 2038
<b>New Development</b>									
For Sale Residential \$500,000 per unit	215 units \$120,063,691	22 units \$12,595,338	22 units \$12,847,245	22 units \$13,104,190					
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971	11,936 SF \$3,146,731	11,936 SF \$3,209,666	11,936 SF \$3,273,859	11,936 SF \$3,339,337	11,936 SF \$3,406,123	11,936 SF \$3,474,246	11,936 SF \$3,543,731	11,936 SF \$3,614,605
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079	13,831 SF \$3,160,014	13,831 SF \$3,223,215	13,831 SF \$3,287,679	13,831 SF \$3,353,432	13,831 SF \$3,420,501	13,831 SF \$3,488,911	13,831 SF \$3,558,689	13,831 SF \$3,629,863
Hotel \$175,000 per room	135 rooms \$27,441,326			68 rooms \$14,399,372					
<b>Subtotal Value Add</b>	\$370,240,067	\$18,902,084	\$19,280,126	\$34,065,100	\$6,692,769	\$6,826,624	\$6,963,157	\$7,102,420	\$7,244,468
<b>Total Assessed Value</b>		\$185,489,904	\$208,479,828	\$246,714,524	\$258,341,584	\$270,335,040	\$282,704,897	\$295,461,415	\$308,615,112
<b>Incremental AV</b>		\$168,050,531	\$191,040,455	\$229,275,151	\$240,902,211	\$252,895,667	\$265,265,524	\$278,022,042	\$291,175,739
<b>Total tax increment @ 1%</b>		\$1,680,505	\$1,910,405	\$2,292,752	\$2,409,022	\$2,528,957	\$2,652,655	\$2,780,220	\$2,911,757
<b>City Share Available</b> 9.54%	\$21,261,843	\$160,320	\$182,253	\$218,728	\$229,821	\$241,262	\$253,063	\$265,233	\$277,782
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$21,261,843	\$160,320	\$182,253	\$218,728	\$229,821	\$241,262	\$253,063	\$265,233	\$277,782
<b>City MVL Equivalent Available</b> 20.70%	\$46,145,246	\$347,948	\$395,549	\$474,713	\$498,787	\$523,619	\$549,231	\$575,644	\$602,878
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$46,145,246	\$347,948	\$395,549	\$474,713	\$498,787	\$523,619	\$549,231	\$575,644	\$602,878
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089	\$508,268	\$577,801	\$693,442	\$728,608	\$764,882	\$802,295	\$840,877	\$880,660



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**APPENDIX C: Sanger EIFD - Projected Tax Increment Revenue Analysis**

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	<b>Total</b>	16 <b>2039</b>	17 <b>2040</b>	18 <b>2041</b>	19 <b>2042</b>	20 <b>2043</b>	21 <b>2044</b>	22 <b>2045</b>	23 <b>2046</b>
<b>New Development</b>									
For Sale Residential \$500,000 per unit	215 units \$120,063,691								
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971	11,936 SF \$3,686,897	11,936 SF \$3,760,635	11,936 SF \$3,835,848	11,936 SF \$3,912,565	11,936 SF \$3,990,816	11,936 SF \$4,070,633	11,936 SF \$4,152,045	11,936 SF \$4,235,086
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079	13,831 SF \$3,702,460	13,831 SF \$3,776,510	13,831 SF \$3,852,040	13,831 SF \$3,929,081	13,831 SF \$4,007,662	13,831 SF \$4,087,815	13,831 SF \$4,169,572	13,831 SF \$4,252,963
Hotel \$175,000 per room	135 rooms \$27,441,326								
<b>Subtotal Value Add</b>	\$370,240,067	\$7,389,358	\$7,537,145	\$7,687,888	\$7,841,646	\$7,998,479	\$8,158,448	\$8,321,617	\$8,488,049
<b>Total Assessed Value</b>		\$322,176,772	\$336,157,453	\$350,568,490	\$365,421,505	\$380,728,414	\$396,501,430	\$412,753,076	\$429,496,186
<b>Incremental AV</b>		\$304,737,399	\$318,718,080	\$333,129,117	\$347,982,132	\$363,289,041	\$379,062,057	\$395,313,703	\$412,056,813
<b>Total tax increment @ 1%</b>		\$3,047,374	\$3,187,181	\$3,331,291	\$3,479,821	\$3,632,890	\$3,790,621	\$3,953,137	\$4,120,568
<b>City Share Available</b> 9.54%	\$21,261,843	\$290,719	\$304,057	\$317,805	\$331,975	\$346,578	\$361,625	\$377,129	\$393,102
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$21,261,843	\$290,719	\$304,057	\$317,805	\$331,975	\$346,578	\$361,625	\$377,129	\$393,102
<b>City MVLV Equivalent Available</b> 20.70%	\$46,145,246	\$630,958	\$659,905	\$689,743	\$720,496	\$752,189	\$784,847	\$818,495	\$853,162
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$46,145,246	\$630,958	\$659,905	\$689,743	\$720,496	\$752,189	\$784,847	\$818,495	\$853,162
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089	\$921,677	\$963,962	\$1,007,548	\$1,052,471	\$1,098,766	\$1,146,472	\$1,195,625	\$1,246,264



