

Capital City Opportunity Plan Richmond, Virginia

Tax Increment Financing Projections Draft Projection No. 27-A (Citi Debt Service)

DRAFT

Assumptions:

Updated Increment Financing Area Parcels

Revenues Available for Debt Service:

Includes Real Property Tax Increment Revenues - 100% Pledge

Includes Remaining Expanded TIF District Incremental Tax Revenues

Includes Meals Tax Revenues - 100% Pledge

Includes Lodging Tax Revenues - 100% Pledge

Includes BPOL Fee Revenues - 100% Pledge

Includes Dominion Tower 1 (Anticipated Building 2019) Increment Tax Revenues - 100% Pledge

Includes Dominion Tower 2 (Anticipated Building 2020) Increment Tax Revenues - 100% Pledge

Includes Designated Revenues from Arena

Includes District-Wide Parking Revenues

Includes Music Hall and Armory Revenues

Prepared By:

**MuniCap, Inc.
Public Finance**

November 6, 2019

Capital City Opportunity Plan Richmond, Virginia

Tax Increment Financing Projections

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Bond Assumptions

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Richmond, Virginia

Schedule I-A: Sources and Uses of Funds - Bond Issuance Assumptions¹

	Series A Tax-Exempt Bond Proceeds	Percent	Series B Taxable Bond Proceeds	Percent	Total Bond Proceeds	Percent
Sources of funds:						
Bond proceeds	\$286,180,000	100.0%	\$26,190,000	100.0%	\$312,370,000	100.0%
Total sources of funds	\$286,180,000	100.0%	\$26,190,000	100.0%	\$312,370,000	100.0%
Uses of funds:						
Improvements (See Schedule I-B) ²	\$217,559,655	76.0%	\$14,303,500	54.6%	\$231,863,155	74.2%
Costs of issuance/underwriter's discount	\$5,723,600	2.0%	\$523,800	2.0%	\$6,247,400	2.0%
Deposit to escrow fund for G.O. bonds ³	\$0	0.0%	\$3,000,000	11.5%	\$3,000,000	1.0%
Deposit to capitalized interest fund for tax-exempt bonds ³	\$0	0.0%	\$1,008,427	3.9%	\$1,008,427	0.3%
Capitalized interest (See Schedule III) ³⁴	\$36,857,880	12.9%	\$4,734,712	18.1%	\$41,592,592	13.3%
Reserve fund	\$26,037,400	9.1%	\$2,619,000	10.0%	\$28,656,400	9.2%
Rounding	\$1,464	0.0%	\$461	0.0%	\$1,925	0.0%
Total uses of funds	\$286,180,000	100.0%	\$26,189,900	100.0%	\$312,369,900	100.0%

Assumptions:

Weighted average maturity	20.05 years	21.13 years
Interest only	5.03 years	6.13 years
Amortization	24 years	22 years
Bond coupon rate	5.50%	7.25%
Reinvestment rates:		
Reserve fund	1.70%	1.70%
Improvement fund	1.40%	1.40%
Capitalized interest account	1.40%	1.40%
Date bonds issued	1-Apr-20	1-Apr-20
Dates payments due:		
Interest	September 1 and March 1	September 1 and March 1
Principal	March 1	March 1
Capitalized interest:		
Interest funded through	1-Mar-23	1-Mar-24
Months interest funded	35	47

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¹Debt service projections prepared by Citi as of 10/29/2019. Preliminary, subject to change.

²Improvement amount is net of interest earned on the improvement fund and excess revenues.

³Provided by Citi. Addition due diligence required.

⁴A portion of the capitalized interest funded by the taxable bonds, is applied to debt service on the tax-exempt bonds. This capitalized interest is applied to debt service on the tax-exempt bonds after 36 months and is assumed to be taxable.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule I-B: Sources and Uses of Funds - Estimated Costs of Improvements¹

	Costs
Deposit to project fund	\$231,863,155
Interest earnings	\$4,594,449
Excess revenues	\$8,542,396
Estimated costs financed by bonds	\$245,000,000

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¹Based on information provided by Concord Eastridge. Additional break-out of costs to be provided.

Capital City Opportunity Plan
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Schedule II-A: Debt Service Projections - Series A¹

Date	Principal	Interest Rate	Interest	Gross Debt Service Payments	Gross Annual Debt Service Payments	Capitalized Interest	Reserve Fund Income	Net Annual Debt Service
1-Apr-20								
1-Sep-20			\$6,558,292	\$6,558,292		(\$6,558,292)	\$0	
1-Mar-21	\$0	5.50%	\$7,869,950	\$7,869,950	\$14,428,242	(\$7,423,388)	(\$446,562)	\$0
1-Sep-21			\$7,869,950	\$7,869,950		(\$7,869,950)	\$0	
1-Mar-22	\$0	5.50%	\$7,869,950	\$7,869,950	\$15,739,900	(\$7,382,791)	(\$487,159)	(\$0)
1-Sep-22			\$7,869,950	\$7,869,950		(\$4,448,612)	\$0	
1-Mar-23	\$0	5.50%	\$7,869,950	\$7,869,950	\$15,739,900	(\$3,961,453)	(\$487,159)	\$6,842,676
1-Sep-23			\$7,869,950	\$7,869,950		(\$530,674)	\$0	
1-Mar-24	\$0	5.50%	\$7,869,950	\$7,869,950	\$15,739,900	(\$530,674)	\$0	\$14,678,551
1-Sep-24			\$7,869,950	\$7,869,950			\$0	
1-Mar-25	\$2,360,000	5.50%	\$7,869,950	\$10,229,950	\$18,099,900		\$0	\$18,099,900
1-Sep-25			\$7,805,050	\$7,805,050			\$0	
1-Mar-26	\$4,520,000	5.50%	\$7,805,050	\$12,325,050	\$20,130,100		\$0	\$20,130,100
1-Sep-26			\$7,680,750	\$7,680,750			\$0	
1-Mar-27	\$4,495,000	5.50%	\$7,680,750	\$12,175,750	\$19,856,500		\$0	\$19,856,500
1-Sep-27			\$7,557,138	\$7,557,138			\$0	
1-Mar-28	\$4,995,000	5.50%	\$7,557,138	\$12,552,138	\$20,109,275		\$0	\$20,109,275
1-Sep-28			\$7,419,775	\$7,419,775			\$0	
1-Mar-29	\$5,530,000	5.50%	\$7,419,775	\$12,949,775	\$20,369,550		\$0	\$20,369,550
1-Sep-29			\$7,267,700	\$7,267,700			\$0	
1-Mar-30	\$6,105,000	5.50%	\$7,267,700	\$13,372,700	\$20,640,400		\$0	\$20,640,400
1-Sep-30			\$7,099,813	\$7,099,813			\$0	
1-Mar-31	\$6,705,000	5.50%	\$7,099,813	\$13,804,813	\$20,904,625		\$0	\$20,904,625
1-Sep-31			\$6,915,425	\$6,915,425			\$0	
1-Mar-32	\$7,345,000	5.50%	\$6,915,425	\$14,260,425	\$21,175,850		\$0	\$21,175,850
1-Sep-32			\$6,713,438	\$6,713,438			\$0	
1-Mar-33	\$8,025,000	5.50%	\$6,713,438	\$14,738,438	\$21,451,875		\$0	\$21,451,875
1-Sep-33			\$6,492,750	\$6,492,750			\$0	
1-Mar-34	\$8,750,000	5.50%	\$6,492,750	\$15,242,750	\$21,735,500		\$0	\$21,735,500
1-Sep-34			\$6,252,125	\$6,252,125			\$0	
1-Mar-35	\$9,505,000	5.50%	\$6,252,125	\$15,757,125	\$22,009,250		\$0	\$22,009,250
1-Sep-35			\$5,990,738	\$5,990,738			\$0	
1-Mar-36	\$10,320,000	5.50%	\$5,990,738	\$16,310,738	\$22,301,475		\$0	\$22,301,475
1-Sep-36			\$5,706,938	\$5,706,938			\$0	
1-Mar-37	\$11,175,000	5.50%	\$5,706,938	\$16,881,938	\$22,588,875		\$0	\$22,588,875
1-Sep-37			\$5,399,625	\$5,399,625			\$0	
1-Mar-38	\$12,085,000	5.50%	\$5,399,625	\$17,484,625	\$22,884,250		\$0	\$22,884,250
1-Sep-38			\$5,067,288	\$5,067,288			\$0	
1-Mar-39	\$13,050,000	5.50%	\$5,067,288	\$18,117,288	\$23,184,575		\$0	\$23,184,575
1-Sep-39			\$4,708,413	\$4,708,413			\$0	
1-Mar-40	\$14,065,000	5.50%	\$4,708,413	\$18,773,413	\$23,481,825		\$0	\$23,481,825
1-Sep-40			\$4,321,625	\$4,321,625			\$0	
1-Mar-41	\$15,145,000	5.50%	\$4,321,625	\$19,466,625	\$23,788,250		\$0	\$23,788,250
1-Sep-41			\$3,905,138	\$3,905,138			\$0	
1-Mar-42	\$16,285,000	5.50%	\$3,905,138	\$20,190,138	\$24,095,275		\$0	\$24,095,275
1-Sep-42			\$3,457,300	\$3,457,300			\$0	
1-Mar-43	\$17,495,000	5.50%	\$3,457,300	\$20,952,300	\$24,409,600		\$0	\$24,409,600
1-Sep-43			\$2,976,188	\$2,976,188			\$0	
1-Mar-44	\$18,775,000	5.50%	\$2,976,188	\$21,751,188	\$24,727,375		\$0	\$24,727,375
1-Sep-44			\$2,459,875	\$2,459,875			\$0	
1-Mar-45	\$20,130,000	5.50%	\$2,459,875	\$22,589,875	\$25,049,750		\$0	\$25,049,750
1-Sep-45			\$1,906,300	\$1,906,300			\$0	
1-Mar-46	\$21,560,000	5.50%	\$1,906,300	\$23,466,300	\$25,372,600		\$0	\$25,372,600
1-Sep-46			\$1,313,400	\$1,313,400			\$0	
1-Mar-47	\$23,080,000	5.50%	\$1,313,400	\$24,393,400	\$25,706,800		\$0	\$25,706,800
1-Sep-47			\$678,700	\$678,700			\$0	
1-Mar-48	\$24,680,000	5.50%	\$678,700	\$25,358,700	\$26,037,400		\$0	\$26,037,400
Total	\$286,180,000		\$315,578,817	\$601,758,817	\$601,758,817	(\$38,705,835)	(\$1,420,880)	\$561,632,102

