

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA

Resolution Number 2017- 13

A Resolution Amending Resolution Nos. 2015-12 and 2015-13 which Designated a Certain Area within the City as an Economic Revitalization Area for Purposes of Property Tax Abatement for Lake Park Senior Apartments, LP

WHEREAS, the Common Council (“Council”) of the City of Hobart, Indiana (“City”), by and through the adoption of Resolution Number 2015-12 on September 16, 2015 declared and designated the area commonly described as 111 West 10th Street in the City and legally described upon Exhibit A to said Resolution as an Economic Revitalization Area for the purpose of granting real property tax abatement, made certain findings related to such designation required by law, provided that the project for which such designation was granted be initiated within twelve (12) months of the adoption by the Council of a resolution confirming such designation, and completed within twenty-four (24) months of the adoption of said confirming resolution, provided for the publication of the resolution and scheduled and directed the issuance of notice, in the manner required by law, of a public hearing upon same before the Council; and

WHEREAS, said resolution for the subject property was thereafter subjected to public hearing duly noticed and conducted in the manner required by law on October 21, 2015. No remonstrances were presented or received. On said date the Council, through its adoption of Resolution Number 2015-13, made the findings required by law and confirmed the designation of the subject property as an Economic Revitalization Area; and

WHEREAS, said Designation and tax abatement was granted for a project described in the Statement of Benefits filed by the applicant, Lake Park Senior Apartments, LP (“Developer”), as the construction of 99 units of senior apartments contained in a three-story building and one-story villas with attached garages, 88 of the units to be dedicated to low and

moderate income persons, all of which were described upon the site plan attached to said Resolution Number 2015-13 as Exhibit B; and

WHEREAS, the Council has been advised that the applicant desires to make certain minor changes to the proposed project as follows:

a. The number of units to be constructed shall be reduced from 99 total units to 95 total units. These shall consist of 56 units in the three-story building which consists of the units dedicated to low and moderate income persons, and 39 units in the one-story villas. Fifteen of the units in the one-story villas shall be market rate units and 24 of the units in the one-story villas shall be dedicated to low and moderate income persons.

b. The legal description for the entire project area has changed by virtue of the developer's addition of land and the establishment of a one-lot subdivision. The new legal Description is attached as Exhibit "A," page one, and the Plat of Correction showing the boundaries of the Lake Park Planned Unit Development duly recorded by the Developer is attached as Exhibit "A," page two.

c. The Developer has prepared and filed an amended Application for Tax Abatement (Hobart Form CCAP) dated July 25, 2017 which contains the above-described revisions to the project, added addresses for the common description of the property location, indicated that bids have been solicited from Hobart subcontractors, proposes a window of opportunity period of four (4) years. The Amended Application is attached as Exhibit "B."

d. The Developer has filed a new, amended Statement of Benefits for Real Estate Improvements (Form SB-1) which is attached as Exhibit "C." This amended form, dated July 25, 2017, reflects the above-noted changes and continues to provide for the ten-year real property abatement schedule commencing for 2018 taxes payable in 2019 under the traditional ten year

deduction schedule. The attachment to the amended Form SB-1 (Exhibit “C,” page three) also provides for limitations on the Developer’s right to seek appeal of real estate tax assessments during the abatement deduction period, and other items as stated therein.

d. There is no change in the tax abatement period of ten years, and year one of the abatement period remains the same commencing with 2018 taxes payable in 2019. It is estimated that the number of completed units as of January 1, 2018 will result in an estimated assessed valuation on that date of \$1,336,035.79.

WHEREAS, the Statement of Benefits for the project, Form SB-1, has been amended to show the project start date on October 12, 2016, to provide for a new date of project completion, May 31, 2019, to show the current assessed valuation and a new estimated assessed valuation upon completion, and other additional benefits described upon the appended exhibit to said Form which is attached hereto as Exhibit “C;” and

WHEREAS, the Council has concluded that the subject property with the amended project still qualifies for designation as an Economic Revitalization Area under I.C. §6-1.1-12.1-1, *et seq.* Further, the Council has access to maps and plats showing the boundaries and such other information regarding the subject property as required by law; and

WHEREAS, the Council has concluded that the changes described above to the applicant’s application are not significant, and that no new public hearing or approvals of the tax abatement application by other City bodies are necessary; and

WHEREAS, the Council now desires to re-affirm the findings and other actions necessary to declare and designate the subject property, with the amended number of units and land configuration, and with the extended completion period, an Economic Revitalization Area.

