

**THEATER PAD SITE - TRIANGLE
ORLAND PARK, ILLINOIS
INCREMENTAL SALES & REAL ESTATE TAXES**

Development Program

Theater Building (Bradford Scope)

Theater	
Total Net Rentable	

Adjacent Pad Building (Remaining Pad for Development)

First Floor	
Second Floor	
Total Net Rentable Area	

Total Development Program for Theater Pad

Incremental Real Estate Taxes Per Space

Theater Building

Theater	\$8.00 /sf
Total Annual Incremental Real Estate Taxes	

Adjacent Pad Building

First Floor	\$8.00 /sf
Second Floor	\$8.00 /sf
Total Annual Incremental Real Estate Taxes	

Incremental Sales Tax Per Space

Theater Building

Theater	\$250.00 /sf
Total Annual Incremental Sales	
Total Annual Share to Village	1.75%

Adjacent Pad Building

First Floor	\$200.00 /sf
Second Floor	\$200.00 /sf
Total Annual Incremental Sales	
Total Annual Share to Village	1.75%

Summary of Incremental Cash Streams Available For TIF Distr.

Theater Building Real Estate Taxes	
Adjacent Pad Building Real Estate Taxes	
Theater Building Sales Tax	
Adjaceent Pad Building Sales Tax	
Total Annaul Incr. Taxes Available for TIF District	1.75%
Total Incr. Taxes Available Over Remaining TIF Life	7 yrs
Total Incr. Taxes Available Over Cineopolis Lease Term	20 yrs

Land Value of Adjacement Pad Next to Theater

Square Feet

41,887
41,887 sf

14,412
14,412
28,824 sf
70,711 sf

\$335,096
\$335,096

\$115,296
115,296
\$230,592

\$10,471,750
\$10,471,750
\$183,256

\$2,882,400
2,882,400
\$5,764,800
\$100,884

\$335,096
230,592
183,256
100,884
<u>\$849,828</u>
<u>\$5,948,793</u>
<u>\$16,996,553</u>

\$1,000,000