

CRA Tax Increment Financing Revenue Growth - Sensitivity Scenarios

(Based on FY2020 Proforma)

Scenario	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Annual Revenue at Yr 2027 as % of Current Year	Total Surplus Cash Flow	Discounted Surplus Cash Flow (@3%)
Original Forecast	12%	3%	0%	2%	3%	4%	5%	131%	32,176,644	28,683,571
Flat-lined Growth	12%	0%	0%	0%	0%	2%	5%	119%	29,616,252	26,492,764
Minor Dip with Recovery	12%	3%	-10%	-5%	0%	2%	5%	105%	26,288,813	23,652,951
Significant Dip with Recovery	12%	-3%	-25%	-10%	-5%	0%	2%	71%	17,964,832	16,479,517
Abject Horror	12%	-5%	-35%	-15%	-8%	-3%	0%	53%	13,463,590	12,605,116

Original Capital Plan Cost

30,085,228