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Richmond, Virginia

Schedule II-B: Debt Service Projections - Series B¹

Date	Principal	Interest Rate	Interest	Gross Debt Service Payments	Gross Annual Debt Service Payments	Capitalized Interest	Stabilization Fund	Bond Administration	Net Annual Debt Service
1-Apr-20									
1-Sep-20			\$791,156	\$791,156		(\$791,156)	\$0		
1-Mar-21	\$0	7.25%	\$949,388	\$949,388	\$1,740,544	(\$949,388)	\$0	\$0	\$0
1-Sep-21			\$949,388	\$949,388		(\$949,388)	\$0		
1-Mar-22	\$0	7.25%	\$949,388	\$949,388	\$1,898,775	(\$949,388)	\$0	\$0	\$0
1-Sep-22			\$949,388	\$949,388		(\$536,656)	\$0		
1-Mar-23	\$0	7.25%	\$949,388	\$949,388	\$1,898,775	(\$536,656)	\$0	\$0	\$825,463
1-Sep-23			\$949,388	\$949,388		(\$64,018)	\$0		
1-Mar-24	\$0	7.25%	\$949,388	\$949,388	\$1,898,775	(\$64,018)	\$0	\$0	\$1,770,740
1-Sep-24			\$949,388	\$949,388			\$0		
1-Mar-25	\$0	7.25%	\$949,388	\$949,388	\$1,898,775		\$0	\$0	\$1,898,775
1-Sep-25			\$949,388	\$949,388			\$0		
1-Mar-26	\$0	7.25%	\$949,388	\$949,388	\$1,898,775		\$0	\$0	\$1,898,775
1-Sep-26			\$949,388	\$949,388			\$0		
1-Mar-27	\$285,000	7.25%	\$949,388	\$1,234,388	\$2,183,775		\$0	\$0	\$2,183,775
1-Sep-27			\$939,056	\$939,056			\$0		
1-Mar-28	\$325,000	7.25%	\$939,056	\$1,264,056	\$2,203,113		\$0	\$0	\$2,203,113
1-Sep-28			\$927,275	\$927,275			\$0		
1-Mar-29	\$385,000	7.25%	\$927,275	\$1,312,275	\$2,239,550		\$0	\$0	\$2,239,550
1-Sep-29			\$913,319	\$913,319			\$0		
1-Mar-30	\$435,000	7.25%	\$913,319	\$1,348,319	\$2,261,638		\$0	\$0	\$2,261,638
1-Sep-30			\$897,550	\$897,550			\$0		
1-Mar-31	\$500,000	7.25%	\$897,550	\$1,397,550	\$2,295,100		\$0	\$0	\$2,295,100
1-Sep-31			\$879,425	\$879,425			\$0		
1-Mar-32	\$565,000	7.25%	\$879,425	\$1,444,425	\$2,323,850		\$0	\$0	\$2,323,850
1-Sep-32			\$858,944	\$858,944			\$0		
1-Mar-33	\$640,000	7.25%	\$858,944	\$1,498,944	\$2,357,888		\$0	\$0	\$2,357,888
1-Sep-33			\$835,744	\$835,744			\$0		
1-Mar-34	\$710,000	7.25%	\$835,744	\$1,545,744	\$2,381,488		\$0	\$0	\$2,381,488
1-Sep-34			\$810,006	\$810,006			\$0		
1-Mar-35	\$800,000	7.25%	\$810,006	\$1,610,006	\$2,420,013		\$0	\$0	\$2,420,013
1-Sep-35			\$781,006	\$781,006			\$0		
1-Mar-36	\$885,000	7.25%	\$781,006	\$1,666,006	\$2,447,013		\$0	\$0	\$2,447,013
1-Sep-36			\$748,925	\$748,925			\$0		
1-Mar-37	\$980,000	7.25%	\$748,925	\$1,728,925	\$2,477,850		\$0	\$0	\$2,477,850
1-Sep-37			\$713,400	\$713,400			\$0		
1-Mar-38	\$1,085,000	7.25%	\$713,400	\$1,798,400	\$2,511,800		\$0	\$0	\$2,511,800
1-Sep-38			\$674,069	\$674,069			\$0		
1-Mar-39	\$1,195,000	7.25%	\$674,069	\$1,869,069	\$2,543,138		\$0	\$0	\$2,543,138
1-Sep-39			\$630,750	\$630,750			\$0		
1-Mar-40	\$1,315,000	7.25%	\$630,750	\$1,945,750	\$2,576,500		\$0	\$0	\$2,576,500
1-Sep-40			\$583,081	\$583,081			\$0		
1-Mar-41	\$1,445,000	7.25%	\$583,081	\$2,028,081	\$2,611,163		\$0	\$0	\$2,611,163
1-Sep-41			\$530,700	\$530,700			\$0		
1-Mar-42	\$1,585,000	7.25%	\$530,700	\$2,115,700	\$2,646,400		\$0	\$0	\$2,646,400
1-Sep-42			\$473,244	\$473,244			\$0		
1-Mar-43	\$1,730,000	7.25%	\$473,244	\$2,203,244	\$2,676,488		\$0	\$0	\$2,676,488
1-Sep-43			\$410,531	\$410,531			\$0		
1-Mar-44	\$1,895,000	7.25%	\$410,531	\$2,305,531	\$2,716,063		\$0	\$0	\$2,716,063
1-Sep-44			\$341,838	\$341,838			\$0		
1-Mar-45	\$2,065,000	7.25%	\$341,838	\$2,406,838	\$2,748,675		\$0	\$0	\$2,748,675
1-Sep-45			\$266,981	\$266,981			\$0		
1-Mar-46	\$2,250,000	7.25%	\$266,981	\$2,516,981	\$2,783,963		\$0	\$0	\$2,783,963
1-Sep-46			\$185,419	\$185,419			\$0		
1-Mar-47	\$2,450,000	7.25%	\$185,419	\$2,635,419	\$2,820,838		\$0	\$0	\$2,820,838
1-Sep-47			\$96,606	\$96,606			\$0		
1-Mar-48	\$2,665,000	7.25%	\$96,606	\$2,761,606	\$2,858,213		\$0	\$0	\$2,858,213
Total	\$26,190,000		\$40,128,931	\$66,318,931	\$66,318,931	(\$4,840,666)	\$0	\$0	\$61,478,265

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¹Debt service projections prepared by Citi as of 10/29/2019. Preliminary, subject to change.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule III-A: Details of the Capitalized Interest Account - Series A¹

