

## TIF Loans as Private Development Occurs

Event (s)	Year	Base AV <sup>1</sup>	Base Prop Tax <sup>2</sup>	Natural AV Growth	AV growth from TOR	New AV (from total value growth)	New AV Increment (from value growth)	TIF Revenue from AV Growth	New Private Development AV <sup>3</sup>	TIF From New Dev AV	Total Prop Tax Proceeds	Total Tax Increment Generated	TIF Loans Issued <sup>4</sup>	TIF Debt Payment <sup>5</sup>	Excess Tax Increment <sup>6</sup>
Formula		a	b = a * 2.660%	c	d	e = a * (1+c+d)	f = e - a	g = f * 2.660%	h	i = h * 2.660%	j = b + g + i	k = g + i			
	2017	\$33,178,574	\$882,550								\$882,550	\$0			
TIF Creation	2018	\$33,178,574	\$882,550	3%	3%	\$35,169,288	\$1,990,714	\$52,953	\$0	\$0	\$935,503	\$52,953	\$3,000,000	-\$308,888	\$52,953
	2019	\$33,178,574	\$882,550	3%	3%	\$37,279,446	\$4,100,872	\$109,083	\$12,000,000	\$319,200	\$1,310,833	\$428,283	\$3,000,000	-\$617,777	\$119,395
	2020	\$33,178,574	\$882,550	3%	3%	\$39,516,212	\$6,337,638	\$168,581	\$24,000,000	\$638,400	\$1,689,531	\$806,981	\$3,000,000	-\$926,665	\$262,584
	2021	\$33,178,574	\$882,550	3%	3%	\$41,887,185	\$8,708,611	\$231,649	\$36,000,000	\$957,600	\$2,071,799	\$1,189,249	\$3,000,000	-\$1,235,553	\$339,748
	2022	\$33,178,574	\$882,550	3%	3%	\$44,400,416	\$11,221,842	\$298,501	\$48,000,000	\$1,276,800	\$2,457,851	\$1,575,301	\$3,000,000	-\$1,544,441	\$420,923
	2023	\$33,178,574	\$882,550	3%	3%	\$47,064,441	\$13,885,867	\$369,364	\$60,000,000	\$1,596,000	\$2,847,914	\$1,965,364	\$3,000,000	-\$1,853,330	\$506,349
	2024	\$33,178,574	\$882,550	3%	3%	\$49,888,308	\$16,709,734	\$444,479	\$72,000,000	\$1,915,200	\$3,242,229	\$2,359,679	\$3,000,000	-\$2,162,218	\$596,283
	2025	\$33,178,574	\$882,550	3%	3%	\$52,881,606	\$19,703,032	\$524,101	\$84,000,000	\$2,234,400	\$3,641,051	\$2,758,501	\$3,000,000	-\$2,471,106	\$690,993
	2026	\$33,178,574	\$882,550	3%	3%	\$56,054,503	\$22,875,929	\$608,500	\$96,000,000	\$2,553,600	\$4,044,650	\$3,162,100	\$3,000,000	-\$2,779,995	\$790,768
	2027	\$33,178,574	\$882,550	3%	3%	\$59,417,773	\$26,239,199	\$697,963	\$108,000,000	\$2,872,800	\$4,453,313	\$3,570,763	\$3,000,000	-\$3,088,883	\$880,105
	2028	\$33,178,574	\$882,550	3%	2%	\$62,388,661	\$29,210,087	\$776,988	\$120,000,000	\$3,192,000	\$4,851,538	\$3,968,988	\$3,000,000	-\$3,088,883	\$1,058,842
	2029	\$33,178,574	\$882,550	3%	2%	\$65,508,095	\$32,329,521	\$859,965	\$123,600,000	\$3,287,760	\$5,030,275	\$4,147,725		-\$3,088,883	\$1,244,601
	2030	\$33,178,574	\$882,550	3%	2%	\$68,783,499	\$35,604,925	\$947,091	\$127,308,000	\$3,386,393	\$5,216,034	\$4,333,484		-\$3,088,883	\$1,437,675
	2031	\$33,178,574	\$882,550	3%	2%	\$72,222,674	\$39,044,100	\$1,038,573	\$131,127,240	\$3,487,985	\$5,409,108	\$4,526,558		-\$3,088,883	\$1,638,370
	2032	\$33,178,574	\$882,550	3%	2%	\$75,833,808	\$42,655,234	\$1,134,629	\$135,061,057	\$3,592,624	\$5,609,803	\$4,727,253		-\$3,088,883	\$1,847,008
	2033	\$33,178,574	\$882,550	3%	2%	\$79,625,498	\$46,446,924	\$1,235,488	\$139,112,889	\$3,700,403	\$5,818,441	\$4,935,891		-\$2,779,995	\$2,372,810
