

Project Description (Trident)

	Type	SF	Units
Building 1	Assisted Living	83,328	60
Building 2	Memory Care	12,264	14
		95,592	74

Development Scenario 1 - 12.1M

Land (3.67 Acres)	\$	1,102,546
Buildings (95,592 SF)	\$	10,997,454
Total Tax Assessed Value*	\$	12,100,000
Annual Tax Estimate - 4A Apt**	\$	153,691

TIF Calculation***

	Trident (annual)	City (annual)	Trident (25 yrs)	City (25 yrs)
Estimated TIF 90/10 Split (25 yrs)	\$ 104,871	\$ 11,652	\$ 2,621,775	\$ 291,300
Estimated TIF 80/20 Split (25 yrs)	\$ 93,218	\$ 23,305	\$ 2,330,450	\$ 582,625

Development Scenario 2 - 13.7M

Land	\$	1,102,546
Buildings	\$	12,597,454
Total Tax Assessed Value*	\$	13,700,000
Annual Tax Estimate - 4A Apt**	\$	174,014

TIF Calculation***

	Trident (annual)	City (annual)	Trident (25 yrs)	City (25 yrs)
Estimated TIF 90/10 Split	\$ 120,128	\$ 13,348	\$ 3,003,200	\$ 333,700
Estimated TIF 80/20 Split	\$ 106,781	\$ 26,695	\$ 2,669,525	\$ 667,375

Development Scenario 3 - 15.8M

Land	\$	1,102,546
Buildings	\$	14,697,454
Total Tax Assessed Value*	\$	15,800,000
Annual Tax Estimate - 4A Apt**	\$	200,688

TIF Calculation***

	Trident (annual)	City (annual)	Trident (25 yrs)	City (25 yrs)
Estimated TIF 90/10 Split	\$ 140,151	\$ 15,573	\$ 3,503,775	\$ 389,325
Estimated TIF 80/20 Split	\$ 124,581	\$ 31,145	\$ 3,114,525	\$ 778,625

* Values based on Assessors Estimate dated 2/14/24

** Tax Estimate provide by County Assessor dated 2/14/24

*** No Inflation, Locked Value