The Economics of Land Use

Financial Model

TIF Request Review: 730 Briggs Street

Prepared for:

Town of Erie

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EPS #203137

Table 1
Project Summary and Key Assumption Sensitivity
TIF Request Review: 730 Briggs Street

Description	Amount		Market Range Low	Market Range High	Developer	Input Range Developer	Input Range EPS
KEY ASSUMPTIONS							
Revenue Assumptions							
Retail/Restaurant Rental Rate	$23.00	per sf (NNN)	$20.00	$23.00	$22.5	Inside	Inside
Office Rental Rate	$23.00	per sf (NNN)	$20.00	$23.00	$22.0	Inside	Inside
Cost Assumptions							
Land Cost / Acquisition Cost	5.32%	% of total cost	5%	10%	5.32%	Inside	Inside
Hard Construction Costs	$220	per GBA	$175	$200	$220	Higher	Higher
Soft Construction Costs	16.69%	% of HC & TI	20%	30%	16.69%	Lower	Lower
Total Construction Cost	$314	per GBA	$275	$300	$314	Higher	Higher
Return Assumptions							
Project Discount Rate	11.00%	discount rate	10.00%	12.00%			
Project Cap Rate (at disposition)	6.90%	cap rate	6.00%	8.00%			
Yield on Cost Hurdle Rate	7.90%	YOC	7.00%	9.00%			

PROJECT SUMMARY

PROJECT GAP		
Developer Request	**$33,484**	per year (diff. between target NOI and actual NOI)
Static Gap Estimate (EPS)		
Total Cost	$2,633,333	total project cost
Net Operating Income	$173,227	stabilized NOI
YOC	6.58%	existing YOC (w/out subsidy)
YOC Hurdle	7.90%	target hurdle rate
Project Gap	**-$440,589**	static gap estimate
Time Series Estimate (EPS)		
Current IRR	7.85%	IRR without subsidy
IRR Hurdle Rate	11.00%	target hurdle rate
Project Gap	**-$517,457**	time series gap estimate
Average (static and time series)	**-$479,023**	average
% of Total Project Cost	**18.2%**	of total

	First 10	After 10	
TOEURA Admin Fee	5.00%	2.50%	
TIF ASSUMPTIONS	**Property Tax**	**Sales Tax**	
End Year [1]	2033 [2]	2038	
Sharing Amount	100% of total	0% of total	
Discount Rate	5.00%	5.00%	
PROJECT INVESTMENT	**Property Tax**	**Sales Tax**	**Total**
Avg. Ann. Revenue	$52,474	$0	$52,474
Total Revenues	**$734,636**	**$0**	**$734,636**
Discounted Revenue	$485,589	$0	$485,589
PUBLIC REVENUES	**Property Tax**	**Sales Tax**	**Total**
Discounted Value	$263,204	$625,660	**$888,864**
Nominal Value	$571,344	$1,044,708	**$1,616,052**
% of Total	*43.7%*	*100.0%*	*68.7%*

PERFORMANCE W/ SUBSIDY	
Subsidy Amount	**$480,000**
% of Total Project Cost	18.2%
% of Total TIF Revenue	34.9%
Yield on Cost	8.04%
Internal Rate of Return	10.74%

Sensitivity Analysis

Time Series Estimate: Retail/Restaurant Rental Rate

Retail	Project Discount Rate: 10.50%	10.75%	11.00%	11.25%	11.50%
$18.63	-$635,005	-$668,533	-$701,325	-$733,400	-$764,775
$20.70	-$544,919	-$579,959	-$614,230	-$647,750	-$680,539
$23.00	-$444,824	-$481,544	**-$517,457**	-$552,584	-$586,944
$25.30	-$344,729	-$383,128	-$420,684	-$457,417	-$493,349
$27.83	-$234,624	-$274,871	-$314,233	-$352,734	-$390,395

Static Estimate: Retail/Restaurant Rental Rate

Retail	Project YOC Hurdle: 7.40%	7.65%	7.90%	8.15%	8.40%
$18.63	-$495,854	-$565,706	-$631,137	-$692,554	-$750,316
$20.70	-$399,495	-$472,497	-$540,877	-$605,063	-$665,428
$23.00	-$292,430	-$368,930	**-$440,589**	-$507,851	-$571,109
$25.30	-$185,365	-$265,364	-$340,300	-$410,638	-$476,790
$27.83	-$67,594	-$151,441	-$229,982	-$303,705	-$373,039

Time Series Estimate: Office Rental Rate

Office	Project Discount Rate: 10.50%	10.75%	11.00%	11.25%	11.50%
$18.63	-$670,460	-$703,394	-$735,604	-$767,110	-$797,928
$20.70	-$563,580	-$598,307	-$632,271	-$665,492	-$697,988
$23.00	-$444,824	-$481,544	**-$517,457**	-$552,584	-$586,944
$25.30	-$326,068	-$364,780	-$402,642	-$439,675	-$475,900
$27.83	-$195,437	-$236,341	-$276,346	-$315,476	-$353,752

Static Estimate: Office Rental Rate

Office	Project YOC Hurdle: 7.40%	7.65%	7.90%	8.15%	8.40%
$18.63	-$533,778	-$602,391	-$666,662	-$726,989	-$783,725
$20.70	-$419,456	-$491,805	-$559,574	-$623,187	-$683,012
$23.00	-$292,430	-$368,930	**-$440,589**	-$507,851	-$571,109
$25.30	-$165,405	-$246,056	-$321,603	-$392,515	-$459,206
$27.83	-$25,677	-$110,895	-$190,719	-$265,646	-$336,112

Time Series Estimate: Construction Hard Cost

Cost per sf	Project Discount Rate: 10.50%	10.75%	11.00%	11.25%	11.50%
$178	-$58,975	-$95,694	-$131,607	-$166,734	-$201,095
$198	-$241,745	-$278,465	-$314,378	-$349,505	-$383,866
$220	-$444,824	-$481,544	**-$517,457**	-$552,584	-$586,944
$241	-$647,903	-$684,622	-$720,535	-$755,662	-$790,023
$266	-$871,289	-$908,009	-$943,922	-$979,049	-$1,013,409

