

Table 2. TIF Revenue Projections for Proposed Keiser University Office/School Building & Rivergate Hotel

	Base Yr 2001	Current 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
KEISER OFFICE/SCHOOL BUILDING (see Table 1 for details)																						
Cumulative TIF Revs - Keiser (\$)			58,356	121,263	188,770	259,783	333,531	409,156	486,696	566,189	647,676	731,194	816,786	904,492	994,355	1,086,418	1,180,724	1,277,320	1,376,250	1,477,562	1,581,302	1,687,520
Ten-Year Total												731,194										
Twenty-Year Total																						1,687,520
RIVERGATE HOTEL																						
Project Data																						
Number of Rooms		80																				
Site Area (1.26 acres) (SF)		54,886																				
Est. Taxable Value, Imprvts (\$/room)		60,000	64200	68,052	71,455	74,313	76,542	78,073	79,634	81,227	82,852	84,509	86,199	87,923	89,681	91,475	93,304	95,171	97,074	99,015	100,996	103,016
Est. Taxable Value, Land (\$/SF)		6.00	6.42	6.81	7.15	7.43	7.65	7.81	7.96	8.12	8.29	8.45	8.62	8.79	8.97	9.15	9.33	9.52	9.71	9.90	10.10	10.30
Valuation Growth Rate (%)			7.00	6.00	5.00	4.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Taxable Values																						
Existing Taxable Value (\$)	251,937	373,337																				
Taxable Value - Imprvts (\$)				5,444,160	5,716,368	5,945,023	6,123,373	6,245,841	6,370,758	6,498,173	6,628,136	6,760,699	6,895,913	7,033,831	7,174,508	7,317,998	7,464,358	7,613,645	7,765,918	7,921,236	8,079,661	8,241,254
Taxable Value - Land (\$)				373,510	392,186	407,873	420,109	428,512	437,082	445,823	454,740	463,835	473,111	482,574	492,225	502,070	512,111	522,353	532,800	543,456	554,325	565,412
Total Taxable Value (\$)				5,817,670	6,108,554	6,352,896	6,543,483	6,674,352	6,807,839	6,943,996	7,082,876	7,224,534	7,369,024	7,516,405	7,666,733	7,820,068	7,976,469	8,135,998	8,298,718	8,464,693	8,633,987	8,806,666
Increased Tax Value Over Base (\$)				5,565,733	5,856,617	6,100,959	6,291,546	6,422,415	6,555,902	6,692,059	6,830,939	6,972,597	7,117,087	7,264,468	7,414,796	7,568,131	7,724,532	7,884,061	8,046,781	8,212,756	8,382,050	8,554,729
Potential Tax Increment Revenues																						
Tax Increment Value (95% - \$)				5,287,447	5,563,786	5,795,911	5,976,968	6,101,295	6,228,107	6,357,456	6,489,392	6,623,967	6,761,233	6,901,244	7,044,056	7,189,724	7,338,305	7,489,858	7,644,442	7,802,118	7,962,947	8,126,993
City Tax Revenues (\$)		8.7500		46,265	48,683	50,714	52,298	53,386	54,496	55,628	56,782	57,960	59,161	60,386	61,635	62,910	64,210	65,536	66,889	68,269	69,676	71,111
County Tax Revenues (\$)		7.6067		40,220	42,322	44,088	45,465	46,411	47,375	48,359	49,363	50,387	51,431	52,496	53,582	54,690	55,820	56,973	58,149	59,348	60,572	61,820
Total Tax Increment Revenues (\$)				86,485	91,005	94,802	97,763	99,797	101,871	103,987	106,145	108,346	110,591	112,882	115,218	117,600	120,030	122,509	125,038	127,617	130,248	132,931
Cumulative TIF Revenues (\$)				86,485	177,490	272,292	370,056	469,853	571,724	675,711	781,856	890,202	1,000,794	1,113,675	1,228,893	1,346,493	1,466,523	1,589,033	1,714,071	1,841,688	1,971,935	2,104,866
Ten-Year Total												890,202										
Twenty-Year Total																						2,104,866
COMBINED KEISER BLDG & HOTEL																						
Cumulative TIF Revenues (\$)			58,356	207,748	366,260	532,075	703,587	879,009	1,058,420	1,241,900	1,429,532	1,621,396	1,817,580	2,018,167	2,223,248	2,432,911	2,647,247	2,866,353	3,090,321	3,319,250	3,553,237	3,792,386
Ten-Year Total												1,621,396										
Twenty-Year Total																						3,792,386

Assumptions:
 Rivergate Hotel: 80-room limited service lodging; Holiday Inn Express, Hampton Inn, Tru by Hilton quality; \$60,000 base taxable value per room; completed and open in 2022.

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