THEREFORE, BE IT RESOLVED by the Common Council of the City of Hobart as follows:

SECTION ONE. Exhibit “A,” to Resolution No. 2015-12 is hereby stricken and Exhibit “A,” page one to this Resolution (legal description), and Exhibit “A,” page two to this Resolution (Plat of Correction) is inserted in lieu thereof. Exhibit “B” to Resolution 2015-12, the same being the Form SB-1 filed by the Developer and dated September 2, 2015 is stricken, and Exhibit “C” to this Resolution consisting of four pages is inserted in lieu thereof.

SECTION TWO: Section 5 of Resolution No. 2015-12 is amended to provide for a window of opportunity of 48 months from the date of adoption of confirmatory Resolution 2015-13 (October 21, 2015).

SECTION THREE: Sections 1 through 4 and sections 6 through 8 of Council Resolution Number 2015-12, including all findings contained therein, in light of the amended project, are hereby readopted and reaffirmed.

SECTION FOUR: Sections 1 through 3 of City Council Resolution No. 2015-13 are hereby stricken, and the following new sections are inserted in lieu thereof:

1. The qualifications for an Economic Revitalization Area as designated in Resolution 2015-12 as amended have been met.
2. The amended Statement of Benefits Form SB-1 dated July 25, 2017 and attached to this Resolution as Exhibit “C” is hereby approved in all respects. Said Amended SB-1 is hereby substituted as Exhibit “C” to Resolution 2015-13.
3. Likewise, the Council approves the substitution of the legal description and Correction Plat attached hereto as Exhibit “A,” page one and Exhibit “A,” page two to this Resolution for the legal description and site plan previously attached as Exhibit “A” to Resolution No. 2015-13.
4. Page three of Exhibit “B” to this resolution, the same being a new site plan for the project, is likewise attached to Resolution 2015-13 as new Exhibit “B” to that Resolution.

5. All other provisions of Resolution No. 2015-13 not otherwise amended by this Resolution are reaffirmed.

6. The Council hereby acknowledges and approves the real estate tax abatement of ten (10) years, to commence for 2018 taxes payable in 2019, and to conclude for 2027 taxes payable in 2028. The Council agrees that any real estate taxes generated by the project and due prior to the year 2019 are payable entirely by the Developer.

ALL OF WHICH is adopted as the Resolution of the Common Council of the City of

Hobart on this 6th day of September, 2017.


PRESIDING OFFICER

ATTEST:


DEBORAH A. LONGER, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 6th day of September, 2017 at the hour of 7:10 pm.


DEBORAH A. LONGER, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 6th day of September, 2017.


BRIAN K. SNEDECOR, Mayor

ATTEST:

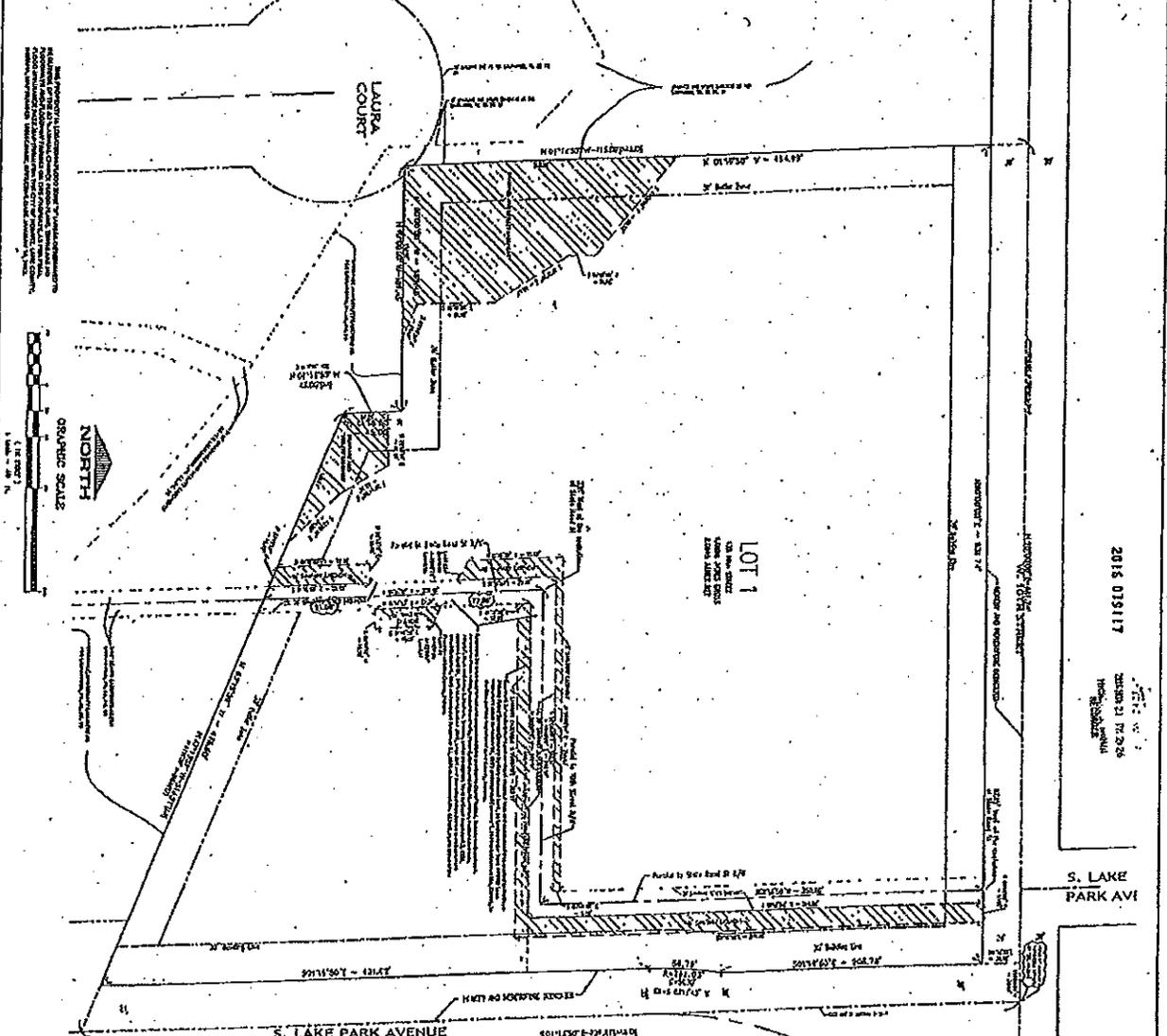

DEBORAH A. LONGER, Clerk-Treasurer

Exhibit A pg 1 of 2

**LEGAL DESCRIPTION OF
LAKE PARK SENIOR APARTMENTS**

All of Lot 1 in Lake Park, A Planned Unit Development, a subdivision recorded in Plat Book 109, Page 28, in Lake County, Indiana, on August 15, 2016, as modified by a Plat of Correction of Lake Park, A Planned Unit Development, recorded on November 21, 2016, in the office of the Recorder of Lake County, Indiana, as Instrument No. 2016-079117.