	2034	\$33,178,574	\$882,550	3%	2%	\$83,606,773	\$50,428,199	\$1,341,390	\$143,286,276	\$3,811,415	\$6,035,355	\$5,152,805		-\$2,471,106	\$2,907,238
	2035	\$33,178,574	\$882,550	3%	2%	\$87,787,112	\$54,608,538	\$1,452,587	\$147,584,864	\$3,925,757	\$6,260,895	\$5,378,344		-\$2,162,218	\$3,450,656
	2036	\$33,178,574	\$882,550	3%	2%	\$92,176,468	\$58,997,894	\$1,569,344	\$152,012,410	\$4,043,530	\$6,495,424	\$5,612,874		-\$1,853,330	\$4,003,445
	2037	\$33,178,574	\$882,550	3%	2%	\$96,785,291	\$63,606,717	\$1,691,939	\$156,572,782	\$4,164,836	\$6,739,325	\$5,856,775		-\$1,544,441	\$4,566,003
	2038	\$33,178,574	\$882,550	3%	2%	\$101,624,555	\$68,445,981	\$1,820,663	\$161,269,966	\$4,289,781	\$6,992,994	\$6,110,444		-\$1,235,553	\$5,138,745
	2039	\$33,178,574	\$882,550	3%	2%	\$106,705,783	\$73,527,209	\$1,955,824	\$166,108,064	\$4,418,475	\$7,256,848	\$6,374,298		-\$926,665	\$5,722,106
	2040	\$33,178,574	\$882,550	3%	2%	\$112,041,072	\$78,862,498	\$2,097,742	\$171,091,306	\$4,551,029	\$7,531,321	\$6,648,771		-\$617,777	\$6,316,540
	2041	\$33,178,574	\$882,550	3%	2%	\$117,643,126	\$84,464,552	\$2,246,757	\$176,224,046	\$4,687,560	\$7,816,867	\$6,934,317		-\$308,888	\$6,922,521
	2042	\$33,178,574	\$882,550	3%	2%	\$123,525,282	\$90,346,708	\$2,403,222	\$181,510,767	\$4,828,186	\$8,113,959	\$7,231,409		\$0	\$7,540,543
	2043	\$33,178,574	\$882,550	3%	2%	\$129,701,546	\$96,522,972	\$2,567,511	\$186,956,090	\$4,973,032	\$8,423,093	\$7,540,543		\$0	\$7,862,237
	2044	\$33,178,574	\$882,550	3%	2%	\$136,186,624	\$103,008,050	\$2,740,014	\$192,564,773	\$5,122,223	\$8,744,787	\$7,862,237		\$0	\$8,197,032
	2045	\$33,178,574	\$882,550	3%	2%	\$142,995,955	\$109,817,381	\$2,921,142	\$198,341,716	\$5,275,890	\$9,079,582	\$8,197,032		\$0	\$8,545,493
	2046	\$33,178,574	\$882,550	3%	2%	\$150,145,753	\$116,967,179	\$3,111,327	\$204,291,967	\$5,434,166	\$9,428,043	\$8,545,493		\$0	\$8,908,212
TIF Closing	2047	\$33,178,574	\$882,550	3%	2%	\$157,653,040	\$124,474,466	\$3,311,021	\$210,420,726	\$5,597,191	\$9,790,762	<u>\$8,908,212</u>		\$0	<u>\$8,908,212</u>
TOTAL												\$140,862,628	\$30,000,000	-\$46,333,244	\$94,529,384

[1] AV based on assessed value as reported by the Davidson County Assessor's Office.

[2] The full property tax rate within the Urban Services District is 3.155%, however, this analysis only considers the portion of property tax that is not needed to cover the City's existing debt service.

[3] Assuming \$300 MM in new development over a 10-year period. Assumption is based on knowledge of development pipeline.

[4] This scenario assumes TIF loans will be disbursed over a 10-year period, and in doing so inducing development that would not otherwise happen.

[5] Debt payment based on 6% interest rate and 15 year term.

[6] Any excess tax increment revenue would likely be used to back TIF Debt service up front, however, this revenue could also flow back to the City's General Fund.