Date	Beginning Balance	Deposit from Bond Proceeds	Disbursement for Debt Service	Reserve Fund Income	Bond Administration	Net Withdrawal From Capitalized Interest Account	Interest Earnings	Ending Balance
1-Apr-20	\$0	\$36,857,880						\$36,857,880
1-Sep-20	\$36,857,880		(\$6,558,292)	\$0	\$0	\$6,558,292	\$214,879	\$30,514,468
1-Mar-21	\$30,514,468		(\$7,869,950)	\$446,562	\$0	\$7,423,388	\$213,601	\$23,304,682
1-Sep-21	\$23,304,682		(\$7,869,950)	\$0	\$0	\$7,869,950	\$163,133	\$15,597,864
1-Mar-22	\$15,597,864		(\$7,869,950)	\$487,159	\$0	\$7,382,791	\$109,185	\$8,324,258
1-Sep-22	\$8,324,258		(\$4,448,612)	\$0	\$0	\$4,448,612	\$58,270	\$3,933,916
1-Mar-23	\$3,933,916		(\$4,448,612)	\$487,159	\$0	\$3,961,453	\$27,537	(\$0)
1-Sep-23	(\$0)		\$0	\$0	\$0	\$0	(\$0)	(\$0)
1-Mar-24	(\$0)		\$0	\$0	\$0	\$0	(\$0)	(\$0)
Total		\$36,857,880	(\$39,065,366)	\$1,420,880	\$0	\$37,644,486	\$786,606	

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6-Nov-19

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***Capital City Opportunity Plan
Richmond, Virginia***

Schedule III-B: Details of the Capitalized Interest Account - Series B¹

Date	Beginning Balance	Deposit from Bond Proceeds	Disbursement for Debt Service	Reserve Fund Income	Bond Administration	Net Withdrawal From Capitalized Interest Account	Interest Earnings	Ending Balance
1-Apr-20	\$0	\$4,734,812						\$4,734,812
1-Sep-20	\$4,734,812		(\$791,156)	\$0	\$0	\$791,156	\$27,604	\$3,971,259
1-Mar-21	\$3,971,259		(\$949,388)	\$0	\$0	\$949,388	\$27,799	\$3,049,671
1-Sep-21	\$3,049,671		(\$949,388)	\$0	\$0	\$949,388	\$21,348	\$2,121,631
1-Mar-22	\$2,121,631		(\$949,388)	\$0	\$0	\$949,388	\$14,851	\$1,187,095
1-Sep-22	\$1,187,095		(\$536,656)	\$0	\$0	\$536,656	\$8,310	\$658,748
1-Mar-23	\$658,748		(\$536,656)	\$0	\$0	\$536,656	\$4,611	\$126,703
1-Sep-23	\$126,703		(\$64,018)	\$0	\$0	\$64,018	\$887	\$63,573
1-Mar-24	\$63,573		(\$64,018)	\$0	\$0	\$64,018	\$445	(\$0)
Total		\$4,734,812	(\$4,840,666)	\$0	\$0	\$4,840,666	\$105,854	

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6-Nov-19

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***Capital City Opportunity Plan
Richmond, Virginia***

Schedule III-C: Details of the Capitalized Interest Account - Taxable Capitalized Interest Account (Tax-Exempt Bonds)¹

Date	Beginning Balance	Deposit from Bond Proceeds	Disbursement for Debt Service	Reserve Fund Income	Bond Administration	Net Withdrawal From Capitalized Interest Account	Interest Earnings	Ending Balance
1-Apr-20	\$0	\$1,008,427						\$1,008,427
1-Sep-20	\$1,008,427		\$0	\$0	\$0	\$0	\$5,879	\$1,014,306
1-Mar-21	\$1,014,306		\$0	\$0	\$0	\$0	\$7,100	\$1,021,406
1-Sep-21	\$1,021,406		\$0	\$0	\$0	\$0	\$7,150	\$1,028,556
1-Mar-22	\$1,028,556		\$0	\$0	\$0	\$0	\$7,200	\$1,035,756
1-Sep-22	\$1,035,756		\$0	\$0	\$0	\$0	\$7,250	\$1,043,006
1-Mar-23	\$1,043,006		\$0	\$0	\$0	\$0	\$7,301	\$1,050,308
1-Sep-23	\$1,050,308		(\$530,674)	\$0	\$0	\$530,674	\$7,352	\$526,985
1-Mar-24	\$526,985		(\$530,674)	\$0	\$0	\$530,674	\$3,689	(\$0)
Total		\$1,008,427	(\$1,061,349)	\$0	\$0	\$1,061,349	\$52,921	

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6-Nov-19

¹Debt service projections prepared by Citi as of 10/29/2019. Preliminary, subject to change.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IV-A: Details of the Improvement Fund - Total

Date	Beginning Balance	Deposit from Bond Proceeds	Disbursement for Construction ¹	Interest Earnings	Reinvestment Rate	Ending Balance
1-Apr-20	\$0	\$231,863,155	\$0	\$0	1.40%	\$231,863,155
1-May-20	\$231,863,155	\$0	(\$7,424,242)	\$270,507	1.40%	\$224,709,420
1-Jun-20	\$224,709,420	\$0	(\$7,424,242)	\$262,161	1.40%	\$217,547,338
1-Jul-20	\$217,547,338	\$0	(\$7,424,242)	\$253,805	1.40%	\$210,376,901
1-Aug-20	\$210,376,901	\$0	(\$7,424,242)	\$245,440	1.40%	\$203,198,098
1-Sep-20	\$203,198,098	\$0	(\$7,424,242)	\$237,064	1.40%	\$196,010,920
1-Oct-20	\$196,010,920	\$0	(\$7,424,242)	\$228,679	1.40%	\$188,815,357
1-Nov-20	\$188,815,357	\$0	(\$7,424,242)	\$220,285	1.40%	\$181,611,400
1-Dec-20	\$181,611,400	\$0	(\$7,424,242)	\$211,880	1.40%	\$174,399,037
1-Jan-21	\$174,399,037	\$0	(\$7,424,242)	\$203,466	1.40%	\$167,178,260
1-Feb-21	\$167,178,260	\$0	(\$7,424,242)	\$195,041	1.40%	\$159,949,059
1-Mar-21	\$159,949,059	\$0	(\$5,472,322)	\$186,607	1.40%	\$154,663,344
1-Apr-21	\$154,663,344	\$0	(\$7,424,242)	\$180,441	1.40%	\$147,419,542
1-May-21	\$147,419,542	\$0	(\$7,424,242)	\$171,989	1.40%	\$140,167,289
1-Jun-21	\$140,167,289	\$0	(\$7,424,242)	\$163,529	1.40%	\$132,906,575
1-Jul-21	\$132,906,575	\$0	(\$7,424,242)	\$155,058	1.40%	\$125,637,390
1-Aug-21	\$125,637,390	\$0	(\$7,424,242)	\$146,577	1.40%	\$118,359,725
1-Sep-21	\$118,359,725	\$0	(\$7,424,242)	\$138,086	1.40%	\$111,073,569
1-Oct-21	\$111,073,569	\$0	(\$7,424,242)	\$129,586	1.40%	\$103,778,912
1-Nov-21	\$103,778,912	\$0	(\$7,424,242)	\$121,075	1.40%	\$96,475,745
1-Dec-21	\$96,475,745	\$0	(\$7,424,242)	\$112,555	1.40%	\$89,164,058
1-Jan-22	\$89,164,058	\$0	(\$7,424,242)	\$104,025	1.40%	\$81,843,840
1-Feb-22	\$81,843,840	\$0	(\$7,424,242)	\$95,484	1.40%	\$74,515,082
1-Mar-22	\$74,515,082	\$0	(\$833,766)	\$86,934	1.40%	\$73,768,250
1-Apr-22	\$73,768,250	\$0	(\$7,424,242)	\$86,063	1.40%	\$66,430,071
1-May-22	\$66,430,071	\$0	(\$7,424,242)	\$77,502	1.40%	\$59,083,330
1-Jun-22	\$59,083,330	\$0	(\$7,424,242)	\$68,931	1.40%	\$51,728,018
1-Jul-22	\$51,728,018	\$0	(\$7,424,242)	\$60,349	1.40%	\$44,364,125
1-Aug-22	\$44,364,125	\$0	(\$7,424,242)	\$51,758	1.40%	\$36,991,641
1-Sep-22	\$36,991,641	\$0	(\$7,424,242)	\$43,157	1.40%	\$29,610,556
1-Oct-22	\$29,610,556	\$0	(\$7,424,242)	\$34,546	1.40%	\$22,220,859
1-Nov-22	\$22,220,859	\$0	(\$7,424,242)	\$25,924	1.40%	\$14,822,541
1-Dec-22	\$14,822,541	\$0	(\$7,424,242)	\$17,293	1.40%	\$7,415,591
1-Jan-23	\$7,415,591	\$0	(\$7,424,242)	\$8,652	1.40%	\$0
Total		\$231,863,155	(\$236,457,604)	\$4,594,449		

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¹See Schedule IV-B for breakdown of improvement components.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IV-B: Details of the Improvement Fund - Detailed Disbursements¹

Date	Arena Disbursements	Excess Revenues	Total Disbursement for Construction
1-Apr-20	\$0	\$0	\$0
1-May-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Jun-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Jul-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Aug-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Sep-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Oct-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Nov-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Dec-20	(\$7,424,242)	\$0	(\$7,424,242)
1-Jan-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Feb-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Mar-21	(\$5,472,322)	(\$1,951,920)	(\$7,424,242)
1-Apr-21	(\$7,424,242)	\$0	(\$7,424,242)
1-May-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Jun-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Jul-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Aug-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Sep-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Oct-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Nov-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Dec-21	(\$7,424,242)	\$0	(\$7,424,242)
1-Jan-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Feb-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Mar-22	(\$833,766)	(\$6,590,476)	(\$7,424,242)
1-Apr-22	(\$7,424,242)	\$0	(\$7,424,242)
1-May-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Jun-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Jul-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Aug-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Sep-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Oct-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Nov-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Dec-22	(\$7,424,242)	\$0	(\$7,424,242)
1-Jan-23	(\$7,424,242)	\$0	(\$7,424,242)
Total	(\$236,457,604)	(\$8,542,396)	(\$245,000,000)

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¹Disbursement schedule prepared by Citi as of 10/29/2019. Preliminary, subject to change.

