

8TH & PENN REDEVELOPMENT AREA

NEIGHBORHOOD REVITALIZATION AREA - DEVELOPER BENEFIT

* As NRA tax abatement provides financial benefit to the Developer for only the commercial development (i.e., retail, office, and multifamily), all for sale residential has been removed from the post-development assessed value

SUMMARY	PHASE 1 - POEHLER REBATES	Base Assessed		Post-Dev Assessed Value	Base Tax	Post-Dev Tax	Total Tax Increment	95% Tax Increment Rebate
		Year	Value					
Phase 1 & 2 Summary		1	\$ 293,470	\$ 839,712	\$ 31,858	\$ 91,157	\$ 59,298	\$ 56,333
Phase 1 & 2 PI Cost	\$ 1,554,300	2	\$ 293,470	\$ 839,712	\$ 31,858	\$ 91,157	\$ 59,298	\$ 56,333
Total 10 Year Tax Rebate	\$ 1,474,374	3	\$ 293,470	\$ 856,506	\$ 31,858	\$ 92,980	\$ 61,122	\$ 58,065
Total 20 Year Tax Rebate	\$ 3,191,315	4	\$ 293,470	\$ 856,506	\$ 31,858	\$ 92,980	\$ 61,122	\$ 58,065
		5	\$ 293,470	\$ 873,636	\$ 31,858	\$ 94,839	\$ 62,981	\$ 59,832
Phase 3 Summary		6	\$ 293,470	\$ 873,636	\$ 31,858	\$ 94,839	\$ 62,981	\$ 59,832
Phase 3 PI Cost	\$ 1,252,350	7	\$ 293,470	\$ 891,109	\$ 31,858	\$ 96,736	\$ 64,878	\$ 61,634
Total 10 Year Tax Rebate	\$ 99,808	8	\$ 293,470	\$ 891,109	\$ 31,858	\$ 96,736	\$ 64,878	\$ 61,634
Total 20 Year Tax Rebate	\$ 222,256	9	\$ 293,470	\$ 908,931	\$ 31,858	\$ 98,671	\$ 66,813	\$ 63,472
		10	\$ 293,470	\$ 908,931	\$ 31,858	\$ 98,671	\$ 66,813	\$ 63,472
Phase 1, 2 & 3 Summary		11	\$ 293,470	\$ 927,110	\$ 31,858	\$ 100,644	\$ 68,766	\$ 65,347
PI Costs	\$ 2,806,650	12	\$ 293,470	\$ 927,110	\$ 31,858	\$ 100,644	\$ 68,766	\$ 65,347
Total 10 Year Tax Rebate	\$ 1,574,183	13	\$ 293,470	\$ 945,652	\$ 31,858	\$ 102,657	\$ 70,799	\$ 67,259
Total 20 Year Tax Rebate	\$ 3,413,571	14	\$ 293,470	\$ 945,652	\$ 31,858	\$ 102,657	\$ 70,799	\$ 67,259
		15	\$ 293,470	\$ 964,565	\$ 31,858	\$ 104,710	\$ 72,852	\$ 69,209
		16	\$ 293,470	\$ 964,565	\$ 31,858	\$ 104,710	\$ 72,852	\$ 69,209
		17	\$ 293,470	\$ 983,857	\$ 31,858	\$ 106,805	\$ 74,946	\$ 71,199
		18	\$ 293,470	\$ 983,857	\$ 31,858	\$ 106,805	\$ 74,946	\$ 71,199
		19	\$ 293,470	\$ 1,003,534	\$ 31,858	\$ 108,941	\$ 77,082	\$ 73,228
		20	\$ 293,470	\$ 1,003,534	\$ 31,858	\$ 108,941	\$ 77,082	\$ 73,228
		Total					10 Year \$ 698,674	
							20 Year \$ 1,291,159	
SUMMARY	PHASE 1 - FREIGHTHOUSE REBATES	Base Assessed		Post-Dev Assessed Value	Base Tax	Post-Dev Tax	Total Tax Increment	95% Tax Increment Rebate
