

Mixed Use Development Fiscal Impact Comparisons

Development Project	Feb. 2009 Net Fiscal Impact per Year (\$1.03 tax rate)	Gross Tax Revenue from All Sources	Original Net Estimated Fiscal Impact per Year	Date of Original Estimate and Tax Rate	Feb. 2009 Public School Pupils & Pupils per Unit	Original Estimate of Pupils and Pupils per Unit	Residential Units Sold or Rented and % of Total (02/09)	Commercial SF Occupied or Committed	Annual Gross Tax Produced by Pre-Development Uses	Notes
Byron (90 condos, 22,527 sf commercial space)	\$509,904*	\$715,031	\$306,436	2003 (\$1.13)	11 (0.12)	14 (0.15)	90 100%	16,500 sf (73%)	\$209,380	small second floor office and corner retail space remain to be filled
Pearson Square (230 apts., 102,000 sf commercial space)	\$589,781* \$569,328**	\$1,327,497 today \$1,428,842 full	\$684,196	2004 (\$1.13)	44 of 200 rented units (0.22)	35 (0.15)	200 87%	74,890 sf (73%)	\$75,000	Residential condos converted to condo rentals in 2007
Spectrum (189 condos, 64,000 sf commercial space)	\$901,173* \$593,369**	\$1,118,257 today \$1,294,057 full	\$721,307	2004 (\$1.13)	6 of 27 occupied units (0.22)	29 (0.15)	27 (includes 8 ADUs) 14%	29,400 sf (46%)	\$43,600	Commercial tenants & commitments: For Eyes, optometrist, Foster's Grille, WAEPA, Caregivers
TOTAL	\$2,000,858 today	\$3,160,785 today	\$1,711,939		61 of 317 units (0.19)	78 (0.15)	317/509 units 62%	120,790 sf of 188,527 sf (64%)	\$327,980	
Estimated Total at Full Occupancy	\$1,672,601	\$3,437,930								

* Result derived using occupancy and tenant commitment data at 02/26/09 and applying up to date revenue and expense assumptions.

** Result derived using assumptions for fully occupied commercial space/uses and fully occupied residential units with 0.22 pupil ratio.

MUD fiscal impact comparisons

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