

Projected Growth in City Net Revenue, Housing Stock and Population Due to New Development (Approved)

| <i>Project</i> | <i>Dwelling Units</i> | <i>Dwelling Type</i> | <i>Estimated Residents</i> | <i>Timing</i> | <i>Estimated Annual Net Project Revenue</i> |
|------------------------|-----------------------|----------------------|----------------------------|---------------|---------------------------------------------|
| Broadway | 80 | condos | 153* | 2005 | \$421,427 |
| Byron | 90 | condos | 138** | 2007 | \$516,807*** |
| Read Building | 26 | apartments | 47 | 2007 | \$99,793*** |
| Pearson Square | 230 | apartments | 414 | 2008 | \$690,083 |
| Spectrum | 189 | condos | 321 | 2008 | \$721,307 |
| Northgate | | | | 2009 | \$292,493 |
| | 95 | apartments | 171 | 2009 | |
| | 10 | townhouses | 23 | 2009 | |
| City Center (Atlantic) | | | | 2013 | \$2,736,775 |
| | 134 | condos | 228 | 2010 | |
| | 412 | apartments | 741 | 2013 | |
| | 16 | townhouses | 37 | 2013 | |
| TOTAL | 1,282 | | 2,273 | | \$5,478,685 |

* Actual count, Oct 2007.

** Total extrapolated from actual count in first 67 units occupied.

*** Feb 2008 estimates based on current revenue and expense data.

NOTE: All other population projections are based on multipliers from 2006 Grier citywide data for dwelling units by type. City of Falls Church population estimated at 10,600 in 2005. (Source: Council of Governments)

| <i>Year</i> | <i>2005</i> | <i>2006</i> | <i>2007</i> | <i>2008</i> | <i>2009</i> | <i>2010</i> | <i>2011-12</i> | <i>2013</i> | <i>TOTAL</i> |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|---------------|----------------|---------------|---------------|
| New residents | 153 | | 185 | 735 | 194 | 228 | | 778 | 2,273 |
| Cumulative new residents | 153 | 153 | 338 | 1,073 | 1,267 | 1,495 | 1,495 | 2,273 | 2,273 |
| New pupils | 6 | | 14 | 66 | 20 | | | 75 | 181 |
| Cumulative new pupils | 6 | 6 | 20 | 86 | 106 | 106 | 106 | 181 | 181 |
| Projected new annual net revenue | \$421,427 | | \$616,600 | \$1,411,390 | \$292,493 | \$1.4 million | | \$1.3 million | |
| Cumulative total of annual net revenue | \$421,427 | \$421,427 | \$1,038,027 | \$2,449,417 | \$2,741,910 | \$4.2 million | \$4.2 million | \$5.5 million | \$5.5 million |

updated, 04-17-08

"Net Rev, housing & pop growth (2)"