Static Estimate: Construction Hard Cost

Cost per sf	Project YOC Hurdle: 7.40%	7.65%	7.90%	8.15%	8.40%
$178	$0	$0	-$54,739	-$122,002	-$185,260
$198	-$89,352	-$165,852	-$237,510	-$304,772	-$368,031
$220	-$292,430	-$368,930	**-$440,589**	-$507,851	-$571,109
$241	-$495,509	-$572,009	-$643,667	-$710,929	-$774,188
$266	-$718,895	-$795,395	-$867,054	-$934,316	-$997,574

Nominal Value: Property Tax Sharing % and Term

Sharing %	Sharing End Year: 2025	2030	2033	2035	2038
60.0%	$80,586	$297,150	$440,781	$541,749	$701,502
70.0%	$94,017	$346,676	$514,245	$632,040	$818,419
80.0%	$107,448	$396,201	$587,709	$722,332	$935,336
90.0%	$120,879	$445,726	$661,172	$812,623	$1,052,253
100.0%	$134,310	$495,251	$734,636	$902,915	**$1,169,170**

Present Value: Property Tax Sharing % and Term

Sharing %	Sharing End Year: 2025	2030	2033	2035	2038
60.0%	$64,720	$211,363	$291,354	$341,135	$410,845
70.0%	$75,506	$246,590	$339,912	$397,991	$479,319
80.0%	$86,293	$281,817	$388,471	$454,846	$547,793
90.0%	$97,079	$317,044	$437,030	$511,702	$616,267
100.0%	$107,866	$352,272	$485,589	$568,558	**$684,741**

[1] Revenues through end year.
[2] Includes one additional year after end of TIF period to account for property tax revenue lag.
Source: Economic & Planning Systems
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Table 2
Development Program
TIF Request Review: 730 Briggs Street

Description	Gross SF	% of Total	Average Rent NNN
1st Floor	3,626	46%	$23.00
2nd Floor	4,302	54%	$23.00
Total	**7,928**	**100%**	**$23.00**

Source: Developer; Economic & Planning Systems

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Table 3
Development Costs
TIF Request Review: 730 Briggs Street

Description			Total	per GBA 7,928	% of Total	% of HC&TI
LAND COSTS						
Land Cost			**$ 140,000**	**$ 18**	**5.3%**	**N/A**
Land Value			$ 140,000	$ 18	5.3%	N/A
TOTAL LAND COST: MODEL INPUT			**$ 140,000**	**$ 18**	**5.3%**	**N/A**
Hard Costs						
General Hard Costs			**$ 1,740,369**	**$ 220**	**66.1%**	**81.4%**
Procurement and Contracting Requirements			$ 34,825	$ 4	1.3%	1.6%
General Requirements			$ 128,470	$ 16	4.9%	6.0%
Existing Condtions			$ 16,865	$ 2	0.6%	0.8%
Concrete			$ 174,866	$ 22	6.6%	8.2%
Masonry			$ 220,142	$ 28	8.4%	10.3%
Metals			$ 224,000	$ 28	8.5%	10.5%
Wood, Plastics and Compsites			$ 6,623	$ 1	0.3%	0.3%
Thermal and Moisture Protection			$ 116,172	$ 15	4.4%	5.4%
Openings			$ 109,870	$ 14	4.2%	5.1%
Finishes			$ 209,197	$ 26	7.9%	9.8%
Specialties			$ 930	$ 0	0.0%	0.0%
Equipment			$ -	$ -	0.0%	0.0%
Furnishings			$ -	$ -	0.0%	0.0%
Special Construction			$ -	$ -	0.0%	0.0%
Conveying Equipment			$ 85,826	$ 11	3.3%	4.0%
Fire Suppression			$ 19,679	$ 2	0.7%	0.9%
Plumbing			$ 50,000	$ 6	1.9%	2.3%
Heating, Ventilation and Air Conditioning			$ 84,856	$ 11	3.2%	4.0%
Integrated automation			$ -	$ -	0.0%	0.0%
Electrical			$ 81,183	$ 10	3.1%	3.8%
Communications			$ -	$ -	0.0%	0.0%
Electrical Safety and Security			$ -	$ -	0.0%	0.0%
Earthwork			$ 149,319	$ 19	5.7%	7.0%
Exterior Improvements			$ 27,546	$ 3	1.0%	1.3%
Utilities			$ -	$ -	0.0%	0.0%
Transportation			$ -	$ -	0.0%	0.0%
Waterway and Marine Construction			$ -	$ -	0.0%	0.0%
TOTAL HARD COSTS: MODEL INPUT			**$ 1,740,369**	**$ 220**	**66.1%**	
Tenant Finishes						
General TI Cost			**$ 396,400**	**$ 50**	**15.1%**	**18.6%**
Tenant Finishes	$50	per sf	$ 396,400	$ 50	15.1%	18.6%
TOTAL TENANT FINISHES: MODEL INPUT			**$ 396,400**	**$ 50**	**15.1%**	**22.8%**
Soft Costs						
General Soft Costs			**$ 356,564**	**$ 45**	**13.5%**	**16.7%**
Plan Check, Bldg Permit, County & Use Tax			$ 5,000	$ 1	0.2%	0.2%
General Liability and Builders Risk Insurance			$ 21,898	$ 3	0.8%	1.0%
Overhead and Fees			$ 140,981	$ 18	5.4%	6.6%
Weather Related Premiums (allowance)			$ 17,623	$ 2	0.7%	0.8%
Pricing Contingency			$ -	$ -	0.0%	0.0%
General Project Design			$ 171,062	$ 22	6.5%	8.0%
TOTAL SOFT COSTS: MODEL INPUT			**$ 356,564**	**$ 45**	**13.5%**	**16.7%**
TOTAL CONSTRUCTION COST			**$ 2,493,333**	**$ 314**	**94.7%**	**N/A**
TOTAL COST			**$ 2,633,333**	**$ 332**	**100.0%**	**N/A**

Source: Developer; Economic & Planning Systems

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Table 4
Project Return Hurdle
TIF Request Review: 730 Briggs Street

