Public/Private Investment & Revenue Analysis

	Phase I 9750	Phase II UCMC	Phase III Bradford	All Phases Totals
Private Investment				
Construction Costs				
Building	$ 64,234,707	$ 50,780,270	$ 20,000,000	
Parking Garage	included	$ 10,619,730	provided	
subtotal	***$ 64,234,707***	***$ 61,400,000***	***$ 20,000,000***	**$ 145,634,707**
Public Investment				
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		
subtotal	***$ 2,464,304***	***$ 9,778,344***	***$ 1,198,807***	**$ 13,441,455**
Direct Economic Impact to VOP				
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	
subtotal	***$ 25,463,492***	***$ 20,698,039***	***$ 8,852,125***	**$ 55,013,656**

*Remaining life of the TIF

PUBLIC/PRIVATE INVESTMENT RATIO:	1:26	1:6	1:17