FILED 10/24/2016 5:03:22 SAUF Hobart, Ind. 9/11/2016 3:50:32 PM CDT



PLAT OF CORRECTION
 LAKE PARK
 A PLANNED UNIT DEVELOPMENT
 TO THE CITY OF HOBART, LAKE COUNTY, INDIANA

FILED
 2016 OCT 24 AM 10:42
 CLERK OF CLERKS
 HOBART, INDIANA

SEAL

FILED

2016 OCT 24 AM 10:42

CLERK OF CLERKS
 HOBART, INDIANA

STATIONARY ENGINEER
 TORRENCA ENGINEERING, INC.
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 TEL: (219) 355-8818

PLAT OF CORRECTION
 LAKE PARK - A PLANNED UNIT DEVELOPMENT
 HOBART, INDIANA

TORRENCA ENGINEERING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 TEL: (219) 355-8818

SCALE: 1" = 40'

DATE: 10-12-2016

PROJECT: LAKE PARK - A PLANNED UNIT DEVELOPMENT
 SHEET: 1 OF 1

<p>DATE: 10/12/2016 TIME: 10:42 AM PROJECT: LAKE PARK - A PLANNED UNIT DEVELOPMENT SHEET: 1 OF 1</p>	<p>PLAT OF CORRECTION LAKE PARK - A PLANNED UNIT DEVELOPMENT HOBART, INDIANA</p>	<p>TORRENCA ENGINEERING, INC. CONSULTING ENGINEERS & LAND SURVEYORS 907 RIDGE ROAD, MUNSTER, INDIANA 46321 TEL: (219) 355-8818</p>
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APPLICATION FOR TAX ABATEMENT - COMMON COUNCIL

Form CCAP revised 7/21/16

PETITIONER'S NAME: RealAmerica Development, LLC PHONE: 317-815-5929

ADDRESS: 10711 America Way, Suite 200 FAX: 317-815-5930

CITY, STATE, ZIP CODE: Fishers, IN. 46038

COMMON LOCATION OF PROPERTY: 111 W. 10th Street and 1064 Lake Park, Hobart, IN 46342
(Also attach 1. Legal description and 2. Project description for real property improvements proposed.)

IF ABATEMENT ON EQUIPMENT IS SOUGHT, ATTACH A LIST WITH DESCRIPTION, COST, AND DATE OF INSTALLATION FOR ALL EQUIPMENT.

ARE ANY PROPOSED BUILDINGS MANUFACTURED OFF SITE? No WHERE? _____

NUMBER OF UNITS: 95 Apartment units and associated common area

PROPOSED STARTING DATE FOR BUILDING CONSTRUCTION: Oct. 12, 2016 (building permit for 1st 5 buildings) & Oct. 31, 2016 (building permit for remaining buildings)
(Must be within 12 months of approval date of confirmatory resolution)

PROPOSED COMPLETION DATE OF FIRST BUILDING UNIT: March 2018

WHAT HOBART BUSINESSES WILL BE INVOLVED IN THE PROJECT? To be determined, RealAmerica Construction, LLC will bid out all subcontracts. Bids have been solicited from Hobart subcontractors.

*NUMBER OF JOBS THE PROJECT WILL RETAIN AND THE PROJECTED PAYROLL FOR THE RETAINED JOBS:
(Show construction jobs separate from business jobs. Show as current & retained on SB-1)

CONSTRUCTION #: 100 \$ \$4,400,000

BUSINESS #: _____ \$ _____

*NUMBER OF JOBS THE PROJECT WILL CREATE AND THE PROJECTED PAYROLL FOR THE JOBS CREATED:
(These jobs do not currently exist and are to be listed on SB-1 as additional)

BUSINESS #: 2 \$ \$96,800

WINDOW OF OPPORTUNITY PERIOD REQUESTED: 4 Years (anticipated to take less time)

TAX ABATEMENT PERIOD OF DEDUCTION REQUESTED: 10 Years

ARE YOU SEEKING A LOCAL ECONOMIC INCENTIVE IN ANOTHER INDIANA COMMUNITY? No

If so, explain what incentive, value, term and status of approval: _____

I affirm that the information contained in this application is true to the best of my knowledge. I agree to update this information if changes occur. I understand that the intent is to encourage the use of Hobart businesses and residents in the project. I agree to adhere to the City's requirements for annual written reports (CF-1 Form) on the project. I agree to adhere to all City code requirements. I agree to adhere to the policies and regulations associated with the City's tax abatement program. I have paid the required application fee and public and posted notice fees.