Capital City Opportunity Plan Richmond, Virginia

Development & Tax Projection Assumptions

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule V-A: Projected Development by Type

Property Type	Development Area ¹				Market Value ²			Total Market Value at Buildout
	Units	GSF Per Unit/Room	Gross SF	Rooms	Per Unit	Per GSF	Per Room	
<i>Residential</i>								
Condo ³	30	1,338	40,140	-	\$363,044	\$271	-	\$10,891,330
<i>Multi-family apartments</i>								
Market rate units	1,818	913	1,659,201	-	\$112,210	\$123	-	\$203,997,492
80% AMI units	162	924	149,708	-	\$90,552	\$98	-	\$14,669,446
60% AMI units	114	923	105,182	-	\$54,076	\$59	-	\$6,164,702
Subtotal residential	2,124		1,954,230					\$235,722,969
<i>Commercial</i>								
Mixed-use retail	-	-	270,443	-	-	\$183	-	\$49,453,993
Office	-	-	1,011,500	-	-	\$268	-	\$271,240,223
Full-service hotel	-	645	349,138	541	-	\$254	\$164,154	\$88,807,260
Limited-service hotel ⁴	-	600	90,000	150	-	\$137	\$82,148	\$12,322,213
Subtotal commercial			1,721,081	691				\$421,823,689
Total	2,124		3,675,311	691				\$657,546,658

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6-Nov-19

¹Provided by Concord Eastridge.

²See Schedule VI.

³Four condo units will be affordable (280 affordable units in total). Provided by Concord Eastridge.

⁴Assumes limited-service hotel is leased and taxable.

Capital City Opportunity Plan
Richmond, Virginia

Schedule V-B: Projected Development by Block

Property Type	Development Area ¹				Market Value ²			Total Market Value at Buildout
	Units	Unit/Room	Gross SF	Rooms	Per Unit	Per GSF	Per Room	
Block A2								
<i>Residential</i>								
Condo	0	0	0	-	\$0	\$271	-	\$0
Multifamily apartments								
Market rate units	188	1,000	188,000	-	\$122,949	\$123	-	\$23,114,460
80% AMI units	28	1,000	28,000	-	\$97,987	\$98	-	\$2,743,644
60% AMI units	14	1,000	14,000	-	\$58,610	\$59	-	\$820,541
Subtotal residential	230		230,000					\$26,678,645
<i>Commercial</i>								
Retail	-	-	25,000	-	-	\$183	-	\$4,571,573
Total Block A2	230		255,000					\$31,250,217
Block A3								
<i>Commercial</i>								
Retail	-	-	23,000	-	-	\$183	-	\$4,205,847
Office	-	-	254,500	-	-	\$268	-	\$68,245,810
Total Block A3			277,500					\$72,451,657
Block B								
<i>Residential</i>								
Market rate units	169	953	161,066	-	\$117,177	\$123	-	\$19,802,911
80% AMI units	29	953	27,638	-	\$93,387	\$98	-	\$2,708,221
60% AMI units	15	953	14,296	-	\$55,858	\$59	-	\$837,876
Subtotal residential	213		203,000					\$23,349,009
<i>Commercial</i>								
Retail	-	-	15,000	-	-	\$183	-	\$2,742,944
Total Block B	213		218,000					\$26,091,952
Block C								
<i>Residential</i>								
Market rate units	189	918	173,472	-	\$112,848	\$123	-	\$21,328,233
80% AMI units	12	918	11,014	-	\$89,937	\$98	-	\$1,079,240
60% AMI units	12	918	11,014	-	\$53,795	\$59	-	\$645,536
Subtotal residential	213		195,500					\$23,053,009
<i>Commercial</i>								
Retail	-	-	10,000	-	-	\$183	-	\$1,828,629
Office	-	-	217,000	-	-	\$268	-	\$58,189,944
Total Block C	213		422,500					\$83,071,582
Block D								
<i>Commercial</i>								
Retail	-	-	15,000	-	-	\$183	-	\$2,742,944
Office	-	-	540,000	-	-	\$268	-	\$144,804,469
Limited-service hotel ³	-	600	90,000	150	-	\$137	\$82,148	\$12,322,213
Total Block D			645,000	150				\$159,869,626

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¹ Provided by Concord Eastridge.

² See Schedule VI.

³ Assumes limited-service hotel is leased and taxable.

Capital City Opportunity Plan
Richmond, Virginia

Schedule V-B: Projected Development by Block, Continued

Property Type	Development Area ¹				Market Value ²			Total Market Value at Buildout
	Units	GSF Per Unit/Room	Gross SF	Rooms	Per Unit	Per GSF	Per Room	
Block E								
<i>Residential</i>								
Condo ³	30	1,338	40,140	-	\$363,044	\$271	-	\$10,891,330
<i>Residential</i>								
Market rate units	39	951	37,085	-	\$116,912	\$123	-	\$4,559,551
80% AMI units	11	951	10,460	-	\$93,175	\$98	-	\$1,024,929
60% AMI units	6	951	5,705	-	\$55,732	\$59	-	\$334,391
Subtotal residential	86		93,390					\$16,810,202
<i>Commercial</i>								
Retail	-	-	14,000	-	-	\$183	-	\$2,560,081
Total Block E	86		107,390					\$19,370,283
Block F								
<i>Commercial</i>								
Retail	-	-	16,443	-	-	\$183	-	\$3,006,815
Full-service hotel	-	645	349,138	541	-	\$254	\$164,154	\$88,807,260
Total Block F			365,581	541				\$91,814,075
Block I								
<i>Residential</i>								
Market rate units	439	898	394,112	-	\$110,378	\$123	-	\$48,455,836
80% AMI units	22	898	19,751	-	\$87,968	\$98	-	\$1,935,299
60% AMI units	28	898	25,137	-	\$52,617	\$59	-	\$1,473,282
Subtotal residential	489		439,000					\$51,864,416
<i>Commercial</i>								
Retail	-	-	102,000	-	-	\$183	-	\$18,652,016
Total Block I	489		541,000					\$70,516,433
Block N								
<i>Residential</i>								
Market rate units	453	816	369,808	-	\$100,370	\$123	-	\$45,467,604
80% AMI units	37	816	30,205	-	\$79,992	\$98	-	\$2,959,712
60% AMI units	20	816	16,327	-	\$47,846	\$59	-	\$956,930
Subtotal residential	510		416,340					\$49,384,245
<i>Commercial</i>								
Retail	-	-	15,000	-	-	\$183	-	\$2,742,944
Total Block N	510		431,340					\$52,127,189
Block U								
<i>Residential</i>								
Market rate units	341	984	335,658	-	\$121,023	\$123	-	\$41,268,897
80% AMI units	23	984	22,640	-	\$96,452	\$98	-	\$2,218,401
60% AMI units	19	984	18,702	-	\$57,692	\$59	-	\$1,096,146
Subtotal residential	383		377,000					\$44,583,444
<i>Commercial</i>								
Retail	-	-	35,000	-	-	\$183	-	\$6,400,202
Total Block U	383		412,000					\$50,983,646
Total Development	2,124		3,675,311	691				\$657,546,658

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6-Nov-19

¹ Provided by Concord Eastridge.

² See Schedule VI.