Description	Amount
MARKET HURDLE RATES	
Cap Rate	
Office Cap Rate	7.30%
Retail Cap Rate	6.50%
Average Cap Rate	**6.93%**
Rounded	**6.90%**
Yield Spread (bps)	100
Yield on Cost	
Office Yield on Cost	8.30%
Retail Yield on Cost	7.50%
Yield on Cost Hurdle	**7.93%**
Rounded	**7.90%**
Project Financing	
Equity	35.00%
Debt	65.00%
Target Rates	
Equity	22.00%
Debt	5.00%
Weighted Average	**10.95%**
Rounded	**11.00%**
NOI TARGET	
Developer Target Rents	
1st Floor	$27.50
2nd Floor	$27.40
Potential Gross Income	**$217,590**
Less: Vacancy (5%)	**-$10,879**
Net Operating Income	**$206,710**
Actual NOI	**$173,227**
Annual Difference	**-$33,484**

Source: Economic & Planning Systems

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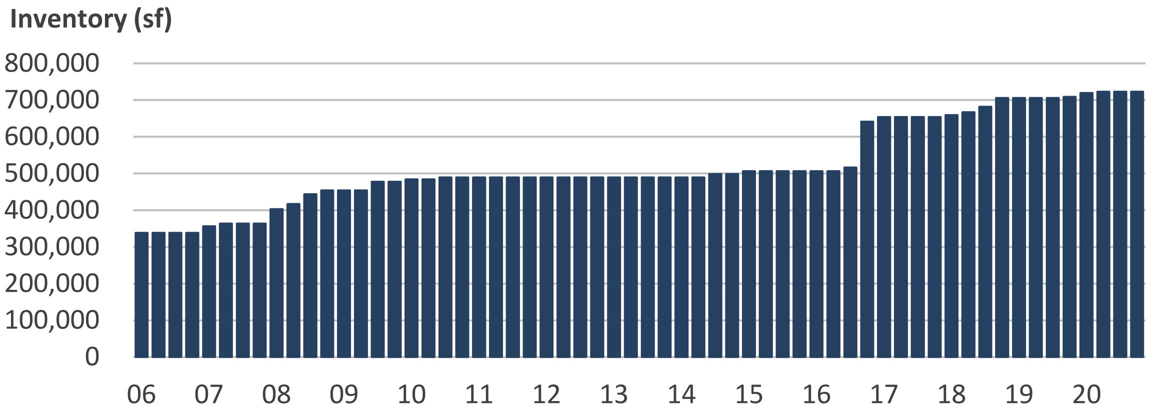
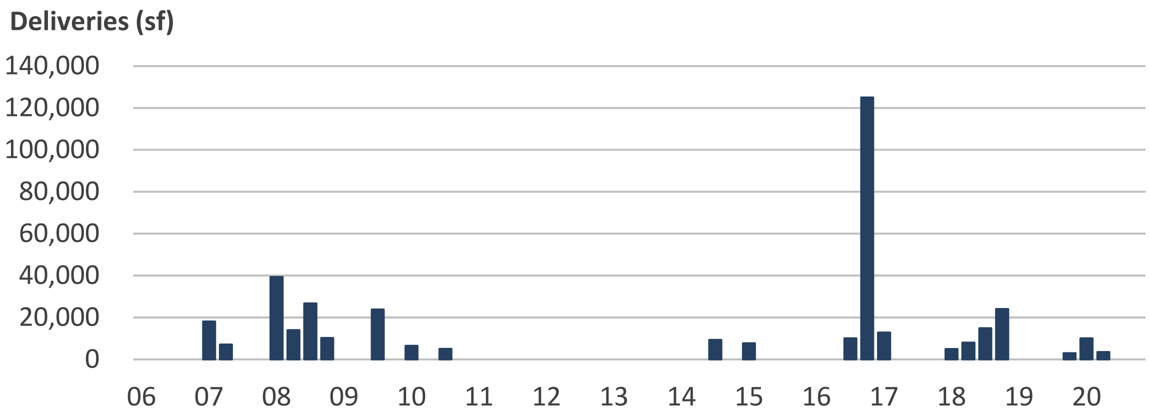
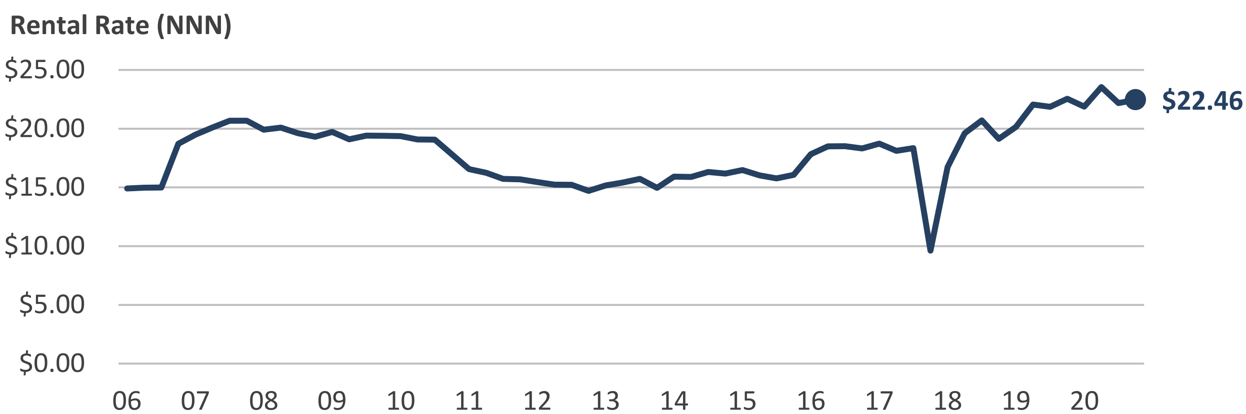
Table 5
Market Overview - Retail/Office - Erie
TIF Request Review: 730 Briggs Street