SIGNATURE OF PETITIONER: [Signature] DATE: July 25, 2017

*Construction jobs and the wages paid during the construction of the project may be counted as retained jobs in addition to existing Hobart jobs and salaries retained by the business. Created jobs and salaries are those applicable to the business that are new and not relocated from another non-Hobart location. Relocated jobs are to be listed as retained jobs.

LEGAL DESCRIPTION OF
LAKE PARK SENIOR APARTMENTS

All of Lot 1, in Lake Park, A Planned Unit Development, a subdivision recorded in Plat Book 109, Page 28, in Lake County, Indiana, on August 15, 2016, as modified by a Plat of Correction of Lake Park, A Planned Unit Development, recorded on November 21, 2016, in the office of the Recorder of Lake County, Indiana, as Instrument No. 2016-079117.

Attachment to Application for Tax Abatement-Common Council

RealAmerica Development has razed the building at 111 West 10th Street to make way for a new, modern apartment community. The 95 total apartments will be a mix of one and two bedroom homes. We plan to have one 3-story building on the northeast side of the property fronting 10th Street with a total of 56 apartments. The amenities within this building will include management and maintenance offices, a common room with kitchenette for social gatherings and presentations, and a dog grooming station just inside from the bark park. Raised bed gardens will be near the building. We also plan to have 1-story villas with attached garages on the south and west sides of the property. We will also have thirty-nine garden style villas. All homes will have washers and dryers and be energy efficient.

During construction, we estimate approximately 100 construction jobs will be created. We have been actively soliciting bids from local Hobart subcontractors. Total construction costs are estimated at \$8,821,844.

Eighty of the apartments will be restricted to low and moderate income seniors (55+) and be primarily financed with Rental Housing Tax Credits from the Indiana Housing and Community Development Authority. The other 15 senior apartments will be rented at market rate. We have been awarded tax credits in a highly competitive process, closed on our financing and are under construction currently.

Exhibit C pg 1 of 4



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable, IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Lake Park II, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 10711 America Way, Suite 200, Fishers, IN 46038		
Name of contact person Jeff Ryan	Telephone number (317) 815-5929	E-mail address Jeff@RealAmericaLLC.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Hobart	Resolution number 2016-12, 2015-13 and 2017-__
Location of property 111 West 10th Street, Hobart, IN 46342	County Lake
DLGF taxing district number 18 (27)	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Demolition of the existing buildings and new construction of a 58 unit three story apartment building and 39 units in 1-story villas with related amenities and infrastructure for seniors (55+). Eighty (80) units will be restricted to those who qualify for the Section 42 rental housing tax credit program.	Estimated start date (month, day, year) 10/12/2016
	Estimated completion date (month, day, year) 5/1/19

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	100.00	\$4,400,000.00	2.00	\$96,800.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	293,000.00	83,700.00
Plus estimated values of proposed project	8,821,844.00	1,026,000.00
Less values of any property being replaced	290,000.00	83,700.00
Net estimated values upon completion of project	8,821,844.00	1,842,300.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00	Estimated hazardous waste converted (pounds) 0.00
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Other benefits
Creation of housing affordable to low and moderate income seniors (age 55+).

 Please see attached for additional Other Benefits.

 **Estimated assessed value set forth above is anticipated to be calculated based upon income calculation approach and in all events consistent with applicable law.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year) July 25, 2017
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Printed name of authorized representative Ronda Shrewsbury Weybright	Title President
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FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) *Yr one of abatement is tax payable Year 2019; 10yr Traditional*

