

30 Year Projection to the Town of Winchester

		<u>Per Unit</u>	<u>Taxes</u>	<u>Plumb. Insp.</u>	<u>Elec. Insp.</u>	<u>Gas Insp.</u>	<u>Bldg. Permit</u>	<u>Water Cnct</u>	<u>Sewer Cnct</u>		
			\$12,140.00	\$300.00	\$300.00	\$200.00	\$7,500.00	\$1,200.00	\$1,200.00		
<u>Year</u>	<u>Fiscal Year</u>	<u>Project Status</u>	<u>Tax Rate *</u>	<u>Tax Revenue</u>	<u>Plumb. Insp.</u>	<u>Elec. Insp.</u>	<u>Gas Insp.</u>	<u>Bldg. Permit</u>	<u>Water Cnct</u>	<u>Sewer Cnct</u>	<u>Cash Flow</u>
0	2016	13 units begin	\$12.14/\$1,000	\$0.00	\$3,900.00	\$3,900.00	\$2,600.00	\$97,500.00	\$15,600.00	\$15,600.00	\$139,100.00
1	2017	13 complete; 13 begin	\$12,140.00	\$157,820.00	\$3,900.00	\$3,900.00	\$2,600.00	\$97,500.00	\$15,600.00	\$15,600.00	\$296,920.00
2	2018	26 complete	\$12,443.50	\$323,531.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$323,531.00
3	2019	26 complete	\$12,754.59	\$331,619.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$331,619.28
4	2020	26 complete	\$13,073.45	\$339,909.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$339,909.76
5	2021	26 complete	\$13,400.29	\$348,407.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$348,407.50
6	2022	26 complete	\$13,735.30	\$357,117.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$357,117.69
7	2023	26 complete	\$14,078.68	\$366,045.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$366,045.63
8	2024	26 complete	\$14,430.65	\$375,196.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$375,196.77
9	2025	26 complete	\$14,791.41	\$384,576.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$384,576.69
10	2026	26 complete	\$15,161.20	\$394,191.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$394,191.11
11	2027	26 complete	\$15,540.23	\$404,045.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$404,045.89
12	2028	26 complete	\$15,928.73	\$414,147.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$414,147.03
13	2029	26 complete	\$16,326.95	\$424,500.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$424,500.71
14	2030	26 complete	\$16,735.12	\$435,113.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$435,113.23
15	2031	26 complete	\$17,153.50	\$445,991.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$445,991.06
16	2032	26 complete	\$17,582.34	\$457,140.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$457,140.83
17	2033	26 complete	\$18,021.90	\$468,569.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$468,569.35
18	2034	26 complete	\$18,472.45	\$480,283.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$480,283.59
19	2035	26 complete	\$18,934.26	\$492,290.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$492,290.68
20	2036	26 complete	\$19,407.61	\$504,597.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$504,597.94
21	2037	26 complete	\$19,892.80	\$517,212.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$517,212.89
22	2038	26 complete	\$20,390.12	\$530,143.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$530,143.22
23	2039	26 complete	\$20,899.88	\$543,396.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$543,396.80
24	2040	26 complete	\$21,422.37	\$556,981.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$556,981.72
25	2041	26 complete	\$21,957.93	\$570,906.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$570,906.26
26	2042	26 complete	\$22,506.88	\$585,178.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585,178.92
27	2043	26 complete	\$23,069.55	\$599,808.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$599,808.39
28	2044	26 complete	\$23,646.29	\$614,803.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$614,803.60
29	2045	26 complete	\$24,237.45	\$630,173.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$630,173.69
30	2046	26 complete	\$24,843.39	\$645,928.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$645,928.03
Total:				\$13,699,629.23	\$7,800.00	\$7,800.00	\$5,200.00	\$195,000.00	\$31,200.00	\$31,200.00	\$13,977,829.23
Gross Cash Flow											NPV **
											\$8,124,490.00

Notes:

* The municipal tax rate is given a 2.5% escalator compounded annually beginning in year 2018
 ** Discounted by 3.25%/annum - the assumed 30-year municipal borrowing rate for the Town of Winchester
 Plumbing permits are priced at \$200 for the first ten fixtures and \$10/fixture thereafter. Above figures assume 20 fixtures/home.
 Electrical permits are priced at \$200 for the permit and \$50/100 amps. Above figures assumes 200amps/home.
 Gas permits are priced at \$200 for the first ten fixtures and \$10/fixture thereafter. Above figures assume 10 fixtures/home.
 Building permits are priced at \$15/\$1,000 of total estimated building cost. Above figures assume \$500,000 total building cost/home.
 Water connection fee \$1,200/home.
 Sewer connection fee \$1,200/home.