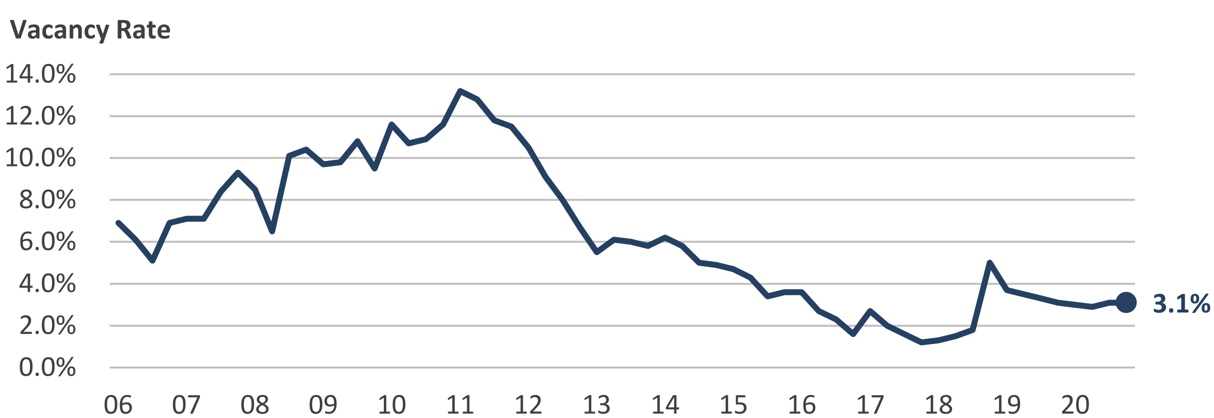


Table 6
Market Overview - Comparable Projects
TIF Request Review: 730 Briggs Street

615 Briggs St
Erie, CO 80516 · 615 Briggs

10,134 SF Retail · Built 2020
1,051 SF Avail at $20.00/SF
1,051 SF Max Contig

105 Wells St
Erie, CO 80516 · Park West

17,647 SF Office · Built 2018
1,000 - 17,647 SF Avail at $23.00/SF
17,647 SF Max Contig
For Sale: 7 Listings · $376,130 - 957,580

730 Briggs St
Erie, CO 80516

8,374 SF Storefront Retail/Office · Proposed
1,000 - 8,374 SF Avail at $24.00/SF
4,472 SF Max Contig

Table 7
Operating Revenues and Expenditures
TIF Request Review: 730 Briggs Street

Building Area	Area		% of Total
Net Rentable Area	**7,928**	sf	**100.0%**
Common Area	**0**	sf	**0.0%**
Total Building Area	**7,928**	sf	**100.0%**

Type	Factor						Total Revenue Annual	% of Total	
REVENUE									
Rental Income	**7,928**	RBA				**$**	**182,344**	**100.0%**	of PGI
1st Floor	3,626	sf	$	23.00	per year (NNN)	$	83,398	45.7%	of PGI
2nd Floor	4,302	sf	$	23.00	per year (NNN)	$	98,946	54.3%	of PGI
Average	**3,964**	sf	**$**	**23.00**	per year (NNN)				
POTENTIAL GROSS INCOME (PGI)						**$**	**182,344**	**100.0%**	of PGI
Less: Vacancy	5.0%	per year				$	(9,117)	-5.0%	of PGI
EFFECTIVE GROSS INCOME (EGI)						**$**	**173,227**	**95.0%**	of PGI
NET OPERATING INCOME (NOI)	$ 21.85	per GSF				**$**	**173,227**	**100.0%**	of EGI
PROJECT COST	$ 332.16	per GSF				**$**	**2,633,333**		
YIELD ON COST (YOC)							**6.58%**		
HURDLE RATE							**7.90%**		
GAP: COST	$ 55.57	per GSF					**$440,589**		
GAP: NOI	$ 0.37	per GSF/mo.					**$34,807**		
DEVELOPER TARGET NOI							**$233,237**		
DIFFERENCE							**$60,010**		

Source: Developer; Economic & Planning Systems

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Table 8
Development Revenues and Expenditures
TIF Request Review: 730 Briggs Street

KEY ASSUMPTIONS

Project Timing	100%	**Project Disposition**	
Year 0 Cost % of Total	100%	Commercial	Year 10
Year 1 Cost % of Total	0%		
Year 2 Cost % of Total	0%		
Building Open Year	Year 1		
Lease Rate / Vacancy	**% Leased**	**Vacancy**	
Year 1	75.0%	0.0%	
Year 2	85.0%	0.0%	
Year 3	100.0%	5.0%	
Stabilization: Year 3	100.0%	5.0%	

