

Lily Springs PFC Revenue Assumptions "Probable Scenario" with Early Termination Option

December 9, 2024

Year	City of Seguin						Navarro ISD					
	City Abated Taxes	A	B	C	D	Net Difference	I&S Abated Taxes	A	B	C	Net Difference	
		Admin Fee	Cash Flow Rent to City	Sale Tax Savings Fee	Future Sale Proceeds			Cash Flow Rent to School	Initial Sale Proceeds	Structuring Fee		
		\$25,000	33% of Fixed Value	25% of Savings	2% of Gross Sales Price			67% of Fixed Value	15% of Net Profits	Fixed		
		Annual 3% Growth Rate	Annual 3% Growth Rate	1x Occurrence	Multiple Occurrences			Annual 3% Growth Rate	1x Occurrence	1x Occurrence		
0				\$305,797		\$305,797				\$500,000	\$500,000	Break ground
1												Construction
2												Construction
3	\$211,337	\$25,000	\$75,556			(\$110,781)	\$189,646	\$151,112			(\$38,534)	Stabilized
4	\$217,677	\$25,750	\$77,823			(\$114,104)	\$195,336	\$155,645			(\$39,690)	
5	\$224,207	\$26,523	\$80,157			(\$117,527)	\$201,196	\$160,315	\$273,097		\$232,216	Initial Sale
6	\$230,933	\$27,318	\$98,304			(\$105,312)	\$207,232	\$196,607			(\$10,624)	
7	\$237,861	\$28,138	\$101,253			(\$108,471)	\$213,449	\$202,506			(\$10,943)	
8	\$244,997	\$28,982	\$104,290			(\$111,725)	\$219,852	\$208,581			(\$11,271)	
9	\$252,347	\$29,851	\$107,419			(\$115,077)	\$226,448	\$214,838			(\$11,610)	
10	\$259,918	\$30,747	\$110,642			(\$118,529)	\$233,241	\$221,283			(\$11,958)	
11	\$267,715	\$31,669	\$113,961			(\$122,085)	\$240,238	\$227,922			(\$12,317)	
12	\$275,747	\$32,619	\$117,380		\$1,690,394	\$1,564,647	\$247,446	\$234,759			(\$12,686)	Sale
13	\$284,019	\$33,598	\$120,901			(\$129,520)	\$254,869	\$241,802			(\$13,067)	
14	\$292,540	\$34,606	\$124,528			(\$133,406)	\$262,515	\$249,056			(\$13,459)	
15	\$301,316	\$35,644	\$128,264			(\$137,408)	\$270,390	\$256,528			(\$13,862)	
16	\$310,355	\$36,713	\$132,112			(\$141,530)	\$278,502	\$264,224			(\$14,278)	
17	\$319,666	\$37,815	\$136,075			(\$145,776)	\$286,857	\$272,151			(\$14,707)	
18	\$329,256	\$38,949	\$140,158			(\$150,149)	\$295,463	\$280,315			(\$15,148)	
19	\$339,133	\$40,118	\$144,362			(\$154,654)	\$304,327	\$288,724			(\$15,602)	
20	\$349,307	\$41,321	\$148,693			(\$159,293)	\$313,457	\$297,386			(\$16,070)	
21	\$359,787	\$42,561	\$153,154			(\$164,072)	\$322,860	\$306,308			(\$16,552)	
22	\$370,580	\$43,838	\$157,749		\$2,153,315	\$1,984,321	\$332,546	\$315,497			(\$17,049)	Sale
23	\$381,698	\$45,153	\$162,481			(\$174,064)	\$342,522	\$324,962			(\$17,561)	
24	\$393,149	\$46,507	\$167,355			(\$179,286)	\$352,798	\$334,711			(\$18,087)	
25	\$404,943	\$47,903	\$172,376			(\$184,664)	\$363,382	\$344,752			(\$18,630)	
26	\$417,091	\$49,340	\$177,547			(\$190,204)	\$374,284	\$355,095			(\$19,189)	
27	\$429,604	\$50,820	\$182,874			(\$195,911)	\$385,512	\$365,748			(\$19,765)	
28	\$442,492	\$52,344	\$188,360			(\$201,788)	\$397,077	\$376,720			(\$20,357)	
29	\$455,767	\$53,915	\$194,011			(\$207,841)	\$408,990	\$388,022			(\$20,968)	
30	\$469,440	\$55,532	\$199,831			(\$214,077)	\$421,259	\$399,662			(\$21,597)	
31	\$483,523	\$57,198	\$205,826			(\$220,499)	\$433,897	\$411,652			(\$22,245)	
32	\$498,029	\$58,914	\$212,001			(\$227,114)	\$446,914	\$424,002			(\$22,913)	
33	\$512,970	\$60,682	\$218,361			(\$233,927)	\$460,322	\$436,722			(\$23,600)	
34	\$528,359	\$62,502	\$224,912			(\$240,945)	\$474,131	\$449,823			(\$24,308)	
35	\$544,210	\$64,377	\$231,659			(\$248,174)	\$488,355	\$463,318			(\$25,037)	
36	\$560,536	\$66,308	\$238,609			(\$255,619)	\$503,006	\$477,218			(\$25,788)	
37	\$577,352	\$68,298	\$245,767			(\$263,287)	\$518,096	\$491,534			(\$26,562)	
38	\$594,673	\$70,347	\$253,140			(\$271,186)	\$533,639	\$506,280			(\$27,359)	
39	\$612,513	\$72,457	\$260,734			(\$279,322)	\$549,648	\$521,469			(\$28,179)	
40	\$630,888	\$74,631	\$268,556		\$8,512,366	\$8,224,665	\$566,137	\$537,113			(\$29,025)	Termination
Total	\$14,615,935	\$1,728,986	\$6,177,180	\$305,797	\$12,356,076	\$5,952,105	\$13,115,841	\$12,354,361		\$500,000	\$11,617	

Entity

Description

Tax Rate

CSG

CITY OF SEGUIN

0.5125

NAS - I&S

NAVARRO I.S.D.

0.4599

Net Profit to City

Net Profit to School

*Financial information is for informational purposes only and is not intended to be financial advice or guaranteed results