

Trident/LifeSpark

City of Ramsey, MN

24 Memory Care Units and 78 Assisted Living Units



ASSUMPTIONS AND RATES

District Type:	Housing
District Name/Number:	
County District #:	
First Year Construction or Inflation on Value	2026
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	0.00%
Interest Rate:	6.25%
Present Value Date:	1-Aug-27
First Period Ending	1-Feb-28
Tax Year District was Certified:	Pay 2027
Cashflow Assumes First Tax Increment For Development:	2028
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2053
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Inside(B)
Incremental or Total Fiscal Disparities	Incremental
Fiscal Disparities Contribution Ratio	34.9052% Pay 2026
Fiscal Disparities Metro-Wide Tax Rate	132.6750% Pay 2026
Maximum/Frozen Local Tax Rate:	94.558% Pay 2026
Current Local Tax Rate: (Use lesser of Current or Max.)	94.558% Pay 2026
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.3130% Pay 2026
Market Value Tax Rate (Used for total taxes)	0.18441% Pay 2026

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$100,000		0.25%
Over \$100,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	28-32-25-42-0023	Deal Family Hldgs.	Unassigned	1,320,100	0	1,320,100	65%	858,065	Pay 2027	C/I Pref.	16,411	Rental	10,726	1
2	28-32-25-42-0022	Deal Family Hldgs.	Unassigned	724,800	0	724,800	50%	362,400	Pay 2027	C/I Pref.	6,498	Rental	4,530	
				2,044,900	0	2,044,900		1,220,465			22,909		15,256	

Note:

1. Base values are for pay 2027 based on review of County website on 4-27-26.
2. Located in SD #11; Lower Rum River WS; UTA 98 - 630111

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PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
		220,000	220,000	102	22,440,000	Rental	280,500	2,750	50%	100%	100%	100%	2029
TOTAL					22,440,000		280,500						
Subtotal Residential				102	22,440,000		280,500						
Subtotal Commercial/Ind.				0	0		0						

Note:

- Market values are based upon estimates from the County Assessor.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
0	280,500	0	280,500	265,235	0	0	41,382	306,617	3,006.05
TOTAL	280,500	0	280,500	265,235	0	0	41,382	306,617	

Note:

- Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	306,617
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(41,382)
less Base Value Taxes	(14,426)
Annual Gross TIF	250,809



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TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 5%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-	-			02/01/28
100%	140,250	(15,256)	-	124,994	94.558%	118,192	59,096	(213)	(2,944)	55,939	52,600	0.5	2028	08/01/28
100%	140,250	(15,256)	-	124,994	94.558%	118,192	59,096	(213)	(2,944)	55,939	103,606	1	2028	02/01/29
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	208,564	1.5	2029	08/01/29
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	310,342	2	2029	02/01/30
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	409,035	2.5	2030	08/01/30
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	504,738	3	2030	02/01/31
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	597,540	3.5	2031	08/01/31
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	687,530	4	2031	02/01/32
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	774,794	4.5	2032	08/01/32
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	859,413	5	2032	02/01/33
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	941,468	5.5	2033	08/01/33
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,021,036	6	2033	02/01/34
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,098,193	6.5	2034	08/01/34
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,173,012	7	2034	02/01/35
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,245,564	7.5	2035	08/01/35
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,315,917	8	2035	02/01/36
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,384,138	8.5	2036	08/01/36
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,450,292	9	2036	02/01/37
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,514,441	9.5	2037	08/01/37
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,576,647	10	2037	02/01/38
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,636,967	10.5	2038	08/01/38
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,695,460	11	2038	02/01/39
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,752,180	11.5	2039	08/01/39
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,807,181	12	2039	02/01/40
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,860,515	12.5	2040	08/01/40
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,912,234	13	2040	02/01/41
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,962,385	13.5	2041	08/01/41
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,011,016	14	2041	02/01/42
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,058,174	14.5	2042	08/01/42
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,103,903	15	2042	02/01/43
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,148,246	15.5	2043	08/01/43
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,191,245	16	2043	02/01/44
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,232,941	16.5	2044	08/01/44
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,273,374	17	2044	02/01/45
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,312,581	17.5	2045	08/01/45
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,350,600	18	2045	02/01/46
Total							4,381,953	(15,775)	(218,309)	4,147,869				
Present Value From 08/01/2022					Present Value Rate	6.25%	2,483,256	(8,940)	(123,716)	2,350,600				