³ Four condo units will be affordable. Provided by Concord Eastridge.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule VI: Comparison of Valuation Methods¹

Property Type	Income Capitalization ²	Comparables ³	Cost ⁴
<i>Residential</i>			
<i>Condo⁵</i>			
Per Unit	-	\$322,833.33	-
Per GSF	-	<u>\$271.33</u>	-
<i>Market rate apartments</i>			
Per Unit	\$225,107.89	\$174,189.19	\$218,203.33
Per GSF	\$246.65	<u>\$122.95</u>	\$238.71
<i>80% AMI apartments</i>			
Per Unit	\$181,659.65	\$140,568.80	-
Per GSF	\$196.58	<u>\$97.99</u>	-
<i>60% AMI apartments</i>			
Per Unit	\$108,484.32	\$83,945.51	-
Per GSF	\$117.58	<u>\$58.61</u>	-
<i>Commercial</i>			
<i>Mixed-use retail</i>			
Per GSF	\$205.66	<u>\$182.86</u>	\$129.65
<i>Office</i>			
Per GSF	<u>\$268.16</u>	\$206.37	\$255.83
<i>Full-service hotel</i>			
Per Room	\$224,461.89	<u>\$164,153.90</u>	\$160,691.47
Per GSF	\$347.81	\$187.75	\$249.00
<i>Limited-service hotel</i>			
Per Room	<u>\$82,148.09</u>	-	\$85,328.38
Per GSF	\$136.91	-	\$142.21

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G:\Concord Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]VI

6-Nov-19

¹Value chosen for each type of development and applied on Schedule V is underlined and shown in bold and italics.

²See Schedules VII-A, VII-B, and VII-C.

³See Schedules VII-D and VII-E. Affordable apartment units based on a percentage of the market rate value based on percentage of value using the income capitalization approach.

⁴See Schedule VII-F.

⁵Four condo units will be affordable. Provided by Concord Eastridge.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule VII-A: Calculation of Market Value - Income Capitalization (Residential)

	Multi-Family Apartments		
	Market Rate	80% AMI	60% AMI
Average net square feet per unit ¹	821	817	821
Rent per net square foot ¹	\$2.33	\$2.00	\$1.40
Monthly rent per unit	\$1,915	\$1,631	\$1,153
Annual rent per unit	\$22,979	\$19,572	\$13,833
Vacancy rate ¹	5.00%	5.00%	5.00%
Less: vacancy	(\$1,149)	(\$979)	(\$692)
Effective rent per unit	\$21,830	\$18,593	\$13,142
Expense ratio	23.18%	27.21%	38.50%
Less: expenses per unit ²	(\$5,060)	(\$5,060)	(\$5,060)
Net operating income per unit	\$16,771	\$13,534	\$8,082
Capitalization rate ³	6.25%	6.25%	6.25%
Tax rate ³	1.20%	1.20%	1.20%
Fully loaded capitalization rate	7.45%	7.45%	7.45%
Market value per unit	\$225,107.89	\$181,659.65	\$108,484.32
Market value per net SF	\$274.06	\$222.23	\$132.20
Market value per gross SF	\$246.65	\$196.58	\$117.58

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Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx] VII-A

6-Nov-19

¹Net square feet is 90% of gross square feet. Rent per net square foot and vacancy rate provided by Concord Eastridge. Values shown based on weighted average of the different unit types.

²Expenses provided by Concord Eastridge. Excludes real property taxes as the City of Richmond uses a fully-loaded capitalization rate.

³Capitalization rates shown provided by Concord Eastridge. Tax rate provided by the City of Richmond.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule VII-B: Calculation of Market Value - Income Capitalization (Commercial)

	Mixed-Use Retail	Office
<i>Income Capitalization</i>		
Annual rent per GSF ¹	\$18.56	\$30.00
Assumed vacancy rate ²	6.37%	0.00%
Less: assumed vacancy	(\$1.18)	\$0.00
Effective gross income	\$17.38	\$30.00
Assumed expense ratio ³	0.00%	20.00%
Less: assumed expenses	\$0.00	(\$6.00)
Net operating income	\$17.38	\$24.00
Capitalization rate ⁴	7.25%	7.75%
Tax rate ³	1.20%	1.20%
Fully loaded capitalization rate	8.45%	8.95%
Total estimated value per GSF	\$205.66	\$268.16

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ns\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx] VII-B

6-Nov-19

¹Provided by Concord Eastridge. Office rent reported in *Downtown Richmond Market Analysis, 2/7/2019, HR&A*.

²Provided by Concord Eastridge.

³Provided by Concord Eastridge. Based on discussions with Concord Eastridge, retail leases are assumed to be triple net. As a result, retail expenses are shown as zero. Office operating expenses exclude real property taxes as the capitalization rate used is fully-loaded.

⁴Capitalization rates shown provided by Concord Eastridge. Capitalization rate confirmed with City of Richmond Real Estate Assessor for downtown Richmond Office market. Tax rate provided by the City of Richmond.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule VII-C: Calculation of Market Value - Income Capitalization (Hotel)

	Full-Service Hotel	Limited-Service Hotel
<i>Income Capitalization</i>		
Average daily rate per room ¹	\$221.50	\$86.64
Gross annual income	\$80,847.50	\$31,623.60
Assumed occupancy rate ¹	65.0%	59.5%
Effective gross income per room	\$52,550.88	\$18,816.04
Assumed expense ratio ²	65.0%	64.2%
Less: assumed expenses	(\$34,145.00)	(\$12,079.90)
Net operating income per room	\$18,405.88	\$6,736.14
Capitalization rate ³	7.00%	7.00%
Tax rate ³	1.20%	1.20%
Fully loaded capitalization rate	8.20%	8.20%
Total estimated value per room	\$224,461.89	\$82,148.09
Total estimated value per GSF	\$347.81	\$136.91

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idge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx] VII-C

6-Nov-19

¹ Provided by Concord Eastridge.

² Full-service hotel expenses provided by Concord Eastridge. Limited-service hotel expenses include estimated departmental and undistributed operating expenses. Source: *U.S. Hotel Operating Statistics Study*. All expenses exclude real property taxes as the capitalization rate is fully-loaded.

³ Capitalization rates shown provided by Concord Eastridge. Tax rate provided by the City of Richmond.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VII-D: Calculation of Market Value - Comparables (Residential)

Development Type	Address	City	Year Built	Parcel Number	Units	Total Assessed Value ¹			Area	Assessed Value	
						Land	Building	Total	GSF	Per GSF	Per Unit
<i>Condo</i> ²											
Vistas on the James	301 Virginia Street unit # 608	Richmond	2006	E0000069013	1	\$73,000	\$272,000	\$345,000	1,235	\$279	\$345,000
Vistas on the James	301 Virginia Street unit # 1506	Richmond	2006	E0000069006	1	\$70,000	\$262,000	\$332,000	1,162	\$286	\$332,000
Vistas on the James	301 Virginia Street unit # 1202	Richmond	2006	E0000069001C	1	\$63,000	\$237,000	\$300,000	1,148	\$261	\$300,000
Riverside on the James	1101 Haxall Point unit #614	Richmond	2005	E0000001029	1	\$72,000	\$278,000	\$350,000	1,243	\$282	\$350,000
Riverside on the James	1101 Haxall Point unit #801	Richmond	2005	E0000001032	1	\$59,000	\$231,000	\$290,000	1,173	\$247	\$290,000
Riverside on the James	1101 Haxall Point unit #1001	Richmond	2005	E0000001032	1	\$65,000	\$255,000	\$320,000	1,173	\$273	\$320,000
Average										<u>\$271</u>	\$322,833
<i>Multi-family apartments</i>											
Deco at CNB Apartments	219 E Broad St	Richmond	2016	W0000049008	201	\$3,200,000	\$21,360,000	\$24,560,000	223,945	\$110	\$122,189
Lofts and Upper Lofts at Canal Walk	10 S 20th St	Richmond	2008	E0000165001	131	\$1,650,000	\$14,675,000	\$16,325,000	121,877	\$134	\$124,618
The Edison Apartments	700 E Franklin St	Richmond	2014	W0000003021	174	\$2,240,000	\$20,260,000	\$22,500,000	167,976	\$134	\$129,310
The Square	406 W Shafer St	Richmond	2014	W0000480032	152	\$3,800,000	\$16,600,000	\$20,400,000	154,620	\$132	\$134,211
The Terraces at Manchester ²	800 Semmes Ave	Richmond	2015	S0000018002	148	\$1,925,000	\$23,855,000	\$25,780,000	209,680	<u>\$123</u>	\$174,189
Residences at the John Marshall	101 N 5th St	Richmond	2014	W0000015017	238	\$4,395,000	\$37,601,000	\$41,996,000	407,911	\$103	\$176,454
Cary Street Station	101 S Davis Ave	Richmond	2017	W0001115001	160	\$6,400,000	\$22,373,000	\$28,773,000	122,913	\$234	\$179,831
Average										\$138	\$148,686

MuniCap, Inc.

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6-Nov-19

¹Information obtained through City of Richmond Real Estate Assessor real property database. Values reflect 2018 assessment.

²Comparable properties provided by Concord Eastridge. Properties assumed to be similar to those that will be constructed in increment financing area (IFA).

