

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
\$849,828
\$5,948,793
\$16,996,553

\$1,000,000