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	<b>Total</b>	24 <b>2047</b>	25 <b>2048</b>	26 <b>2049</b>	27 <b>2050</b>	28 <b>2051</b>	29 <b>2052</b>	30 <b>2053</b>	31 <b>2054</b>
<b>New Development</b>									
For Sale Residential \$500,000 per unit	215 units \$120,063,691								
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971	11,936 SF \$4,319,788	11,936 SF \$4,406,184	11,936 SF \$4,494,307	11,936 SF \$4,584,194	11,936 SF \$4,675,877	11,936 SF \$4,769,395	11,936 SF \$4,864,783	
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079	13,831 SF \$4,338,022	13,831 SF \$4,424,783	13,831 SF \$4,513,279	13,831 SF \$4,603,544	13,831 SF \$4,695,615	13,831 SF \$4,789,527	13,831 SF \$4,885,318	
Hotel \$175,000 per room	135 rooms \$27,441,326								
<b>Subtotal Value Add</b>	\$370,240,067	\$8,657,810	\$8,830,967	\$9,007,586	\$9,187,738	\$9,371,492	\$9,558,922	\$9,750,101	\$0
<b>Total Assessed Value</b>		\$446,743,921	\$464,509,766	\$482,807,547	\$501,651,435	\$521,055,956	\$541,035,998	\$561,606,818	\$572,838,955
<b>Incremental AV</b>		\$429,304,548	\$447,070,393	\$465,368,174	\$484,212,062	\$503,616,583	\$523,596,625	\$544,167,445	\$555,399,582
<b>Total tax increment @ 1%</b>		\$4,293,045	\$4,470,704	\$4,653,682	\$4,842,121	\$5,036,166	\$5,235,966	\$5,441,674	\$5,553,996
<b>City Share Available</b> 9.54%	\$21,261,843	\$409,557	\$426,505	\$443,961	\$461,938	\$480,450	\$499,511	\$519,136	\$529,851
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$21,261,843	\$409,557	\$426,505	\$443,961	\$461,938	\$480,450	\$499,511	\$519,136	\$529,851
<b>City MVLV Equivalent Available</b> 20.70%	\$46,145,246	\$888,873	\$925,658	\$963,543	\$1,002,559	\$1,042,736	\$1,084,105	\$1,126,697	\$1,149,953
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$46,145,246	\$888,873	\$925,658	\$963,543	\$1,002,559	\$1,042,736	\$1,084,105	\$1,126,697	\$1,149,953
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089	\$1,298,430	\$1,352,163	\$1,407,504	\$1,464,498	\$1,523,186	\$1,583,616	\$1,645,832	\$1,679,804



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**APPENDIX C: Sanger EIFD - Projected Tax Increment Revenue Analysis**

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	<b>Total</b>	32 <b>2055</b>	33 <b>2056</b>	34 <b>2057</b>	35 <b>2058</b>	36 <b>2059</b>	37 <b>2060</b>	38 <b>2061</b>	39 <b>2062</b>
<b>New Development</b>									
For Sale Residential \$500,000 per unit	215 units \$120,063,691								
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971								
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079								
Hotel \$175,000 per room	135 rooms \$27,441,326								
<b>Subtotal Value Add</b>	\$370,240,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$584,295,734	\$595,981,649	\$607,901,282	\$620,059,307	\$632,460,493	\$645,109,703	\$658,011,897	\$671,172,135
<b>Incremental AV</b>		\$566,856,361	\$578,542,276	\$590,461,909	\$602,619,934	\$615,021,120	\$627,670,330	\$640,572,524	\$653,732,762
<b>Total tax increment @ 1%</b>		\$5,668,564	\$5,785,423	\$5,904,619	\$6,026,199	\$6,150,211	\$6,276,703	\$6,405,725	\$6,537,328
<b>City Share Available</b> 9.54%	\$21,261,843	\$540,781	\$551,929	\$563,301	\$574,899	\$586,730	\$598,797	\$611,106	\$623,661
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$21,261,843	\$540,781	\$551,929	\$563,301	\$574,899	\$586,730	\$598,797	\$611,106	\$623,661
<b>City MVLV Equivalent Available</b> 20.70%	\$46,145,246	\$1,173,674	\$1,197,870	\$1,222,549	\$1,247,722	\$1,273,399	\$1,299,589	\$1,326,303	\$1,353,551
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$46,145,246	\$1,173,674	\$1,197,870	\$1,222,549	\$1,247,722	\$1,273,399	\$1,299,589	\$1,326,303	\$1,353,551
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089	\$1,714,455	\$1,749,799	\$1,785,850	\$1,822,622	\$1,860,129	\$1,898,386	\$1,937,409	\$1,977,212



