

Break-Even Analysis (Revenue vs Debt Payment)

The below summaries compare the estimated annual TIF proceeds to be generated by each acreage to the annual debt service the City would pay. The northern acreage includes property north of Owen Brown St (public/residential space) and the southern acreage includes property south of Owen Brown St (public/semi-public space).

Northern Acreage Break-Even Summary (20 years)	
The summary below assumes implementing the existing TIF on the northern acreage (City recaptures full property tax revenue increase above the initial value). TIF is established as a 20-year term.	
Number of Units	54
Value per Unit	\$900,000
Total Appraised Value	\$48,600,000
Gross Property Taxes	\$985,956
School Share per TIF Agreement	(\$312,930)
Available Annual TIF Proceeds	\$673,026
City Outstanding Debt	\$8,830,000
Annual Debt Service	\$664,191
Coverage	100%

(single family homes)
 estimated appraised value per home
approx. min. value need to break-even on debt

Northern acreage only

(rounded down from 101%)

Southern Acreage Break-Even Summary (30 years)	
The summary below assumes establishing a non-school TIF on the southern acreage (City recaptures property tax revenue increase above the initial value, less the school share; no impact to school district tax revenue). TIF is forecasted as a 30-year term to minimize annual debt service.	
Number of Units	1
Value per Unit	\$15,200,000
Total Appraised Value	\$15,200,000
Gross Property Taxes	\$427,804
School Share (non-school TIF)	(\$318,633)
Available Annual TIF Proceeds	\$109,170
City Outstanding Debt (Southern Acreage)	\$1,770,000
Annual Debt Service	\$108,663
Coverage	100%

(privately owned public/semi-public facility)
 estimated appraised value of facility
approx. min. value need to break-even on debt

Southern acreage only