Description	Factor	Escalation	Total	2021 Year 0	2022 Year 1	2023 Year 2	2024 Year 3	2025 Year 4	2026 Year 5	2027 Year 6	2028 Year 7	2029 Year 8	2030 Year 9	2031 Year 10	2032 Year 11	2033 Year 12	2034 Year 13	2035 Year 14	2036 Year 15
DEVELOPMENT COSTS																			
Construction Cost			**-$2,236,933**	**-$2,633,333**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Land Cost	$140,000	0.0%	-$140,000	-$140,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Costs	$0	0.0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hard Costs	$1,740,369	0.0%	-$1,740,369	-$1,740,369	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
General Soft Costs	$356,564	0.0%	-$356,564	-$356,564	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tenant Improvements	$396,400	0.0%	-$396,400	-$396,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Commercial Costs			**-$2,633,333**	**-$2,633,333**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
NET OPERATING INCOME																			
Commercial Revenue																			
Rental Income	$182,344	2.0%		$0	$139,493	$161,254	$193,505	$197,375	$201,323	$205,349	$209,456	$213,645	$217,918	$222,276	$226,722	$231,256	$235,881	$240,599	$245,411
Other Income	$0	2.0%		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Vacancy Loss				$0	$0	$0	-$9,675	-$9,869	-$10,066	-$10,267	-$10,473	-$10,682	-$10,896	-$11,114	-$11,336	-$11,563	-$11,794	-$12,030	-$12,271
Effective Gross Income				**$0**	**$139,493**	**$161,254**	**$183,830**	**$187,506**	**$191,256**	**$195,082**	**$198,983**	**$202,963**	**$207,022**	**$211,163**	**$215,386**	**$219,693**	**$224,087**	**$228,569**	**$233,140**
Operating Expenses				**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Additional OpEx	$0	2.0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Operating Income			**$4,236,965**	**$0**	**$139,493**	**$161,254**	**$183,830**	**$187,506**	**$191,256**	**$195,082**	**$198,983**	**$202,963**	**$207,022**	**$211,163**	**$215,386**	**$219,693**	**$224,087**	**$228,569**	**$233,140**
DISPOSITION REVENUE																			
Gross Revenue			**$3,121,533**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,121,533**	**$0**	**$0**	**$0**	**$0**	**$0**
Gross Sale Revenue	6.90% cap rate		$3,121,533	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,121,533	$0	$0	$0	$0	$0
Cost of Sale			**-$156,077**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**-$156,077**	**$0**	**$0**	**$0**	**$0**	**$0**
Broker Fees	5.0%		-$156,077	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	-$156,077	$0	$0	$0	$0	$0
Project Net Sale Revenue			**$2,965,456**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,965,456**	**$0**	**$0**	**$0**	**$0**	**$0**
PROJECT CASH FLOWS																			
Net Project Cash Flows			**$2,210,675**	**-$2,633,333**	**$139,493**	**$161,254**	**$183,830**	**$187,506**	**$191,256**	**$195,082**	**$198,983**	**$202,963**	**$207,022**	**$3,176,619**	**$0**	**$0**	**$0**	**$0**	**$0**
Construction Costs			-$2,633,333	-$2,633,333	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Operating Income			$1,878,552	$0	$139,493	$161,254	$183,830	$187,506	$191,256	$195,082	$198,983	$202,963	$207,022	$211,163	$0	$0	$0	$0	$0
Project Disposition Income			$2,965,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,965,456	$0	$0	$0	$0	$0
Net Present Value	11.00%		**-$517,457**	**-$2,633,333**	**$125,670**	**$130,877**	**$134,415**	**$123,516**	**$113,501**	**$104,299**	**$95,842**	**$88,071**	**$80,930**	**$1,118,756**	**$0**	**$0**	**$0**	**$0**	**$0**
Internal Rate of Return			**7.85%**																
PROJECT CASH FLOWS W/ TIF																			
Net Project Cash Flows			**$2,690,675**	**-$2,153,333**	**$139,493**	**$161,254**	**$183,830**	**$187,506**	**$191,256**	**$195,082**	**$198,983**	**$202,963**	**$207,022**	**$3,176,619**	**$0**	**$0**	**$0**	**$0**	**$0**
Construction Costs			-$2,633,333	-$2,633,333	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Operating Income			$1,878,552	$0	$139,493	$161,254	$183,830	$187,506	$191,256	$195,082	$198,983	$202,963	$207,022	$211,163	$0	$0	$0	$0	$0
Project Disposition Income			$2,965,456	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,965,456	$0	$0	$0	$0	$0
Present Value of TIF Subsidy			$480,000	$480,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Present Value	11.00%		**-$37,457**	**-$2,153,333**	**$125,670**	**$130,877**	**$134,415**	**$123,516**	**$113,501**	**$104,299**	**$95,842**	**$88,071**	**$80,930**	**$1,118,756**	**$0**	**$0**	**$0**	**$0**	**$0**
Internal Rate of Return			**10.74%**																

Source: Developer; Economic & Planning Systems
\\EgnyteDrive\epsys\Shared\Projects\DEN\203137-Erie URA-730 Briggs St\Models\[203137-MODEL-730 Briggs-11-24-2020.xlsm]T-Time Series

