

# Exhibit 3 Assumptions Schedule

## Broadway Flats TIF Plan

**EMV Upon Completion = \$9,340,100**  
**(103 Apartments at \$76,700 EMV/Unit; 18,000 sq .ft. of Retail @ \$80/sq. ft.)**

Type of Tax Increment Financing District	Housing
Maximum Duration of TIF District	26 Years of Tax Increment Collection
Certification Request Date	03/01/15
Decertification Date	12/31/42 (Years of Increment = 26)

Construction Year =	2014	2015	2016	2017
Assessment Year =	2015	2016	2017	2018
Taxes Payable Year =	2016	2017	2018	2019

### Housing Property

EMV Upon Completion (2)		\$7,900,100	\$7,900,100	\$7,900,100
Percent Complete		25%	90%	100%
Total Estimated Market Value	\$267,500	\$1,975,025	\$7,110,090	\$7,900,100
Percent of Housing Property - Class 4a	100%	0%	0%	0%
Percent of Housing Property - Class 4d	0%	100%	100%	100%
Class Rate - 4a	1.25%	1.25%	1.25%	1.25%
Class Rate - 4d	0.75%	0.75%	0.75%	0.75%
Net Tax Capacity (NTC)	\$3,344	\$14,813	\$53,326	\$59,251

### Commercial/Industrial Property

EMV Upon Completion		\$1,440,000	\$1,440,000	\$1,440,000
Percent Complete		25%	90%	100%
Total Estimated Market Value	\$0	\$360,000	\$1,296,000	\$1,440,000
Times: First	\$150,000	1.50%	0	2,250
Excess		2.00%	0	4,200
Net Tax Capacity (NTC)		\$0	\$6,450	\$25,170
				\$28,050
Total Net Tax Capacity (NTC)		\$3,344	\$21,263	\$78,496
				\$87,301

Assessment Year =	2014	2015	2016	2017	2018
Taxes Payable Year =	2015	2016	2017	2018	2019
Original EMV (1)	\$267,500	\$267,500	\$267,500	\$267,500	\$267,500
Times: Class Rate	1.25%	1.25%	1.25%	1.25%	1.25%
Original Net Tax Capacity	\$3,344	\$3,344	\$3,344	\$3,344	\$3,344

Total Tax Capacity Rate	150.000%	Fiscal Disparities	
City Administrative Fee	10.00%	Contribution Ratio	0.0000%
<u>Pay-As-You-Go Note</u>		Pooling for Afford. Housing	0.00%
Interest Start Date	06/01/15		
Annual Interest Rate	4.95%		

### Notes

- (1) Original EMV includes 2220 West Broadway, and 2413, 2419, 2423, 2425, 2503, 2507, and 2511 Penn Avenue North, and a portion of 2512 Queen Avenue North
- (2) Future EMV based on 103 apartments at \$76,700/unit, and 18,000 sq. ft. of retail space at \$80/sq. ft.

## Exhibit 4 Projected Tax Increment Schedule

### Broadway Flats TIF Plan

EMV Upon Completion = \$9,340,100

(103 Apartments at \$76,700 EMV/Unit; 18,000 sq. ft. of Retail @ \$80/sq. ft.)

Year Ending (1)	Total Net Tax Capacity (2)	<u>Less:</u> Original Net Tax Capacity (3)	<u>Less:</u> Fiscal Disp. @ 0.0000% (4)	<u>Equals:</u> Retained Captured NTC (5)	<u>Times:</u> Total Tax Capacity Rate (6)	<u>Equals:</u> Annual Gross Tax Increment (7)	<u>Less:</u> State Aud. Fee @ 0.36% (8)	<u>Equals:</u> Increment Distributed to City (9)	<u>Less:</u> City Adm. Fee @ 10.00% (9)	<u>Less:</u> Pooling for Housing @ 0.00% (10)	<u>Equals:</u> Net Tax Increment (10)	
12/31/15	3,344	3,344	0	0	150.000%	0	0	0	0	0	0	
12/31/16	3,344	3,344	0	0	150.000%	0	0	0	0	0	0	
12/31/17	21,263	3,344	0	17,919	150.000%	26,879	97	26,782	2,678	0	24,104	
12/31/18	78,496	3,344	0	75,152	150.000%	112,728	406	112,322	11,232	0	101,090	
12/31/19	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/20	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/21	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/22	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/23	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/24	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/25	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/26	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/27	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/28	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/29	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/30	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/31	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/32	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/33	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/34	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/35	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/36	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/37	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/38	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/39	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/40	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/41	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
12/31/42	87,301	3,344	0	83,957	150.000%	125,936	453	125,483	12,548	0	112,935	
							\$3,162,071	\$11,375	\$3,150,696	\$315,062	\$0	\$2,835,634

## Exhibit 5 Market Value Test Schedule

Valuation and Tax Increment Assumptions				
Payable Year --->	2016	2017	2018	2019
Total Estimated Market Value (EMV)	\$267,500	\$1,975,025	\$7,110,090	\$7,900,100
Less: Original EMV	267,500	267,500	267,500	267,500
Captured EMV	\$0	\$1,707,525	\$6,842,590	\$7,632,600
Total Net Tax Capacity (NTC)	\$3,344	\$21,263	\$78,496	\$87,301
Less: Original NTC	3,344	3,344	3,344	3,344
Captured NTC	\$0	\$17,919	\$75,152	\$83,957
Times: Projected Total Tax Rate	150.000%	150.000%	150.000%	150.000%
Gross Tax Increment	\$0	\$26,879	\$112,728	\$125,936
Less: State Auditor's Fee (.36%)	0	97	406	453
Tax Increment Distributed to City	\$0	\$26,782	\$112,322	\$125,483

26 Years of TI Collection		
Years of TIF Collection	Payable Year	Tax Increment Distributed To City
0	2016	\$0
1	2017	26,782
2	2018	112,322
3	2019	125,483
4	2020	125,483
5	2021	125,483
6	2022	125,483
7	2023	125,483
8	2024	125,483
9	2025	125,483
10	2026	125,483
11	2027	125,483
12	2028	125,483
13	2029	125,483
14	2030	125,483
15	2031	125,483
16	2032	125,483
17	2033	125,483
18	2034	125,483
19	2035	125,483
20	2036	125,483
21	2037	125,483
22	2038	125,483
23	2039	125,483
24	2040	125,483
25	2041	125,483
26	2042	125,483
27	2043	0
		\$3,150,696
<b>P.V. @ 5.00%</b>		<b>\$1,617,050</b>

Market Value Test	
<b><u>Analysis Required by M.S. Section 469.175, Subd. 3 (2)</u></b>	
(1) "... the increased market value of the site that could reasonably be expected to occur without the use of tax increment ...":	
(a) Projected estimated market value without the use of tax increment	\$1,440,000
(b) Original estimated market value	267,500
(c) Increased estimated market value without the use of tax increment = (a) - (b)	\$1,172,500
(2) "... increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan.":	
(d) Increase in the estimated market value of the completed development.	\$7,632,600
(e) Present value of the projected tax increment for the maximum duration of the district	1,617,050
(f) Difference = (d) - (e)	\$6,015,550
 <b>(3) Since (c) is less than (f), the proposed development or redevelopment passes the test.</b>	