TIRZ #5 Build Out and Value Growth Schedule

Base Year Value	**825,943**
Participation %	**75%**

			Multi-Family		Townhomes		Retail			City		Nueces County		Del Mar			
										Tax Rate	0.606264	Tax Rate	0.307689	Tax Rate	0.28665		
Year	**Tax Year**	**Fiscal Year**	**Units Per Year**	**Total Value**	**Units Per Year**	**Total Value**	**SQ FT Per Year**	**Total Value**	**Total Taxable Value**	**City Annual**	**City Cumlative**	**Nueces County Annual**	**Nueces County Cumlative**	**Del Mar Annual**	**Del Mar Cumlative**	**Annual Total**	**Cumlative Total**
Base Year	2020	FY 21	0	$ -	0	$ -	-	$ -	$ -								
1	2021	FY22	0	$ -	0	$ -	-	$ -	$ -								
2	2022	FY 23	0	$ -	48	$ 7,723,514	60,000	$ 5,358,188	$ 13,081,701	$ 55,727	$ 55,727	$ 28,282	$ 28,282	$ 26,348	$ 26,348	$ 110,357	$ 110,357
3	2023	FY 24	111	$ 4,572,208	53	$ 16,657,849	-	$ 5,492,142	$ 26,722,199	$ 117,750	$ 173,476	$ 59,760	$ 88,042	$ 55,674	$ 82,022	$ 233,183	$ 343,541
4	2024	FY 25	111	$ 9,373,027	58	$ 26,879,336	137,500	$ 18,530,259	$ 54,782,622	$ 245,340	$ 418,816	$ 124,514	$ 212,556	$ 116,000	$ 198,022	$ 485,854	$ 829,395
5	2025	FY 26	111	$ 14,411,029	64	$ 38,641,158	60,000	$ 24,763,697	$ 77,815,884	$ 350,072	$ 768,888	$ 177,667	$ 390,223	$ 165,519	$ 363,541	$ 693,258	$ 1,522,652
6	2026	FY 27	111	$ 19,695,073	70	$ 52,039,936	-	$ 25,382,790	$ 97,117,799	$ 437,837	$ 1,206,725	$ 222,210	$ 612,433	$ 207,015	$ 570,556	$ 867,062	$ 2,389,715
7	2027	FY 28	185	$ 28,598,888	77	$ 67,358,859	-	$ 26,017,359	$ 121,975,107	$ 550,863	$ 1,757,588	$ 279,572	$ 892,005	$ 260,456	$ 831,012	$ 1,090,890	$ 3,480,605
8	2028	FY 29	185	$ 37,935,583	85	$ 84,904,022	60,000	$ 32,881,648	$ 155,721,253	$ 704,306	$ 2,461,894	$ 357,447	$ 1,249,452	$ 333,006	$ 1,164,017	$ 1,394,758	$ 4,875,363
9	2029	FY 30	185	$ 47,721,240	94	$ 105,005,749	137,500	$ 48,299,775	$ 201,026,764	$ 910,309	$ 3,372,203	$ 461,997	$ 1,711,449	$ 430,407	$ 1,594,424	$ 1,802,713	$ 6,678,076
10	2030	FY 31	0	$ 48,914,271	103	$ 127,823,938	-	$ 49,507,270	$ 226,245,478	$ 1,024,978	$ 4,397,181	$ 520,193	$ 2,231,642	$ 484,624	$ 2,079,048	$ 2,029,795	$ 8,707,871
11	2031	FY 32	0	$ 50,137,127	125	$ 156,138,312	-	$ 50,744,951	$ 257,020,391	$ 1,164,911	$ 5,562,092	$ 591,212	$ 2,822,854	$ 550,786	$ 2,629,834	$ 2,306,909	$ 11,014,780
12	2032	FY 33	0	$ 51,390,556	0	$ 160,041,770	-	$ 52,013,575	$ 263,445,901	$ 1,194,128	$ 6,756,220	$ 606,040	$ 3,428,893	$ 564,600	$ 3,194,434	$ 2,364,767	$ 13,379,547
13	2033	FY 34	0	$ 52,675,319	0	$ 164,042,814	-	$ 53,313,915	$ 270,032,048	$ 1,224,075	$ 7,980,295	$ 621,238	$ 4,050,131	$ 578,759	$ 3,773,194	$ 2,424,072	$ 15,803,620
**14	2034	FY 35	0	$ 53,992,202	0	$ 168,143,885	-	$ 54,646,763	$ 276,782,850	$ 1,254,771	$ 9,235,065	$ 636,817	$ 4,686,948	$ 593,273	$ 4,366,467	$ 2,484,860	$ 18,288,480
15	2035	FY 36	0	$ 55,342,007	0	$ 172,347,482	-	$ 56,012,932	$ 283,702,421	$ 1,286,234	$ 10,521,299	$ 652,785	$ 5,339,733	$ 608,149	$ 4,974,616	$ 2,547,168	$ 20,835,648
16	2036	FY 37	0	$ 56,725,558	0	$ 176,656,169	-	$ 57,413,255	$ 290,794,981	$ 1,318,483	$ 11,839,782	$ 669,152	$ 6,008,885	$ 623,397	$ 5,598,013	$ 2,611,033	$ 23,446,680
17	2037	FY 38	0	$ 58,143,697	0	$ 181,072,573	-	$ 58,848,586	$ 298,064,856	$ 1,351,539	$ 13,191,322	$ 685,929	$ 6,694,814	$ 639,027	$ 6,237,039	$ 2,676,494	$ 26,123,175
18	2038	FY 39	0	$ 59,597,289	0	$ 185,599,387	-	$ 60,319,801	$ 305,516,477	$ 1,385,422	$ 14,576,744	$ 703,124	$ 7,397,938	$ 655,047	$ 6,892,086	$ 2,743,593	$ 28,866,768
19	2039	FY 40	0	$ 61,087,221	0	$ 190,239,372	-	$ 61,827,796	$ 313,154,389	$ 1,420,151	$ 15,996,895	$ 720,750	$ 8,118,688	$ 671,467	$ 7,563,553	$ 2,812,369	$ 31,679,136
20	2040	FY 41	0	$ 62,614,402	0	$ 194,995,356	-	$ 63,373,491	$ 320,983,249	$ 1,455,749	$ 17,452,644	$ 738,817	$ 8,857,505	$ 688,298	$ 8,251,851	$ 2,882,864	$ 34,562,000
Total			999	$ 62,614,402	777	$ 194,995,356	455,000	$ 63,373,491	$ 320,983,249								

** Based on current modeling and assumptions, the City will reach the $9.0M cap in year 14 and future revenues will go into the General Fund