

Summary of Development Proposals 5.15.23

Capstone Homes Project 1

168 - 2 Story Townhomes (189 all wetlands gone)
 For Sale - Owner Occupied
 23.7 Gross Acres
 +/- 20 acres developed
 \$300,000 - \$335,000 - Price Point
 Homeowners Association
 3 bedrooms, 3 bathrooms
 1,500-1,800 SF
 Enhanced Architecture along Bunker Lake Blvd
 Developer to work through process to fill Wetland 2, portion of Wetland 1 and move pond
 \$275,000 - Tax Assessed Valuation per Unit
 46,200,000 Total Tax Valuation (51,975,000)
 \$3,046 - Estimated Taxes per Unit (1A Homestead)
 \$2,420 - Local Taxes per Unit
 \$511,728 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage) (\$575,694)
 \$406,560 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage) (\$457,380)

Capstone Homes Project 2 (reserve retail)

137 - 2 Story Attached Townhomes (164 - est, all wetlands gone)
 For Sale - Owner Occupied
 3.0 Acres reserved for retail to be retained by City
 23.7 Gross Acres
 +/- 18 acres developed
 \$300,000 - \$335,000 - Price Point
 Homeowners Association
 3 bedrooms, 3 bathrooms
 1,500-1,800 SF
 Enhanced Architecture along Bunker Lake Blvd
 Developer to work through process to fill Wetland 2, portion of Wetland 1 and move pond
 \$275,000 - Tax Assessed Valuation per Unit
 42,000,000 Total Tax Valuation (\$45,100,000)
 \$3,046 - Estimated Taxes per Unit (1A Homestead)
 \$2,420 - Local Taxes per Unit
 \$417,302 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage) (499,544)
 \$331,540 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage) (396,880)

Centra Homes Project 2

147 - 2 Story Townhomes
 For Sale - Owner Occupied
 23.7 Gross Acres
 All Wetland filled and pond solved for
 For Sale - Owner Occupied
 \$350,000 - \$400,000 - Price Point
 Homeowners Association
 3 - 4 bedrooms, 2.5 bathrooms
 1,742-1,875 SF
 Developer to work through process to fill Wetland 2, Wetland 1 and move / solve for pond
 \$325,000 - Tax Assessed Valuation per Unit
 47,775,000 Total Tax Valuation
 \$3,663 - Estimated Taxes per Unit (1A Homestead)
 \$2,923 - Local Taxes per Unit
 \$538,461 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)
 \$429,681 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

Centra Homes Project 1 (reserve retail)

124 - 2 Story Townhomes
 For Sale - Owner Occupied
 23.7 Gross Acres
 All Wetland filled and pond solved for
 For Sale - Owner Occupied
 \$350,000 - \$400,000 - Price Point
 Homeowners Association
 3 - 4 bedrooms, 2.5 bathrooms
 1,742-1,875 SF
 Developer to work through process to fill Wetland 2, Wetland 1 and move / solve for pond
 \$325,000 - Tax Assessed Valuation per Unit
 40,300,000 Total Tax Valuation
 \$3,663 - Estimated Taxes per Unit (1A Homestead)
 \$2,923 - Local Taxes per Unit
 \$454,212 - Annual Estimated Taxes Upon Project Completion (1A Homestead) (less wetland and pond acreage)
 \$364,560 - Annual LOCAL Tax Estimate Upon Project Completion (1A - Homestead) (less wetland and pond acreage)

Norhart (Projects 1 and 2)

3.2 Acre Lot
 150 Unit, Mixed Use, 5 Story, Market Rate Apartment
 Norhart glass corner feature
 Multiple Building Amenities - See Narrative
 Multiple Unit Amenities - See Narrative
 Multiple Exterior Amenities - See Narrative
 5,000 SF ground level retail space (i.e Jimmy Johns, Jamba Juice, Coffee Shop)
 Heated Underground Parking Available
 \$37,500,000 - Tax Assessed Valuation Estimate (250K/Unit)
 \$464,000 - Annual Taxes (4A - Apartment)
 \$384,000 - Local Taxes (4A - Apartment)

Large Format Retail Development (very preliminary interest shown)

(Potential users - Walmart, Target, Fleet Farm, Hy-Vee, Menards, Home Depot, Lowes or others)
 Might be visibility and or access issues
 Room for other smaller users possible
 Approximately 15-20 Acres
 \$12-16M Estimated Tax Assessed Value
 \$368,000 - \$491,000 Annual Taxes (3A)
 \$250,000 - \$340,000 Local Taxes + FD

BUNKER LAKE BLVD. NW

ARMSTRONG BLVD. NW

189 TOTAL LOTS

RAMSEY PARKWAY

RAMSEY PARKWAY (FUTURE)

TE STREET NW