Capital City Opportunity Plan
Richmond, Virginia

Schedule VII-E: Calculation of Market Value - Comparables (Commercial)

Development Type	Address	City	Year Built	Parcel Number	Rooms	Total Assessed Value ¹			Area	Assessed Value	
						Land	Building	Total	GSF	Per GSF	Per Room
<i>Mixed-use retail</i>											
In-line retail ²	9200 Stony Point Pkwy	Richmond	2003	C0010757010	-	\$4,091,000	\$60,365,000	\$64,456,000	331,496	\$194	-
In-line retail ³	933 W Broad St	Richmond	2004	W0000361001	-	\$2,357,000	\$11,968,000	\$14,325,000	106,272	\$135	-
Commercial condo	1917 W Cary St	Richmond	2006	W0000849001	-	\$28,000	\$162,000	\$190,000	916	\$207	-
Commercial condo	1909 W Cary St	Richmond	2006	W0000849001	-	\$23,000	\$179,000	\$202,000	1,037	\$195	-
Average										<u>\$183</u>	
<i>Office</i>											
Office	901 E Byrd St	Richmond	1990	E0000037003	-	\$19,811,000	\$143,823,000	\$163,634,000	1,601,640	\$102	-
Office	1021 E Cary St	Richmond	1987	E0000063002	-	\$4,428,000	\$46,613,000	\$51,041,000	498,436	\$102	-
Office	100 S 14th St	Richmond	2000	E0000069001	-	\$2,180,000	\$7,821,000	\$10,001,000	88,905	\$112	-
Office	901 E Cary St	Richmond	1985	E0000062004	-	6,331,000	51,542,000	\$57,873,000	488,976	\$118	-
<i>Office⁴</i>	<i>800 E Canal St Pl</i>	<i>Richmond</i>	<i>2015</i>	<i>W0000017020</i>	-	<i>\$6,363,000</i>	<i>\$91,689,000</i>	<i>\$98,052,000</i>	<i>492,400</i>	<i>\$199</i>	-
<i>Office</i>	<i>200 S 10th St</i>	<i>Richmond</i>	<i>2010</i>	<i>E0000048001</i>	-	<i>\$2,007,000</i>	<i>\$65,282,000</i>	<i>\$67,289,000</i>	<i>315,000</i>	<i>\$214</i>	-
Average ⁵										<u>\$206</u>	
<i>Full-service hotel</i>											
Jefferson Hotel	101 W Franklin St	Richmond	-	W0000125001	181	\$2,588,000	\$22,436,000	\$25,024,000	96,312	\$260	\$138,254
Hilton Richmond Downtown	529 E Broad St	Richmond	-	W0000016013	250	\$3,210,000	\$38,803,000	\$42,013,000	350,161	\$120	\$168,052
Courtyard by Marriott	14 S 14th St	Richmond	2013	E0000083021	135	\$1,970,000	\$23,161,000	\$25,131,000	136,998	\$183	\$186,156
Average										\$188	<u>\$164,154</u>

MuniCap, Inc.

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6-Nov-19

¹Information obtained through City of Richmond Real Estate Assessor real property database. Values reflect 2018 assessment.

²In-line retail includes, but is not limited to, Vineyard Vines, Chipotle Mexican Grill, Banana Republic, and Teavana.

³In-line retail includes, but is not limited to, Five Guys, AT&T, and Extreme Pizza.

⁴Square footage provided by City of Richmond Real Estate Assessor. 118,000 square feet of parking owned by the City not included in value.

⁵E Canal St and 200 S 10th St represent the most comparable properties due to age. The values of these properties are utilized in the average per square foot calculation.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VII-F: Calculation of Market Value - Cost Estimates¹

Occupancy	Class	Height	Rank
100% Apartment	Fireproof structural steel frame	9.00	Good
<i>Structure cost</i>			
Base cost per square foot		\$169.01	
Exterior walls per square foot		\$30.27	
Heating & cooling per square foot		\$17.98	
Estimated improved value per square foot based on cost		\$217.26	
Average square foot per unit ²		914	
Estimated assessed value per unit		\$198,594	
<i>Land value</i>			
Estimated land value per unit ³		\$19,610	
Total estimated assessed value per unit		\$218,203	
100% Mixed-Use Retail	Fireproof structural steel frame	12.00	Good
<i>Structure cost</i>			
Base cost per square foot		\$81.57	
Exterior walls per square foot		\$23.83	
Heating & cooling per square foot		\$9.47	
Estimated improved value per square foot based on cost		\$114.87	
<i>Land value</i>			
Estimated land value per square foot ³		\$14.78	
Total estimated assessed value per square foot		\$129.65	
100% Office	Fireproof structural steel frame	12.00	Good
<i>Structure cost</i>			
Base cost per square foot		\$170.36	
Exterior walls per square foot		\$46.82	
Heating & cooling per square foot		\$26.85	
Estimated improved value per square foot based on cost		\$244.03	
<i>Land value</i>			
Estimated land value per square foot ³		\$11.80	
Total estimated assessed value per square foot		\$255.83	

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6-Nov-19

¹All cost estimates by MuniCap, Inc., using Marshall & Swift "Commercial Estimator 7" software.

²See Schedule V.

³Value based on comparable properties in area.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VII-F: Calculation of Market Value - Cost Estimates, continued¹

Occupancy	Class	Height	Rank
100% Full-Service Hotel	Fireproof structural steel frame	10.00	Good
<i>Structure cost</i>			
Base cost per square foot		\$171.21	
Exterior walls per square foot		\$36.48	
Heating & cooling per square foot		\$20.04	
Estimated improved value per square foot based on cost		\$227.73	
Average square foot per room ²		645	
Estimated assessed value per room		\$146,967	
<i>Land value</i>			
Estimated land value per room ³		\$13,724	
Total estimated assessed value per room		\$160,691	
100% Limited-Service Hotel	Fireproof structural steel frame	10.00	Average
<i>Structure cost</i>			
Base cost per square foot		\$85.79	
Exterior walls per square foot		\$23.30	
Heating & cooling per square foot		\$10.25	
Estimated improved value per square foot based on cost		\$119.34	
Average square foot per room ²		600	
Estimated assessed value per room		\$71,604	
<i>Land value</i>			
Estimated land value per room ³		\$13,724	
Total estimated assessed value per room		\$85,328	
<i>MuniCap, Inc.</i>			

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6-Nov-19

¹All cost estimates by MuniCap, Inc., using Marshall & Swift "Commercial Estimator 7" software.

²See Schedule V.

³Value based on comparable properties in the area.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Residential															
			Block A2															
			Condo Units				Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	0	0	0	0	188	188	188,000	188,000	28	28	28,000	28,000	14	14	14,000	14,000
31-Dec-23	1-Jan-24	14-Jan-25	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-24	1-Jan-25	14-Jan-26	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-25	1-Jan-26	14-Jan-27	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-26	1-Jan-27	14-Jan-28	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-27	1-Jan-28	14-Jan-29	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-28	1-Jan-29	14-Jan-30	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-29	1-Jan-30	14-Jan-31	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-30	1-Jan-31	14-Jan-32	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-31	1-Jan-32	14-Jan-33	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-32	1-Jan-33	14-Jan-34	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-33	1-Jan-34	14-Jan-35	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-34	1-Jan-35	14-Jan-36	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-35	1-Jan-36	14-Jan-37	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-36	1-Jan-37	14-Jan-38	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-37	1-Jan-38	14-Jan-39	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-38	1-Jan-39	14-Jan-40	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-39	1-Jan-40	14-Jan-41	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-40	1-Jan-41	14-Jan-42	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-41	1-Jan-42	14-Jan-43	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-42	1-Jan-43	14-Jan-44	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-43	1-Jan-44	14-Jan-45	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-44	1-Jan-45	14-Jan-46	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-45	1-Jan-46	14-Jan-47	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
31-Dec-46	1-Jan-47	14-Jan-48	0	0	0	0	0	188	0	188,000	0	28	0	28,000	0	14	0	14,000
Total			0		0		188		188,000		28		28,000		14		14,000	

MuniCap, Inc.