E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below) *deduction schedule*
 Year 6 Year 7 Year 8 Year 9 Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No *as per 8/15/17 Umbaugh analysis attached as pg 4 of SB-1*
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) <i>[Signature]</i>	Telephone number <i>(219) 942-1940</i>	Date signed (month, day, year) <i>9/6/2017</i>
Printed name of authorized member of designating body <i>JERRY HERZOG PRESIDENT</i>	Name of designating body <i>COUNCIL COVILL</i>	
Attested by (signature and title of attester) <i>[Signature] Clerk-Treas</i>	Printed name of attester <i>DEBORAH LONGER</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Developer agrees to refrain from filing any appeal of the assessment of real estate taxes for any year during the abatement deduction period, which would have the effect of reducing the net real estate property taxes payable for the subject property for that year as stated in the following table below, provided that, the assessed value of the real property improvements is greater than or equal to \$1,926,000.00. In the event that the assessed value of the real property improvements is less than \$1,926,000.00, the amount indicated in the table below for that year will be reduced by the percentage by which the actual valuation is less than \$1,926,000.00 so that the net taxes to be paid under this no appeal agreement, is reduced proportionately.

Taxes Payable Year	Property Taxes on Real Property Improvements
	(as per 08/15/2017 Umbaugh analysis)
2019	\$0 Year One of Abatement
2020	\$2,970
2021	\$13,520
2022	\$23,650
2023	\$33,790
2024	\$38,520
2025	\$38,520
2026	\$38,520
2027	\$38,520
2028	\$38,520 Year Ten of Abatement
Total	\$266,530

Applicant will provide reasonable advanced notice to the City of Hobart relating to any tax appeal on this property. If an appeal is filed, a copy of such appeal will be provided to the City of Hobart.

For this abatement request Applicant agrees to pay a sum of no more than \$750 per year, for each year in which the abatement will be in effect, at such time that the City is required to comply with certain tax abatement transparency reporting requirements required by the State government, Federal government, or other applicable regulatory organization or agency. This payment will be paid for all applicable remaining years of abatement that require such reporting in one lump sum upon invoice by the City of Hobart.

HOBART REDEVELOPMENT COMMISSION

Lake Park Senior Apartments

ESTIMATED PROPERTY TAX LIABILITY FOR THE PROPOSED INVESTMENT IN REAL PROPERTY

Assumes a 10-year real property tax abatement

Taxes Payable Year	Estimated Net Assessed Value (1)		Tax Rate (3)	Estimated Property Tax Liability			Estimated Abatement Savings
	With Proposed Abatement (2)	Without Proposed Abatement		With Proposed Abatement	Without Proposed Abatement	Net	
				Gross Taxes	Circuit Breaker Tax Credit (4)	Net Taxes	
2019	\$0	\$1,336,036	\$3.5086	\$0	\$0	\$0	\$37,000
2020	84,541	1,690,825	3.5086	2,970	0	2,970	30,850
2021	385,200	1,926,000	3.5086	13,520	0	13,520	25,000
2022	674,100	1,926,000	3.5086	23,650	0	23,650	14,870
2023	963,000	1,926,000	3.5086	33,790	0	33,790	4,730
2024	1,155,600	1,926,000	3.5086	40,550	(2,030)	38,520	0
2025	1,348,200	1,926,000	3.5086	47,300	(8,780)	38,520	0
2026	1,540,800	1,926,000	3.5086	54,060	(15,540)	38,520	0
2027	1,733,400	1,926,000	3.5086	60,820	(22,300)	38,520	0
2028	1,829,700	1,926,000	3.5086	64,200	(25,680)	38,520	0
Totals				\$340,860	(\$74,330)	\$266,530	\$12,450
				\$646,840	(\$267,860)	\$378,980	

- (1) Per the Developer. The actual assessed value will be reported annually by the Developer, and the actual value may vary materially from the value assumed in this analysis
- (2) Assumes a traditional 10-year real property tax abatement for the proposed building
- (3) Represents the certified pay 2017 tax rate for the Hobart City-Hobart Township-Hobart City Schools taxing district
- (4) Property tax liability is limited to 2.00% of the gross assessed value of a rental residential parcel. However, for Lake County, outstanding debt as of July 1, 2008 is exempt from this calculation, which results in the taxpayer liability not being reduced. The exemption for debt service rates sunsets for taxes payable in 2021

(Subject to the attached letter dated August 15, 2017)
(Preliminary - Subject to Change)
(For Internal Use Only)