

DIF Projected Valuation Increase FY 2012 Thru 2044

| ASSEMBLY SQUARE DIF PROJECTIONS REVISED 6/16/2014 | | | | | | | | | | |
|--|----------------------------|---------------------------|-----------------------------|----------------------------|-----------------------------|---|---------------------|------------------------|-------------------------|------------------------|
| FISCAL YEAR | PROPOSED COMM. VALUE | PROPOSED RES. VALUE | COMM. TAXES GENERATED | RES. TAXES GENERATED | TOTAL TAXES GENERATED | CAPTURED INCREMENT IN TAX DOLLARS | Debt Service | INCREMENT less DEBT | CAPITALIZED INTEREST | Net Project Benefit |
| FY2011 BASE YR. VALUE | \$9,643,200 | | \$204,532 | | \$204,532 | | | | | |
| FY2012 | \$11,352,700 | | \$240,791 | | \$240,791 | \$36,258 | \$0 | \$36,258 | \$750,000 | \$786,258 |
| FY2013 | \$21,494,035 | \$9,659,965 | \$455,888 | \$122,778 | \$578,667 | \$374,134 | \$538,325 | -\$164,191 | \$0 | \$622,068 |
| FY2014 | \$42,360,056 | \$37,256,944 | \$898,457 | \$473,536 | \$1,371,993 | \$1,167,460 | \$541,333 | \$626,128 | \$0 | \$1,248,196 |
| FY2015 | \$74,896,762 | \$79,511,738 | \$1,588,560 | \$1,010,594 | \$2,599,155 | \$2,394,622 | \$903,553 | \$1,491,070 | \$0 | \$2,739,265 |
| FY2016 | \$76,394,697 | \$81,101,973 | \$1,620,332 | \$1,030,806 | \$2,651,138 | \$2,446,605 | \$989,333 | \$1,457,273 | \$0 | \$4,196,538 |
| FY2017 | \$77,922,591 | \$82,724,012 | \$1,652,738 | \$1,051,422 | \$2,704,160 | \$2,499,628 | \$992,233 | \$1,507,396 | \$0 | \$5,703,934 |
| FY2018 | \$79,481,043 | \$84,378,492 | \$1,685,793 | \$1,072,451 | \$2,758,244 | \$2,553,711 | \$1,502,318 | \$1,051,394 | \$0 | \$6,755,327 |
| FY2019 | \$81,070,664 | \$86,066,062 | \$1,719,509 | \$1,093,900 | \$2,813,408 | \$2,608,876 | \$1,504,918 | \$1,103,959 | \$0 | \$7,859,286 |
| FY2020 | \$82,692,077 | \$87,787,384 | \$1,753,899 | \$1,115,778 | \$2,869,677 | \$2,665,144 | \$1,504,718 | \$1,160,427 | \$0 | \$9,019,713 |
| FY2021 | \$84,345,919 | \$89,543,131 | \$1,788,977 | \$1,138,093 | \$2,927,070 | \$2,722,538 | \$1,502,868 | \$1,219,670 | \$0 | \$10,239,383 |
| FY2022 | \$86,032,837 | \$91,333,994 | \$1,824,756 | \$1,160,855 | \$2,985,612 | \$2,781,079 | \$1,502,618 | \$1,278,462 | \$0 | \$11,517,845 |
| FY2023 | \$87,753,494 | \$93,160,674 | \$1,861,252 | \$1,184,072 | \$3,045,324 | \$2,840,791 | \$1,501,368 | \$1,339,424 | \$0 | \$12,857,269 |
| FY2024 | \$89,508,564 | \$95,023,887 | \$1,898,477 | \$1,207,754 | \$3,106,230 | \$2,901,698 | \$1,503,568 | \$1,398,130 | \$0 | \$14,255,400 |
| FY2025 | \$91,298,735 | \$96,924,365 | \$1,936,446 | \$1,231,909 | \$3,168,355 | \$2,963,823 | \$1,504,968 | \$1,458,855 | \$0 | \$15,714,255 |
| FY2026 | \$93,124,710 | \$98,862,852 | \$1,975,175 | \$1,256,547 | \$3,231,722 | \$3,027,190 | \$1,505,568 | \$1,521,622 | \$0 | \$17,235,877 |
| FY2027 | \$94,987,204 | \$100,840,109 | \$2,014,679 | \$1,281,678 | \$3,296,356 | \$3,091,824 | \$1,505,368 | \$1,586,457 | \$0 | \$18,822,333 |
| FY2028 | \$96,886,948 | \$102,856,911 | \$2,054,972 | \$1,307,311 | \$3,362,284 | \$3,157,751 | \$1,504,618 | \$1,653,134 | \$0 | \$20,475,467 |