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¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

6-Nov-19

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Residential											
			Block B											
			Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	169	169	161,066	161,066	29	29	27,638	27,638	15	15	14,296	14,296
31-Dec-24	1-Jan-25	14-Jan-26	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-25	1-Jan-26	14-Jan-27	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-26	1-Jan-27	14-Jan-28	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-27	1-Jan-28	14-Jan-29	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-28	1-Jan-29	14-Jan-30	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-29	1-Jan-30	14-Jan-31	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-30	1-Jan-31	14-Jan-32	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-31	1-Jan-32	14-Jan-33	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-32	1-Jan-33	14-Jan-34	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-33	1-Jan-34	14-Jan-35	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-34	1-Jan-35	14-Jan-36	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-35	1-Jan-36	14-Jan-37	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-36	1-Jan-37	14-Jan-38	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-37	1-Jan-38	14-Jan-39	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-38	1-Jan-39	14-Jan-40	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-39	1-Jan-40	14-Jan-41	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-40	1-Jan-41	14-Jan-42	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-41	1-Jan-42	14-Jan-43	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-42	1-Jan-43	14-Jan-44	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-43	1-Jan-44	14-Jan-45	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-44	1-Jan-45	14-Jan-46	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-45	1-Jan-46	14-Jan-47	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
31-Dec-46	1-Jan-47	14-Jan-48	0	169	0	161,066	0	29	0	27,638	0	15	0	14,296
Total			169		161,066		29		27,638		15		14,296	

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Residential											
			Block C											
			Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	189	189	173,472	173,472	12	12	11,014	11,014	12	12	11,014	11,014
31-Dec-23	1-Jan-24	14-Jan-25	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-24	1-Jan-25	14-Jan-26	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-25	1-Jan-26	14-Jan-27	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-26	1-Jan-27	14-Jan-28	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-27	1-Jan-28	14-Jan-29	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-28	1-Jan-29	14-Jan-30	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-29	1-Jan-30	14-Jan-31	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-30	1-Jan-31	14-Jan-32	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-31	1-Jan-32	14-Jan-33	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-32	1-Jan-33	14-Jan-34	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-33	1-Jan-34	14-Jan-35	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-34	1-Jan-35	14-Jan-36	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-35	1-Jan-36	14-Jan-37	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-36	1-Jan-37	14-Jan-38	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-37	1-Jan-38	14-Jan-39	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-38	1-Jan-39	14-Jan-40	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-39	1-Jan-40	14-Jan-41	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-40	1-Jan-41	14-Jan-42	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-41	1-Jan-42	14-Jan-43	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-42	1-Jan-43	14-Jan-44	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-43	1-Jan-44	14-Jan-45	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-44	1-Jan-45	14-Jan-46	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-45	1-Jan-46	14-Jan-47	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
31-Dec-46	1-Jan-47	14-Jan-48	0	189	0	173,472	0	12	0	11,014	0	12	0	11,014
Total			189		173,472		12		11,014		12		11,014	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Estridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

			Residential															
			Block E															
Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Condo Units ³				Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	30	30	40,140	40,140	39	39	37,085	37,085	11	11	10,460	10,460	6	6	5,705	5,705
31-Dec-23	1-Jan-24	14-Jan-25	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-24	1-Jan-25	14-Jan-26	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-25	1-Jan-26	14-Jan-27	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-26	1-Jan-27	14-Jan-28	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-27	1-Jan-28	14-Jan-29	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-28	1-Jan-29	14-Jan-30	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-29	1-Jan-30	14-Jan-31	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-30	1-Jan-31	14-Jan-32	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-31	1-Jan-32	14-Jan-33	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-32	1-Jan-33	14-Jan-34	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-33	1-Jan-34	14-Jan-35	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-34	1-Jan-35	14-Jan-36	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-35	1-Jan-36	14-Jan-37	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-36	1-Jan-37	14-Jan-38	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-37	1-Jan-38	14-Jan-39	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-38	1-Jan-39	14-Jan-40	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-39	1-Jan-40	14-Jan-41	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-40	1-Jan-41	14-Jan-42	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-41	1-Jan-42	14-Jan-43	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-42	1-Jan-43	14-Jan-44	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-43	1-Jan-44	14-Jan-45	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-44	1-Jan-45	14-Jan-46	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-45	1-Jan-46	14-Jan-47	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
31-Dec-46	1-Jan-47	14-Jan-48	0	30	0	40,140	0	39	0	37,085	0	11	0	10,460	0	6	0	5,705
Total			30		40,140		39		37,085		11		10,460		6		5,705	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.
²Provided by the City of Richmond, VA.
³Four condo units will be affordable. Provided by Concord Eastridge.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Residential											
			Block I											
			Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-24	1-Jan-25	14-Jan-26	439	439	394,112	394,112	22	22	19,751	19,751	28	28	25,137	25,137
31-Dec-25	1-Jan-26	14-Jan-27	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-26	1-Jan-27	14-Jan-28	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-27	1-Jan-28	14-Jan-29	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-28	1-Jan-29	14-Jan-30	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-29	1-Jan-30	14-Jan-31	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-30	1-Jan-31	14-Jan-32	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-31	1-Jan-32	14-Jan-33	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-32	1-Jan-33	14-Jan-34	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-33	1-Jan-34	14-Jan-35	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-34	1-Jan-35	14-Jan-36	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-35	1-Jan-36	14-Jan-37	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-36	1-Jan-37	14-Jan-38	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-37	1-Jan-38	14-Jan-39	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-38	1-Jan-39	14-Jan-40	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-39	1-Jan-40	14-Jan-41	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-40	1-Jan-41	14-Jan-42	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-41	1-Jan-42	14-Jan-43	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-42	1-Jan-43	14-Jan-44	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-43	1-Jan-44	14-Jan-45	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-44	1-Jan-45	14-Jan-46	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-45	1-Jan-46	14-Jan-47	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
31-Dec-46	1-Jan-47	14-Jan-48	0	439	0	394,112	0	22	0	19,751	0	28	0	25,137
Total			439		394,112		22		19,751		28		25,137	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Residential											
			Block N											
			Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-24	1-Jan-25	14-Jan-26	453	453	369,808	369,808	37	37	30,205	30,205	20	20	16,327	16,327
31-Dec-25	1-Jan-26	14-Jan-27	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-26	1-Jan-27	14-Jan-28	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-27	1-Jan-28	14-Jan-29	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-28	1-Jan-29	14-Jan-30	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-29	1-Jan-30	14-Jan-31	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-30	1-Jan-31	14-Jan-32	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-31	1-Jan-32	14-Jan-33	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-32	1-Jan-33	14-Jan-34	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-33	1-Jan-34	14-Jan-35	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-34	1-Jan-35	14-Jan-36	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-35	1-Jan-36	14-Jan-37	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-36	1-Jan-37	14-Jan-38	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-37	1-Jan-38	14-Jan-39	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-38	1-Jan-39	14-Jan-40	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-39	1-Jan-40	14-Jan-41	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-40	1-Jan-41	14-Jan-42	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-41	1-Jan-42	14-Jan-43	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-42	1-Jan-43	14-Jan-44	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-43	1-Jan-44	14-Jan-45	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-44	1-Jan-45	14-Jan-46	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-45	1-Jan-46	14-Jan-47	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
31-Dec-46	1-Jan-47	14-Jan-48	0	453	0	369,808	0	37	0	30,205	0	20	0	16,327
Total			453		369,808		37		30,205		20		16,327	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Residential											
			Block U											
			Market Rate Units				80% AMI Units				60% AMI Units			
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	341	341	335,658	335,658	23	23	22,640	22,640	19	19	18,702	18,702
31-Dec-24	1-Jan-25	14-Jan-26	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-25	1-Jan-26	14-Jan-27	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-26	1-Jan-27	14-Jan-28	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-27	1-Jan-28	14-Jan-29	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-28	1-Jan-29	14-Jan-30	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-29	1-Jan-30	14-Jan-31	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-30	1-Jan-31	14-Jan-32	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-31	1-Jan-32	14-Jan-33	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-32	1-Jan-33	14-Jan-34	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-33	1-Jan-34	14-Jan-35	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-34	1-Jan-35	14-Jan-36	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-35	1-Jan-36	14-Jan-37	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-36	1-Jan-37	14-Jan-38	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-37	1-Jan-38	14-Jan-39	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-38	1-Jan-39	14-Jan-40	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-39	1-Jan-40	14-Jan-41	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-40	1-Jan-41	14-Jan-42	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-41	1-Jan-42	14-Jan-43	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-42	1-Jan-43	14-Jan-44	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-43	1-Jan-44	14-Jan-45	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-44	1-Jan-45	14-Jan-46	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-45	1-Jan-46	14-Jan-47	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
31-Dec-46	1-Jan-47	14-Jan-48	0	341	0	335,658	0	23	0	22,640	0	19	0	18,702
Total			341		335,658		23		22,640		19		18,702	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-A: Projected Absorption - Residential, continued¹

