

Anderson Park District

Johnson Park Revenue Projections

Scenario 1

Assumptions:

- 1) Arcadia pays ground rent of \$1,200 month or \$14,400 in year 1
- 2) Ground rent escalates at 3.0% per annum
- 3) One additional tenant is added in Year 2 and one additional tenant is added in Year 3
- 4) Tenant rents escalate at 3.0% annually
- 5) Arcadia makes a one time capital contribution of \$65,000 upon commencement of construction

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Ground Rent	\$ 14,400	\$ 14,832	\$ 15,277	\$ 15,735	\$ 16,207	\$ 16,694	\$ 17,194	\$ 17,710	\$ 18,241	\$ 18,789
Revenue Share										
Tenant 2	-	3,337	3,437	3,540	3,647	3,756	3,869	3,985	4,104	4,227
Tenant 3	-	-	3,437	3,540	3,647	3,756	3,869	3,985	4,104	4,227
Tenant 4	-	-	-	-	-	-	-	-	-	-
Tenant 5	-	-	-	-	-	-	-	-	-	-
Total Ground Rent	\$ 14,400	\$ 18,169	\$ 22,152	\$ 22,816	\$ 23,501	\$ 24,206	\$ 24,932	\$ 25,680	\$ 26,450	\$ 27,244
Capital Contribution	65,000	-	-	-	-	-	-	-	-	-
Total Revenue to APD	\$ 79,400	\$ 18,169	\$ 22,152	\$ 22,816	\$ 23,501	\$ 24,206	\$ 24,932	\$ 25,680	\$ 26,450	\$ 27,244
Total Revenue to APD over 30 Years	\$ 1,048,557									

Scenario 2

Assumptions:

- 1) Arcadia pays ground rent of \$1,200 month or \$14,400 in year 1
- 2) Ground rent escalates at 3.0% per annum
- 3) One additional tenant is added in each of Years 2, 3, 4, and 5
- 4) Tenant rents escalate at 3.0% annually
- 5) Arcadia makes a one time capital contribution of \$65,000 upon commencement of construction

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Ground Rent	\$ 14,400	\$ 14,832	\$ 15,277	\$ 15,735	\$ 16,207	\$ 16,694	\$ 17,194	\$ 17,710	\$ 18,241	\$ 18,789
Revenue Share										
Tenant 2	-	3,337	3,437	3,540	3,647	3,756	3,869	3,985	4,104	4,227
Tenant 3	-	-	3,437	3,540	3,647	3,756	3,869	3,985	4,104	4,227
Tenant 4	-	-	-	3,540	3,647	3,756	3,869	3,985	4,104	4,227
Tenant 5	-	-	-	-	3,647	3,756	3,869	3,985	4,104	4,227
Total Ground Rent	\$ 14,400	\$ 18,169	\$ 22,152	\$ 26,357	\$ 30,794	\$ 31,718	\$ 32,669	\$ 33,649	\$ 34,659	\$ 35,699
Capital Contribution	65,000	-	-	-	-	-	-	-	-	-
Total Revenue to APD	\$ 79,400	\$ 18,169	\$ 22,152	\$ 26,357	\$ 30,794	\$ 31,718	\$ 32,669	\$ 33,649	\$ 34,659	\$ 35,699
Total Revenue to APD over 30 Years	\$ 1,333,277									

Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
\$ 19,352	\$ 19,933	\$ 20,531	\$ 21,147	\$ 21,781	\$ 22,435	\$ 23,108	\$ 23,801	\$ 24,515	\$ 25,250	\$ 26,008	\$ 26,788	\$ 27,592
4,354	4,485	4,619	4,758	4,901	5,048	5,199	5,355	5,516	5,681	5,852	6,027	6,208
4,354	4,485	4,619	4,758	4,901	5,048	5,199	5,355	5,516	5,681	5,852	6,027	6,208
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 28,061	\$ 28,903	\$ 29,770	\$ 30,663	\$ 31,583	\$ 32,530	\$ 33,506	\$ 34,511	\$ 35,547	\$ 36,613	\$ 37,712	\$ 38,843	\$ 40,008
-	-	-	-	-	-	-	-	-	-	-	-	-
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4,354	4,485	4,619	4,758	4,901	5,048	5,199	5,355	5,516	5,681	5,852	6,027	6,208
\$ 36,770	\$ 37,873	\$ 39,009	\$ 40,179	\$ 41,384	\$ 42,626	\$ 43,905	\$ 45,222	\$ 46,579	\$ 47,976	\$ 49,415	\$ 50,898	\$ 52,425
-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 36,770	\$ 37,873	\$ 39,009	\$ 40,179	\$ 41,384	\$ 42,626	\$ 43,905	\$ 45,222	\$ 46,579	\$ 47,976	\$ 49,415	\$ 50,898	\$ 52,425

Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
\$ 28,420	\$ 29,272	\$ 30,150	\$ 31,055	\$ 31,987	\$ 32,946	\$ 33,935
6,394	6,586	6,784	6,987	7,197	7,413	7,635
6,394	6,586	6,784	6,987	7,197	7,413	7,635
-	-	-	-	-	-	-
-	-	-	-	-	-	-
\$ 41,208	\$ 42,445	\$ 43,718	\$ 45,030	\$ 46,381	\$ 47,772	\$ 49,205
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\$ 41,208	\$ 42,445	\$ 43,718	\$ 45,030	\$ 46,381	\$ 47,772	\$ 49,205

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6,394	6,586	6,784	6,987	7,197	7,413	7,635
\$ 53,997	\$ 55,617	\$ 57,286	\$ 59,004	\$ 60,774	\$ 62,598	\$ 64,476
-	-	-	-	-	-	-
\$ 53,997	\$ 55,617	\$ 57,286	\$ 59,004	\$ 60,774	\$ 62,598	\$ 64,476