

## Public/Private Investment & Revenue Analysis

	Phase I 9750	Phase II UCMC	Phase III Bradford	All Phases Totals
<b>Private Investment</b>				
Construction Costs				
Building	\$ 64,234,707	\$ 50,780,270	\$ 20,000,000	
Parking Garage	included	\$ 10,619,730	provided	
<i>subtotal</i>	<i>\$ 64,234,707</i>	<i>\$ 61,400,000</i>	<i>\$ 20,000,000</i>	<i>\$ 145,634,707</i>
<b>Public Investment</b>				
Land Cost	\$ 2,464,304	\$ 3,048,488	\$ 1,198,807	
Parking Costs - garage and lot		\$ 5,683,178		
Restaurant space - garage		\$ 1,046,678		
<i>subtotal</i>	<i>\$ 2,464,304</i>	<i>\$ 9,778,344</i>	<i>\$ 1,198,807</i>	<i>\$ 13,441,455</i>
<b>Direct Economic Impact to VOP</b>				
Land/Lease proceeds	0	\$ 18,150,000	\$ 1,000,000	
Profit Sharing/Interest Spread*	\$ 10,065,073	0	0	
Property Tax Increment*	\$ 12,954,200	\$ 1,320,000	\$ 4,680,000	
Sales Tax Increment*	0	\$ 945,000	\$ 2,953,125	
Building/Impact Fees	\$ 2,444,219	\$ 283,039	\$ 219,000	
<i>subtotal</i>	<i>\$ 25,463,492</i>	<i>\$ 20,698,039</i>	<i>\$ 8,852,125</i>	<i>\$ 55,013,656</i>

\*Remaining life of the TIF

<b>PUBLIC/PRIVATE INVESTMENT RATIO:</b>	<b>1:26</b>	<b>1:6</b>	<b>1:17</b>
---	-------------	------------	-------------