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**APPENDIX C: Sanger EIFD - Projected Tax Increment Revenue Analysis**

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	<b>Total</b>	40 <b>2063</b>	41 <b>2064</b>	42 <b>2065</b>	43 <b>2066</b>	44 <b>2067</b>	45 <b>2068</b>	46 <b>2069</b>	47 <b>2070</b>
<b>New Development</b>									
For Sale Residential \$500,000 per unit	215 units \$120,063,691								
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971								
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079								
Hotel \$175,000 per room	135 rooms \$27,441,326								
<b>Subtotal Value Add</b>	\$370,240,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$684,595,578	\$698,287,489	\$712,253,239	\$726,498,304	\$741,028,270	\$755,848,835	\$770,965,812	\$786,385,128
<b>Incremental AV</b>		\$667,156,205	\$680,848,116	\$694,813,866	\$709,058,931	\$723,588,897	\$738,409,462	\$753,526,439	\$768,945,755
<b>Total tax increment @ 1%</b>		\$6,671,562	\$6,808,481	\$6,948,139	\$7,090,589	\$7,235,889	\$7,384,095	\$7,535,264	\$7,689,458
<b>City Share Available</b> 9.54%	\$21,261,843	\$636,467	\$649,529	\$662,852	\$676,442	\$690,304	\$704,443	\$718,864	\$733,574
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$21,261,843	\$636,467	\$649,529	\$662,852	\$676,442	\$690,304	\$704,443	\$718,864	\$733,574
<b>City MVLV Equivalent Available</b> 20.70%	\$46,145,246	\$1,381,344	\$1,409,693	\$1,438,609	\$1,468,104	\$1,498,188	\$1,528,874	\$1,560,174	\$1,592,099
Percent Allocated to EIFD		100%	100%	100%	100%	100%	100%	100%	100%
Amount Allocated to EIFD	\$46,145,246	\$1,381,344	\$1,409,693	\$1,438,609	\$1,468,104	\$1,498,188	\$1,528,874	\$1,560,174	\$1,592,099
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089	\$2,017,811	\$2,059,222	\$2,101,462	\$2,144,546	\$2,188,492	\$2,233,317	\$2,279,038	\$2,325,673



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	<b>Total</b>	48 <b>2071</b>	49 <b>2072</b>	50 <b>2073</b>
<b>New Development</b>				
For Sale Residential \$500,000 per unit	215 units \$120,063,691			
Commercial / Retail \$225 PSF	358,094 SF \$111,132,971			
Commercial / Office / Flex \$195 PSF	414,930 SF \$111,602,079			
Hotel \$175,000 per room	135 rooms \$27,441,326			
<b>Subtotal Value Add</b>	\$370,240,067	\$0	\$0	\$0
<b>Total Assessed Value</b>		\$802,112,831	\$818,155,088	\$834,518,189
<b>Incremental AV</b>		\$784,673,458	\$800,715,715	\$817,078,816
<b>Total tax increment @ 1%</b>		\$7,846,735	\$8,007,157	\$8,170,788
<b>City Share Available</b> 9.54%	\$21,261,843	\$748,578	\$763,883	\$779,493
Percent Allocated to EIFD		100%	100%	100%
Amount Allocated to EIFD	\$21,261,843	\$748,578	\$763,883	\$779,493
<b>City MVLFF Equivalent Available</b> 20.70%	\$46,145,246	\$1,624,663	\$1,657,879	\$1,691,759
Percent Allocated to EIFD		100%	100%	100%
Amount Allocated to EIFD	\$46,145,246	\$1,624,663	\$1,657,879	\$1,691,759
<b>Total Revenues Allocated to EIFD</b>	\$67,407,089	\$2,373,242	\$2,421,762	\$2,471,252



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