| FY2029 | \$98,824,687 | \$104,914,050 | \$2,096,072 | \$1,333,458 | \$3,429,529 | \$3,224,997 | \$1,503,418 | \$1,721,579 | \$0 | \$22,197,047 |
| FY2030 | \$100,801,181 | \$107,012,331 | \$2,137,993 | \$1,360,127 | \$3,498,120 | \$3,293,587 | \$1,501,768 | \$1,791,820 | \$0 | \$23,988,867 |
| FY2031 | \$102,817,204 | \$109,152,577 | \$2,180,753 | \$1,387,329 | \$3,568,082 | \$3,363,550 | \$1,504,668 | \$1,858,882 | \$0 | \$25,847,749 |
| FY2032 | \$104,873,548 | \$111,335,629 | \$2,224,368 | \$1,415,076 | \$3,639,444 | \$3,434,912 | \$1,501,068 | \$1,933,844 | \$0 | \$27,781,593 |
| FY2033 | \$106,971,019 | \$113,562,341 | \$2,268,855 | \$1,443,377 | \$3,712,233 | \$3,507,700 | \$1,501,668 | \$2,006,033 | \$0 | \$29,787,626 |
| FY2034 | \$109,110,440 | \$115,833,588 | \$2,314,232 | \$1,472,245 | \$3,786,477 | \$3,581,945 | \$1,501,348 | \$2,080,598 | \$0 | \$31,868,223 |
| FY2035 | \$111,292,648 | \$118,150,260 | \$2,360,517 | \$1,501,690 | \$3,862,207 | \$3,657,675 | \$1,505,060 | \$2,152,615 | \$0 | \$34,020,838 |
| FY2036 | \$113,518,501 | \$120,513,265 | \$2,407,727 | \$1,531,724 | \$3,939,451 | \$3,734,919 | \$1,502,960 | \$2,231,959 | \$0 | \$36,252,797 |
| FY2037 | \$115,788,871 | \$122,923,531 | \$2,455,882 | \$1,562,358 | \$4,018,240 | \$3,813,708 | \$1,503,460 | \$2,310,248 | \$0 | \$38,563,045 |
| FY2038 | \$118,104,649 | \$125,382,001 | \$2,505,000 | \$1,593,605 | \$4,098,605 | \$3,894,073 | \$1,503,085 | \$2,390,988 | \$0 | \$40,954,032 |
| FY2039 | \$120,466,742 | \$127,889,641 | \$2,555,100 | \$1,625,477 | \$4,180,577 | \$3,976,045 | \$1,501,835 | \$2,474,210 | \$0 | \$43,428,242 |
| FY2040 | \$122,876,077 | \$130,447,434 | \$2,606,202 | \$1,657,987 | \$4,264,188 | \$4,059,656 | \$1,504,710 | \$2,554,946 | \$0 | \$45,983,188 |
| FY 2041 | \$125,333,598 | \$133,056,383 | \$2,658,326 | \$1,691,147 | \$4,349,472 | \$4,144,940 | \$1,501,535 | \$2,643,405 | \$0 | \$48,626,593 |
| FY 2042 | \$127,840,270 | \$135,717,510 | \$2,711,492 | \$1,724,970 | \$4,436,462 | \$4,231,929 | \$1,502,485 | \$2,729,444 | \$0 | \$51,356,037 |
| FY 2043 | \$130,397,076 | \$138,431,861 | \$2,765,722 | \$1,759,469 | \$4,525,191 | \$4,320,659 | \$612,385 | \$3,708,274 | \$0 | \$55,064,311 |
| FY 2044 | \$133,005,017 | \$141,200,498 | \$2,821,036 | \$1,794,658 | \$4,615,695 | \$4,615,695 | \$612,385 | \$4,003,310 | \$0 | \$59,067,621 |
| TOTALS | \$3,113,624,564 | \$3,272,555,394 | \$66,039,977 | \$41,594,179 | \$107,634,156 | \$101,089,123 | \$42,771,503 | | | |
| BASE YEAR VALUE ASSUMES SUBDIVISION IN PLACE FOR FY 2011 | | | | | | | | | | |
| TAXES FOR FY11-44 ARE BASED UPON ACTUAL RATES FROM FY 2011, \$21.21 COMM. & \$12.71 RES. | | | | | | | | | | |
| VALUES FOR FY 2012, 2013 & 2014 ARE BASED UPON ACTUAL ASSESSMENTS | | | | | | | | | | |
| FY 2014 AT 40% COMPLETION BLK. 1, 20% BLK. 4 & 40% BLK. 3 | | | | | | | | | | |
| FY 2015 BLOCK 1 & 3 AT 100%, BLK. 4 AT 90%. FY 2016-FY 2044 ALL AT 100% FINISHED | | | | | | | | | | |
| PROPOSED VALUES FY 2015 THRU FY 2044 INCLUDE A 2% INCREASE PER YEAR BASED UPON VALUATION CHANGES SINCE FY 1989 | | | | | | | | | | |
| CAPTURED INCREMENT IS THE TOTAL TAX GENERATED FOR EACH FISCAL YEAR MINUS BASE YEAR TAX | | | | | | | | | | |

ASMD DIF Projected Valuation FY12 thru FY44