		Year	Value					
		1	\$ 202,095	\$ 340,313	\$ 21,939	\$ 36,943	\$ 15,004	\$ 14,254
		2	\$ 202,095	\$ 340,313	\$ 21,939	\$ 36,943	\$ 15,004	\$ 14,254
		3	\$ 202,095	\$ 347,119	\$ 21,939	\$ 37,682	\$ 15,743	\$ 14,956
		4	\$ 202,095	\$ 347,119	\$ 21,939	\$ 37,682	\$ 15,743	\$ 14,956
		5	\$ 202,095	\$ 354,061	\$ 21,939	\$ 38,436	\$ 16,497	\$ 15,672
		6	\$ 202,095	\$ 354,061	\$ 21,939	\$ 38,436	\$ 16,497	\$ 15,672
		7	\$ 202,095	\$ 361,142	\$ 21,939	\$ 39,205	\$ 17,266	\$ 16,402
		8	\$ 202,095	\$ 361,142	\$ 21,939	\$ 39,205	\$ 17,266	\$ 16,402
		9	\$ 202,095	\$ 368,365	\$ 21,939	\$ 39,989	\$ 18,050	\$ 17,147
		10	\$ 202,095	\$ 368,365	\$ 21,939	\$ 39,989	\$ 18,050	\$ 17,147
		11	\$ 202,095	\$ 375,732	\$ 21,939	\$ 40,788	\$ 18,850	\$ 17,907
		12	\$ 202,095	\$ 375,732	\$ 21,939	\$ 40,788	\$ 18,850	\$ 17,907
		13	\$ 202,095	\$ 383,247	\$ 21,939	\$ 41,604	\$ 19,665	\$ 18,682
		14	\$ 202,095	\$ 383,247	\$ 21,939	\$ 41,604	\$ 19,665	\$ 18,682
		15	\$ 202,095	\$ 390,912	\$ 21,939	\$ 42,436	\$ 20,497	\$ 19,473
		16	\$ 202,095	\$ 390,912	\$ 21,939	\$ 42,436	\$ 20,497	\$ 19,473
		17	\$ 202,095	\$ 398,730	\$ 21,939	\$ 43,285	\$ 21,346	\$ 20,279
		18	\$ 202,095	\$ 398,730	\$ 21,939	\$ 43,285	\$ 21,346	\$ 20,279
		19	\$ 202,095	\$ 406,705	\$ 21,939	\$ 44,151	\$ 22,212	\$ 21,101
		20	\$ 202,095	\$ 406,705	\$ 21,939	\$ 44,151	\$ 22,212	\$ 21,101
		Total					10 Year \$ 156,865	
							20 Year \$ 351,748	
SUMMARY	PHASE 2 - EAST PENN ROW REBATES	Base Assessed		Post-Dev Assessed Value	Base Tax	Post-Dev Tax	Total Tax Increment	95% Tax Increment Rebate
		Year	Value					
		1	\$ 334,635	\$ 991,211	\$ 36,327	\$ 107,603	\$ 71,276	\$ 67,712
		2	\$ 334,635	\$ 991,211	\$ 36,327	\$ 107,603	\$ 71,276	\$ 67,712
		3	\$ 334,635	\$ 1,011,035	\$ 36,327	\$ 109,755	\$ 73,428	\$ 69,757
		4	\$ 334,635	\$ 1,011,035	\$ 36,327	\$ 109,755	\$ 73,428	\$ 69,757
		5	\$ 334,635	\$ 1,031,255	\$ 36,327	\$ 111,950	\$ 75,623	\$ 71,842
		6	\$ 334,635	\$ 1,031,255	\$ 36,327	\$ 111,950	\$ 75,623	\$ 71,842
		7	\$ 334,635	\$ 1,051,881	\$ 36,327	\$ 114,189	\$ 77,862	\$ 73,969
		8	\$ 334,635	\$ 1,051,881	\$ 36,327	\$ 114,189	\$ 77,862	\$ 73,969
		9	\$ 334,635	\$ 1,072,910	\$ 36,327	\$ 116,473	\$ 80,146	\$ 76,139
		10	\$ 334,635	\$ 1,072,910	\$ 36,327	\$ 116,473	\$ 80,146	\$ 76,139