Table 9
TIF Estimate
TIF Request Review: 730 Briggs Street

Description					Average	Total	2020 TIF Year 7	2021 TIF Year 8	2022 TIF Year 9	2023 TIF Year 10	2024 TIF Year 11	2025 TIF Year 12	2026 TIF Year 13	2027 TIF Year 14	2028 TIF Year 15	2029 TIF Year 16	2030 TIF Year 17
			Base Year =	2013													
DEVELOPMENT PROGRAM																	
% Completion																	
1st Floor							0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
2nd Floor							0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Annual Development							**0**	**0**	**7,928**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
1st Floor					3,626 sf		0	0	3,626	0	0	0	0	0	0	0	0
2nd Floor					4,302 sf		0	0	4,302	0	0	0	0	0	0	0	0
Cumulative Development							**0**	**0**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**
1st Floor							0	0	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626
2nd Floor							0	0	4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302
PROPERTY TAX																	
Market Value							**$ -**	**$ -**	**$ 2,603,011**	**$ 2,655,071**	**$ 2,708,173**	**$ 2,762,336**	**$ 2,817,583**	**$ 2,873,935**	**$ 2,931,413**	**$ 2,990,042**	**$ 3,049,843**
Commercial Space			$316	per sf	2.0% per year		$ -	$ -	$ 2,603,011	$ 2,655,071	$ 2,708,173	$ 2,762,336	$ 2,817,583	$ 2,873,935	$ 2,931,413	$ 2,990,042	$ 3,049,843
Appraised Value							**$ -**	**$ -**	**$ 2,342,710**	**$ 2,389,564**	**$ 2,437,356**	**$ 2,486,103**	**$ 2,535,825**	**$ 2,586,541**	**$ 2,638,272**	**$ 2,691,038**	**$ 2,744,858**
Commercial Space			90.0%	of market value			$ -	$ -	$ 2,342,710	$ 2,389,564	$ 2,437,356	$ 2,486,103	$ 2,535,825	$ 2,586,541	$ 2,638,272	$ 2,691,038	$ 2,744,858
Assessed Value (1-yr. lag)							**$ -**	**$ -**	**$ -**	**$ 679,386**	**$ 679,386**	**$ 706,833**	**$ 706,833**	**$ 735,389**	**$ 735,389**	**$ 765,099**	**$ 765,099**
Commercial Space			29.00%	of appraised value			$ -	$ -	$ -	$ 679,386	$ 679,386	$ 706,833	$ 706,833	$ 735,389	$ 735,389	$ 765,099	$ 765,099
Less: Base AV (2020)			$18,726	3.00% every 2 years			**$ 18,726**	**$ 19,287**	**$ 19,287**	**$ 19,866**	**$ 19,866**	**$ 20,462**	**$ 20,462**	**$ 21,076**	**$ 21,076**	**$ 21,708**	**$ 21,708**
Increment						**$13,092,065**	**$ -**	**$ -**	**$ -**	**$ 659,520**	**$ 659,520**	**$ 686,371**	**$ 686,371**	**$ 714,313**	**$ 714,313**	**$ 743,391**	**$ 743,391**
TIF Revenue			107.1830	**per $1,000 of AV**		**$1,305,980**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 70,689**	**$ 70,689**	**$ 73,567**	**$ 73,567**	**$ 76,562**	**$ 76,562**	**$ 79,679**
SALES TAX																	
Annual Sales							**$ -**	**$ -**	**$ 1,333,348**	**$ 1,366,682**	**$ 1,400,849**	**$ 1,435,870**	**$ 1,471,767**	**$ 1,508,561**	**$ 1,546,275**	**$ 1,584,932**	**$ 1,624,555**
1st Floor			$350	per sf	2.5% per year		$ -	$ -	$ 1,333,348	$ 1,366,682	$ 1,400,849	$ 1,435,870	$ 1,471,767	$ 1,508,561	$ 1,546,275	$ 1,584,932	$ 1,624,555
2nd Floor			$0	per sf	2.5% per year		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sales Tax						**$1,044,708**	**$ -**	**$ -**	**$ 46,667**	**$ 47,834**	**$ 49,030**	**$ 50,255**	**$ 51,512**	**$ 52,800**	**$ 54,120**	**$ 55,473**	**$ 56,859**
1st Floor			3.50%	sales tax rate		$1,044,708	$ -	$ -	$ 46,667	$ 47,834	$ 49,030	$ 50,255	$ 51,512	$ 52,800	$ 54,120	$ 55,473	$ 56,859
2nd Floor			3.50%	sales tax rate		$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TIF SHARING SCENARIOS					**Average**	**Total**											
TOEURA Administration Fee																	
Property Tax: First 10	2030	term	5.0%	of total TIF	$1,303	$26,066	$ -	$ -	$ -	$ -	$ 3,534	$ 3,534	$ 3,678	$ 3,678	$ 3,828	$ 3,828	$ 3,984
Property Tax: After 10			2.5%	of total TIF	$981	$19,617	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sales Tax: First 10	2030	term	5.0%	of total TIF	$1,161	$23,227	$ -	$ -	$ 2,333	$ 2,392	$ 2,451	$ 2,513	$ 2,576	$ 2,640	$ 2,706	$ 2,774	$ 2,843
Sales Tax: After 10			2.5%	of total TIF	$725	$14,504	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax																	
Scenario A	2033	end yr.	25.0%	of total TIF	$9,183	$183,659	$ -	$ -	$ -	$ -	$ 16,789	$ 16,789	$ 17,472	$ 17,472	$ 18,184	$ 18,184	$ 18,924
Scenario B	2033	end yr.	50.0%	of total TIF	$18,366	$367,318	$ -	$ -	$ -	$ -	$ 33,577	$ 33,577	$ 34,944	$ 34,944	$ 36,367	$ 36,367	$ 37,847
Scenario C	2033	end yr.	75.0%	of total TIF	$27,549	$550,977	$ -	$ -	$ -	$ -	$ 50,366	$ 50,366	$ 52,417	$ 52,417	$ 54,551	$ 54,551	$ 56,771
Scenario D	2033	end yr.	100.0%	of total TIF	$36,732	$734,636	$ -	$ -	$ -	$ -	$ 67,155	$ 67,155	$ 69,889	$ 69,889	$ 72,734	$ 72,734	$ 75,695
Scenario E	2033	end yr.	100.0%	of total TIF	$36,732	$734,636	$ -	$ -	$ -	$ -	$ 67,155	$ 67,155	$ 69,889	$ 69,889	$ 72,734	$ 72,734	$ 75,695
Sales Tax																	
Scenario A	2038	end yr.	25.0%	of total TIF	$11,722	$234,436	$ -	$ -	$ 11,083	$ 11,361	$ 11,645	$ 11,936	$ 12,234	$ 12,540	$ 12,853	$ 13,175	$ 13,504
Scenario B	2038	end yr.	50.0%	of total TIF	$23,444	$468,871	$ -	$ -	$ 22,167	$ 22,721	$ 23,289	$ 23,871	$ 24,468	$ 25,080	$ 25,707	$ 26,349	$ 27,008
Scenario C	2038	end yr.	75.0%	of total TIF	$35,165	$703,307	$ -	$ -	$ 33,250	$ 34,082	$ 34,934	$ 35,807	$ 36,702	$ 37,620	$ 38,560	$ 39,524	$ 40,512
Scenario D	2038	end yr.	100.0%	of total TIF	$46,887	$937,742	$ -	$ -	$ 44,334	$ 45,442	$ 46,578	$ 47,743	$ 48,936	$ 50,160	$ 51,414	$ 52,699	$ 54,016
Scenario E	2038	end yr.	0.0%	of total TIF	$0	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PRESENT VALUE					**Average**	**Total**											
Property Tax																	
Scenario A			5.00%	discount rate		$121,397	$ -	$ -	$ -	$ -	$ 13,812	$ 13,154	$ 13,038	$ 12,417	$ 12,307	$ 11,721	$ 11,618
Scenario B			5.00%	discount rate		$242,795	$ -	$ -	$ -	$ -	$ 27,624	$ 26,309	$ 26,076	$ 24,834	$ 24,615	$ 23,443	$ 23,235
Scenario C			5.00%	discount rate		$364,192	$ -	$ -	$ -	$ -	$ 41,436	$ 39,463	$ 39,114	$ 37,252	$ 36,922	$ 35,164	$ 34,853
Scenario D			5.00%	discount rate		$485,589	$ -	$ -	$ -	$ -	$ 55,248	$ 52,618	$ 52,152	$ 49,669	$ 49,229	$ 46,885	$ 46,470
Scenario E			5.00%	discount rate		$485,589	$ -	$ -	$ -	$ -	$ 55,248	$ 52,618	$ 52,152	$ 49,669	$ 49,229	$ 46,885	$ 46,470
Sales Tax																	
Scenario A			5.00%	discount rate		$143,489	$ -	$ -	$ 10,053	$ 9,814	$ 9,580	$ 9,352	$ 9,129	$ 8,912	$ 8,700	$ 8,493	$ 8,290
Scenario B			5.00%	discount rate		$286,977	$ -	$ -	$ 20,106	$ 19,627	$ 19,160	$ 18,704	$ 18,258	$ 17,824	$ 17,399	$ 16,985	$ 16,581
Scenario C			5.00%	discount rate		$430,466	$ -	$ -	$ 30,159	$ 29,441	$ 28,740	$ 28,056	$ 27,388	$ 26,736	$ 26,099	$ 25,478	$ 24,871
Scenario D			5.00%	discount rate		$573,954	$ -	$ -	$ 40,212	$ 39,255	$ 38,320	$ 37,408	$ 36,517	$ 35,648	$ 34,799	$ 33,970	$ 33,161
Scenario E			5.00%	discount rate		$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Source: Developer; Economic & Planning Systems
\\EgnyteDrive\epsys\Shared\Projects\DEN\203137-Erie URA-730 Briggs St\Models\[203137-MODEL-730 Briggs-11-24-2020.xlsm]T-TIF Est

