

### Piovano Building Parcel

#### Analysis of Reduction in Net Benefit for Spotswood Development

##### Ten-Year Net Benefit Analysis:

Ten-Year Net Benefit of Spotswood Development at 90 Units*	\$ 2,211,813
Less: Ten-Year Net Benefit of Spotswood Development at 60 Units**	<u>\$ 1,598,120</u>
Difference	\$ 613,693
Less: Projected Ten-Year Real Estate Taxes on Piovano Parcel***	<u>\$ 110,006</u>
	\$ 503,687
Less: Net Benefit from Loss of Rent Revenue and Reduced Piovano Bldg. Operating Costs****	<u>\$ 54,080</u>
<b>Total Ten-Year Reduction in Net Benefit</b>	<b><u>\$ 449,607</u></b>

##### Twenty-Year Net Benefit Analysis:

Twenty-Year Net Benefit of Spotswood Development at 90 Units*	\$ 5,321,214
Less: Twenty-Year Net Benefit of Spotswood Development at 60 Units**	<u>\$ 3,654,651</u>
Difference	\$ 1,666,563
Less: Projected Twenty-Year Real Estate Taxes on Piovano Parcel	<u>\$ 231,287</u>
	\$ 1,435,276
Less: Net Benefit from Loss of Rent Revenue and Reduced Piovano Bldg. Operating Costs***	<u>\$ 108,160</u>
<b>Total Twenty-Year Reduction in Net Benefit</b>	<b><u>\$ 1,327,116</u></b>

##### Notes:

\* Based on the Cost-Benefit Analysis of the Gaskin (Echelon) Offer at 90 Units

\*\* Based on the Cost-Benefit Analysis of the Gaskin (Echelon) Offer at 60 Units (Piovano Parcel 1/3 of Spotswood site)

\*\*\* Anticipated Real Estate Tax revenue utilizes current tax assessed value of the site (\$1,001,200) and Assumes 3% increase in property values during each reassessment.  
Assumes flat tax rate.

\*\*\*\* Ten-Year Rental Income from RARA/CT @ \$156,000, less Ten-Year Projected Reduction in Bldg. Operating Costs @ \$210,080 = (\$54,080)

Twenty-Year Rental Income from RARA/CT @ 312,000, less Twenty-Year Projected Reduction in Bldg. Operating Costs @ \$420,160 = (\$108,160)