		11	\$ 334,635	\$ 1,094,376	\$ 36,327	\$ 118,802	\$ 82,475	\$ 78,351
		12	\$ 334,635	\$ 1,094,376	\$ 36,327	\$ 118,802	\$ 82,475	\$ 78,351
		13	\$ 334,635	\$ 1,116,264	\$ 36,327	\$ 121,178	\$ 84,851	\$ 80,609
		14	\$ 334,635	\$ 1,116,264	\$ 36,327	\$ 121,178	\$ 84,851	\$ 80,609
		15	\$ 334,635	\$ 1,138,589	\$ 36,327	\$ 123,602	\$ 87,275	\$ 82,911
		16	\$ 334,635	\$ 1,138,589	\$ 36,327	\$ 123,602	\$ 87,275	\$ 82,911
		17	\$ 334,635	\$ 1,161,361	\$ 36,327	\$ 126,074	\$ 89,747	\$ 85,260
		18	\$ 334,635	\$ 1,161,361	\$ 36,327	\$ 126,074	\$ 89,747	\$ 85,260
		19	\$ 334,635	\$ 1,184,588	\$ 36,327	\$ 128,595	\$ 92,268	\$ 87,655
		20	\$ 334,635	\$ 1,184,588	\$ 36,327	\$ 128,595	\$ 92,268	\$ 87,655
		Total					10 Year \$ 718,636	
							20 Year \$ 1,546,408	
SUMMARY	PHASE 3 - WEST PENN ROW REBATES	Base Assessed		Post-Dev Assessed Value	Base Tax	Post-Dev Tax	Total Tax Increment	95% Tax Increment Rebate
		Year	Value					
		1	\$ 114,140	\$ 202,650	\$ 12,391	\$ 21,999	\$ 9,608	\$ 9,128
		2	\$ 114,140	\$ 202,650	\$ 12,391	\$ 21,999	\$ 9,608	\$ 9,128
		3	\$ 114,140	\$ 206,703	\$ 12,391	\$ 22,439	\$ 10,048	\$ 9,546
		4	\$ 114,140	\$ 206,703	\$ 12,391	\$ 22,439	\$ 10,048	\$ 9,546
		5	\$ 114,140	\$ 210,837	\$ 12,391	\$ 22,888	\$ 10,497	\$ 9,972
		6	\$ 114,140	\$ 210,837	\$ 12,391	\$ 22,888	\$ 10,497	\$ 9,972
		7	\$ 114,140	\$ 215,054	\$ 12,391	\$ 23,346	\$ 10,955	\$ 10,407
		8	\$ 114,140	\$ 215,054	\$ 12,391	\$ 23,346	\$ 10,955	\$ 10,407
		9	\$ 114,140	\$ 219,355	\$ 12,391	\$ 23,813	\$ 11,422	\$ 10,851
		10	\$ 114,140	\$ 219,355	\$ 12,391	\$ 23,813	\$ 11,422	\$ 10,851
		11	\$ 114,140	\$ 223,742	\$ 12,391	\$ 24,289	\$ 11,898	\$ 11,303
		12	\$ 114,140	\$ 223,742	\$ 12,391	\$ 24,289	\$ 11,898	\$ 11,303
		13	\$ 114,140	\$ 228,217	\$ 12,391	\$ 24,775	\$ 12,384	\$ 11,765
		14	\$ 114,140	\$ 228,217	\$ 12,391	\$ 24,775	\$ 12,384	\$ 11,765
		15	\$ 114,140	\$ 232,781	\$ 12,391	\$ 25,270	\$ 12,879	\$ 12,235
		16	\$ 114,140	\$ 232,781	\$ 12,391	\$ 25,270	\$ 12,879	\$ 12,235
		17	\$ 114,140	\$ 237,437	\$ 12,391	\$ 25,775	\$ 13,385	\$ 12,715
		18	\$ 114,140	\$ 237,437	\$ 12,391	\$ 25,775	\$ 13,385	\$ 12,715
		19	\$ 114,140	\$ 242,188	\$ 12,391	\$ 26,291	\$ 13,900	\$ 13,205
		20	\$ 114,140	\$ 242,188	\$ 12,391	\$ 26,291	\$ 13,900	\$ 13,205
		Total					10 Year \$ 99,808	
							20 Year \$ 222,256	