Table 9
TIF Estimate
TIF Request Review: 730 Briggs Street

Description			Base Year = 2013				2031 TIF Year 18	2032 TIF Year 19	2033 TIF Year 20	2034 TIF Year 21	2035 TIF Year 22	2036 TIF Year 23	2037 TIF Year 24	2038 TIF Year 25	2039 Prop Tax Lag Yr.
DEVELOPMENT PROGRAM															
% Completion															
1st Floor							0%	0%	0%	0%	0%	0%	0%	0%	0%
2nd Floor							0%	0%	0%	0%	0%	0%	0%	0%	0%
Annual Development							**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
1st Floor					3,626	sf	0	0	0	0	0	0	0	0	0
2nd Floor					4,302	sf	0	0	0	0	0	0	0	0	0
Cumulative Development							**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**	**7,928**
1st Floor							3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626
2nd Floor							4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302	4,302
PROPERTY TAX															
Market Value							**$ 3,110,839**	**$ 3,173,056**	**$ 3,236,517**	**$ 3,301,248**	**$ 3,367,273**	**$ 3,434,618**	**$ 3,503,310**	**$ 3,573,377**	**$ 3,644,844**
Commercial Space			$316	per sf	2.0% per year		$ 3,110,839	$ 3,173,056	$ 3,236,517	$ 3,301,248	$ 3,367,273	$ 3,434,618	$ 3,503,310	$ 3,573,377	$ 3,644,844
Appraised Value							**$ 2,799,755**	**$ 2,855,751**	**$ 2,912,866**	**$ 2,971,123**	**$ 3,030,545**	**$ 3,091,156**	**$ 3,152,979**	**$ 3,216,039**	**$ 3,280,360**
Commercial Space			90.0%	of market value			$ 2,799,755	$ 2,855,751	$ 2,912,866	$ 2,971,123	$ 3,030,545	$ 3,091,156	$ 3,152,979	$ 3,216,039	$ 3,280,360
Assessed Value (1-yr. lag)							**$ 796,009**	**$ 796,009**	**$ 828,168**	**$ 828,168**	**$ 861,626**	**$ 861,626**	**$ 896,435**	**$ 896,435**	**$ 932,651**
Commercial Space			29.00%	of appraised value			$ 796,009	$ 796,009	$ 828,168	$ 828,168	$ 861,626	$ 861,626	$ 896,435	$ 896,435	$ 932,651
Less: Base AV (2020)			$18,726	3.00% every 2 years			**$ 22,359**	**$ 22,359**	**$ 23,030**	**$ 23,030**	**$ 23,721**	**$ 23,721**	**$ 24,433**	**$ 24,433**	**$ 25,166**
Increment						**$13,092,065**	**$ 773,650**	**$ 773,650**	**$ 805,138**	**$ 805,138**	**$ 837,905**	**$ 837,905**	**$ 872,003**	**$ 872,003**	**$ 907,486**
TIF Revenue			107.1830	per $1,000 of AV		**$1,305,980**	**$ 79,679**	**$ 82,922**	**$ 82,922**	**$ 86,297**	**$ 86,297**	**$ 89,809**	**$ 89,809**	**$ 93,464**	**$ 93,464**
SALES TAX															
Annual Sales							**$ 1,665,169**	**$ 1,706,798**	**$ 1,749,468**	**$ 1,793,205**	**$ 1,838,035**	**$ 1,883,986**	**$ 1,931,086**	**$ 1,979,363**	**$ 2,028,847**
1st Floor			$350	per sf	2.5% per year		$ 1,665,169	$ 1,706,798	$ 1,749,468	$ 1,793,205	$ 1,838,035	$ 1,883,986	$ 1,931,086	$ 1,979,363	$ 2,028,847
2nd Floor			$0	per sf	2.5% per year		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Sales Tax						**$1,044,708**	**$ 58,281**	**$ 59,738**	**$ 61,231**	**$ 62,762**	**$ 64,331**	**$ 65,940**	**$ 67,588**	**$ 69,278**	**$ 71,010**
1st Floor			3.50%	sales tax rate		$1,044,708	$ 58,281	$ 59,738	$ 61,231	$ 62,762	$ 64,331	$ 65,940	$ 67,588	$ 69,278	$ 71,010
2nd Floor			3.50%	sales tax rate		$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
TIF SHARING SCENARIOS					Average	Total									
TOEURA Administration Fee															
Property Tax: First 10	2030	term	5.0%	of total TIF	$1,303	$26,066	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Property Tax: After 10			2.5%	of total TIF	$981	$19,617	$ 1,992	$ 2,073	$ 2,073	$ 2,157	$ 2,157	$ 2,245	$ 2,245	$ 2,337	2,337
Sales Tax: First 10	2030	term	5.0%	of total TIF	$1,161	$23,227	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Sales Tax: After 10			2.5%	of total TIF	$725	$14,504	$ 1,457	$ 1,493	$ 1,531	$ 1,569	$ 1,608	$ 1,648	$ 1,690	$ 1,732	1,775
Property Tax															
Scenario A	2033	end yr.	25.0%	of total TIF	$9,183	$183,659	$ 19,422	$ 20,212	$ 20,212	$ -	$ -	$ -	$ -	$ -	-
Scenario B	2033	end yr.	50.0%	of total TIF	$18,366	$367,318	$ 38,843	$ 40,425	$ 40,425	$ -	$ -	$ -	$ -	$ -	-
Scenario C	2033	end yr.	75.0%	of total TIF	$27,549	$550,977	$ 58,265	$ 60,637	$ 60,637	$ -	$ -	$ -	$ -	$ -	-
Scenario D	2033	end yr.	100.0%	of total TIF	$36,732	$734,636	$ 77,687	$ 80,849	$ 80,849	$ -	$ -	$ -	$ -	$ -	-
Scenario E	2033	end yr.	100.0%	of total TIF	$36,732	$734,636	$ 77,687	$ 80,849	$ 80,849	$ -	$ -	$ -	$ -	$ -	-
Sales Tax															
Scenario A	2038	end yr.	25.0%	of total TIF	$11,722	$234,436	$ 14,206	$ 14,561	$ 14,925	$ 15,298	$ 15,681	$ 16,073	$ 16,475	$ 16,886	-
Scenario B	2038	end yr.	50.0%	of total TIF	$23,444	$468,871	$ 28,412	$ 29,122	$ 29,850	$ 30,597	$ 31,361	$ 32,146	$ 32,949	$ 33,773	-
Scenario C	2038	end yr.	75.0%	of total TIF	$35,165	$703,307	$ 42,618	$ 43,683	$ 44,775	$ 45,895	$ 47,042	$ 48,218	$ 49,424	$ 50,659	-
Scenario D	2038	end yr.	100.0%	of total TIF	$46,887	$937,742	$ 56,824	$ 58,244	$ 59,701	$ 61,193	$ 62,723	$ 64,291	$ 65,898	$ 67,546	-
Scenario E	2038	end yr.	0.0%	of total TIF	$0	$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
PRESENT VALUE					Average	Total									
Property Tax															
Scenario A			5.00%	discount rate		$121,397	$ 11,355	$ 11,255	$ 10,719	$ -	$ -	$ -	$ -	$ -	-
Scenario B			5.00%	discount rate		$242,795	$ 22,711	$ 22,510	$ 21,438	$ -	$ -	$ -	$ -	$ -	-
Scenario C			5.00%	discount rate		$364,192	$ 34,066	$ 33,765	$ 32,157	$ -	$ -	$ -	$ -	$ -	-
Scenario D			5.00%	discount rate		$485,589	$ 45,422	$ 45,020	$ 42,876	$ -	$ -	$ -	$ -	$ -	-
Scenario E			5.00%	discount rate		$485,589	$ 45,422	$ 45,020	$ 42,876	$ -	$ -	$ -	$ -	$ -	-
Sales Tax															
Scenario A			5.00%	discount rate		$143,489	$ 8,306	$ 8,108	$ 7,915	$ 7,727	$ 7,543	$ 7,363	$ 7,188	$ 7,017	-
Scenario B			5.00%	discount rate		$286,977	$ 16,612	$ 16,216	$ 15,830	$ 15,453	$ 15,085	$ 14,726	$ 14,376	$ 14,033	-
Scenario C			5.00%	discount rate		$430,466	$ 24,918	$ 24,325	$ 23,745	$ 23,180	$ 22,628	$ 22,089	$ 21,563	$ 21,050	-
Scenario D			5.00%	discount rate		$573,954	$ 33,224	$ 32,433	$ 31,661	$ 30,907	$ 30,171	$ 29,452	$ 28,751	$ 28,067	-
Scenario E			5.00%	discount rate		$0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-

