	Year 1 (2020)**	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Year 5 (2024)	Year 6 (2025)	Year 7 (2026)	Year 8 (2027)	Year 9 (2028)	Year 10 (2029)
Base Assessed Value*	$651,550	$651,550	$651,550	$651,550	$651,550	$651,550	$651,550	$651,550	$651,550	$651,550
New Assessed Value	$1,500,000	$3,750,000	$7,500,000	$11,250,000	$15,500,000	$15,965,000	$16,443,950	$16,937,268	$17,445,386	$17,968,748
Increment Assessed Value	$848,450	$3,098,450	$6,848,450	$10,598,450	$14,848,450	$15,313,450	$15,792,400	$16,285,718	$16,793,836	$17,317,198
City Millage	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000	5.0000
City TIF Contribution	$4,030	$14,718	$32,530	$50,343	$70,530	$72,739	$75,014	$77,357	$79,771	$82,257
County Millage	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928	6.6928
County TIF Contribution	$5,395	$19,700	$43,544	$67,387	$94,409	$97,365	$100,411	$103,547	$106,778	$110,106
Total TIF Contribution	$9,425	$34,418.08	$76,073.68	$117,729.28	$164,938.96	$170,104.25	$175,424.51	$180,904.36	$186,548.62	$192,362.21
Revenue Allocation										
Tax Parcel	$0	$0	$0	$58,865	$82,469	$85,052	$87,712	$90,452	$0	$0
CRA	$9,425	$34,418	$76,074	$58,865	$82,469	$85,052	$87,712	$90,452	$186,549	$192,362
Total TIF Revenue to Avonlea (for 5 and 10 years)					$141,334					$404,551
Total TIF Revenue to CRA (for 5 and 10 years)					$261,251					$903,378

*Base year value is assessed value of tax parcel for the year before the first C.O. issued

**Five consecutive years starting the second year after a C.O. issued for any property within the tax parcel

Assumptions:

Base year 2020	No REDA Payment
First CO 2021	No REDA Payment
15 COs in 2021	No REDA Payment
30 COs in 2022	No REDA Payment
45 COs in 2023	REDA Payment
62 Cos in 2024	REDA Payment
0 COs in 2025-2027	REDA Payment
0 COs in 2028-2029	No REDA Payment

3% Annual Increases in AV

Parcel 2 and 12 offsite improvements. -$547,052

Offsite Parking	33	$7,500.00	$247,500
Street lights	17	$5,000.00	$85,000
Roundabout	1	$50,000.00	$50,000
Landscaping	1	$75,000.00	$75,000
Sidewalk	9888	$4.00	$39,552
Midblock Crossi	2	$25,000.00	$50,000

Total Net to Developer -$142,501