Source: Developer; Economic & Planning Systems
\\EgnyteDrive\epsys\Shared\Projects\DEN\203137-Erie URA-730 Briggs St\Models\[203137-MODEL-730 Briggs-11-24-2020.xlsm]T-TIF Est

Table 10
Mill Levy (As of 10/26/2020)
TIF Request Review: 730 Briggs Street

Description	Mill Levy
ERIE HISTORIC URBAN RENEWAL	0.0000
ERIE TOWN	14.1220
HIGH PLAINS LIBRARY	3.2170
MOUNTAIN VIEW FIRE RESCUE DISTRICT	16.2470
NORTHERN COLORADO WATER (NCW)	1.0000
SCHOOL DIST RE1J-LONGMONT	57.5590
WELD COUNTY	15.0380
TOTAL	**107.1830**

Source: Weld County Assessor; Economic & Planning Systems

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Table 11
Current Value (Base)
TIF Request Review: 730 Briggs Street

Parcel Number	Land	Improvements	Total
Actual Value			
730 Briggs St	$67,500	$0	$67,500
215 Cheesman St	$112,500	$437,700	$550,200
Subtotal	**$180,000**	**$437,700**	**$617,700**
Assessment Rate			
730 Briggs St	7.15%	7.15%	
215 Cheesman St	29.00%	29.00%	
Assessed Value			
730 Briggs St	$4,826	$0	$4,826
215 Cheesman St	$32,625	$126,933	$159,558
Subtotal	**$37,451**	**$126,933**	**$164,384**
Redeveloped Area			
730 Briggs St	50%	0%	
215 Cheesman St	50%	0%	
Estimated Base Value			
730 Briggs St	$2,413	$0	$2,413
215 Cheesman St	$16,313	$0	$16,313
Subtotal	**$18,726**	**$0**	**$18,726**

Source: Weld County Assessor; Economic & Planning Systems

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