Total Residential																		
Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Condo Units				Market Rate Units				Multi-Family Apartments							
			Units	Cumulative	GSF	Cumulative	Units	Cumulative	GSF	Cumulative	80% AMI Units				60% AMI Units			
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	30	30	40,140	40,140	416	416	379,663	379,663	51	51	47,130	47,130	32	32	29,525	29,525
31-Dec-23	1-Jan-24	14-Jan-25	0	30	0	40,140	510	926	465,452	845,115	52	103	48,054	95,185	34	66	31,370	60,895
31-Dec-24	1-Jan-25	14-Jan-26	0	30	0	40,140	892	1,818	814,085	1,659,201	59	162	54,523	149,708	48	114	44,287	105,182
31-Dec-25	1-Jan-26	14-Jan-27	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-26	1-Jan-27	14-Jan-28	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-27	1-Jan-28	14-Jan-29	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-28	1-Jan-29	14-Jan-30	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-29	1-Jan-30	14-Jan-31	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-30	1-Jan-31	14-Jan-32	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-31	1-Jan-32	14-Jan-33	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-32	1-Jan-33	14-Jan-34	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-33	1-Jan-34	14-Jan-35	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-34	1-Jan-35	14-Jan-36	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-35	1-Jan-36	14-Jan-37	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-36	1-Jan-37	14-Jan-38	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-37	1-Jan-38	14-Jan-39	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-38	1-Jan-39	14-Jan-40	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-39	1-Jan-40	14-Jan-41	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-40	1-Jan-41	14-Jan-42	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-41	1-Jan-42	14-Jan-43	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-42	1-Jan-43	14-Jan-44	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-43	1-Jan-44	14-Jan-45	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-44	1-Jan-45	14-Jan-46	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-45	1-Jan-46	14-Jan-47	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
31-Dec-46	1-Jan-47	14-Jan-48	0	30	0	40,140	0	1,818	0	1,659,201	0	162	0	149,708	0	114	0	105,182
Total			30		40,140		1,818		1,659,201		162		149,708		114		105,182	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-B: Projected Absorption - Commercial¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Commercial																			
			Block A2		Block A3				Block B		Block C				Block D							
			Mixed-Use Retail		Office		Mixed-Use Retail		Mixed-Use Retail		Mixed-Use Retail		Office		Mixed-Use Retail		Office		Limited-Service Hotel			
			SF	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative	Rooms	Cumulative	SF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	25,000	25,000	254,500	254,500	23,000	23,000	0	0	10,000	10,000	217,000	217,000	0	0	0	0	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	0	25,000	0	254,500	0	23,000	15,000	15,000	0	10,000	0	217,000	15,000	15,000	540,000	540,000	150	150	90,000	90,000
31-Dec-24	1-Jan-25	14-Jan-26	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-25	1-Jan-26	14-Jan-27	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-26	1-Jan-27	14-Jan-28	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-27	1-Jan-28	14-Jan-29	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-28	1-Jan-29	14-Jan-30	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-29	1-Jan-30	14-Jan-31	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-30	1-Jan-31	14-Jan-32	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-31	1-Jan-32	14-Jan-33	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-32	1-Jan-33	14-Jan-34	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-33	1-Jan-34	14-Jan-35	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-34	1-Jan-35	14-Jan-36	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-35	1-Jan-36	14-Jan-37	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-36	1-Jan-37	14-Jan-38	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-37	1-Jan-38	14-Jan-39	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-38	1-Jan-39	14-Jan-40	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-39	1-Jan-40	14-Jan-41	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-40	1-Jan-41	14-Jan-42	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-41	1-Jan-42	14-Jan-43	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-42	1-Jan-43	14-Jan-44	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-43	1-Jan-44	14-Jan-45	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-44	1-Jan-45	14-Jan-46	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-45	1-Jan-46	14-Jan-47	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
31-Dec-46	1-Jan-47	14-Jan-48	0	25,000	0	254,500	0	23,000	0	15,000	0	10,000	0	217,000	0	15,000	0	540,000	0	150	0	90,000
Total			25,000		254,500		23,000		15,000		10,000		217,000		15,000		540,000		150		90,000	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.
²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-B: Projected Absorption - Commercial, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Commercial													
			Block E		Block F				Block I		Block N		Block U			
			Mixed-Use Retail		Mixed-Use Retail		Full-Service Hotel		Retail		Mixed-Use Retail		Mixed-Use Retail			
			SF	Cumulative	SF	Cumulative	Rooms	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative	SF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	14,000	14,000	16,443	16,443	541	541	349,138	349,138	0	0	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	0	14,000	0	16,443	0	541	0	349,138	0	0	0	0	35,000	35,000
31-Dec-24	1-Jan-25	14-Jan-26	0	14,000	0	16,443	0	541	0	349,138	102,000	102,000	15,000	15,000	0	35,000
31-Dec-25	1-Jan-26	14-Jan-27	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-26	1-Jan-27	14-Jan-28	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-27	1-Jan-28	14-Jan-29	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-28	1-Jan-29	14-Jan-30	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-29	1-Jan-30	14-Jan-31	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-30	1-Jan-31	14-Jan-32	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-31	1-Jan-32	14-Jan-33	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-32	1-Jan-33	14-Jan-34	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-33	1-Jan-34	14-Jan-35	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-34	1-Jan-35	14-Jan-36	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-35	1-Jan-36	14-Jan-37	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-36	1-Jan-37	14-Jan-38	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-37	1-Jan-38	14-Jan-39	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-38	1-Jan-39	14-Jan-40	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-39	1-Jan-40	14-Jan-41	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-40	1-Jan-41	14-Jan-42	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-41	1-Jan-42	14-Jan-43	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-42	1-Jan-43	14-Jan-44	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-43	1-Jan-44	14-Jan-45	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-44	1-Jan-45	14-Jan-46	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-45	1-Jan-46	14-Jan-47	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
31-Dec-46	1-Jan-47	14-Jan-48	0	14,000	0	16,443	0	541	0	349,138	0	102,000	0	15,000	0	35,000
Total			14,000		16,443		541		349,138		102,000		15,000		35,000	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

Capital City Opportunity Plan
Richmond, Virginia

Schedule VIII-B: Projected Absorption - Commercial, continued¹

Calendar Year Ending	Assessed As of Date ²	Tax Due Date ²	Total Commercial											
			Mixed-Use Retail		Office		Full-Service Hotel				Limited-Service Hotel			
			SF	Cumulative	SF	Cumulative	Rooms	Cumulative	GSF	Cumulative	Rooms	Cumulative	GSF	Cumulative
31-Dec-18	1-Jan-19	14-Jan-20	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-19	1-Jan-20	14-Jan-21	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-20	1-Jan-21	14-Jan-22	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-21	1-Jan-22	14-Jan-23	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-22	1-Jan-23	14-Jan-24	88,443	88,443	471,500	471,500	541	541	349,138	349,138	0	0	0	0
31-Dec-23	1-Jan-24	14-Jan-25	65,000	153,443	540,000	1,011,500	0	541	0	349,138	150	150	90,000	90,000
31-Dec-24	1-Jan-25	14-Jan-26	117,000	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-25	1-Jan-26	14-Jan-27	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-26	1-Jan-27	14-Jan-28	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-27	1-Jan-28	14-Jan-29	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-28	1-Jan-29	14-Jan-30	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-29	1-Jan-30	14-Jan-31	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-30	1-Jan-31	14-Jan-32	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-31	1-Jan-32	14-Jan-33	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-32	1-Jan-33	14-Jan-34	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-33	1-Jan-34	14-Jan-35	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-34	1-Jan-35	14-Jan-36	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-35	1-Jan-36	14-Jan-37	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-36	1-Jan-37	14-Jan-38	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-37	1-Jan-38	14-Jan-39	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-38	1-Jan-39	14-Jan-40	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-39	1-Jan-40	14-Jan-41	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-40	1-Jan-41	14-Jan-42	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-41	1-Jan-42	14-Jan-43	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-42	1-Jan-43	14-Jan-44	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-43	1-Jan-44	14-Jan-45	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-44	1-Jan-45	14-Jan-46	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-45	1-Jan-46	14-Jan-47	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
31-Dec-46	1-Jan-47	14-Jan-48	0	270,443	0	1,011,500	0	541	0	349,138	0	150	0	90,000
Total			270,443		1,011,500		541		349,138		150		90,000	

MuniCap, Inc.

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6-Nov-19

¹Information provided by Concord Eastridge.

²Provided by the City of Richmond, VA.

***Capital City Opportunity Plan
Richmond, Virginia***

Schedule IX-A: Total Projected Market Value- Residential¹

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Residential			
				Block A2			
				Condo Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$0	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$0	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$0	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$0	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$0	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	0	\$0	100%	\$0
1-Jan-25	14-Jan-26	1-Mar-26	113%	0	\$0	100%	\$0
1-Jan-26	14-Jan-27	1-Mar-27	115%	0	\$0	100%	\$0
1-Jan-27	14-Jan-28	1-Mar-28	117%	0	\$0	100%	\$0
1-Jan-28	14-Jan-29	1-Mar-29	120%	0	\$0	100%	\$0
1-Jan-29	14-Jan-30	1-Mar-30	122%	0	\$0	100%	\$0
1-Jan-30	14-Jan-31	1-Mar-31	124%	0	\$0	100%	\$0
1-Jan-31	14-Jan-32	1-Mar-32	127%	0	\$0	100%	\$0
1-Jan-32	14-Jan-33	1-Mar-33	129%	0	\$0	100%	\$0
1-Jan-33	14-Jan-34	1-Mar-34	132%	0	\$0	100%	\$0
1-Jan-34	14-Jan-35	1-Mar-35	135%	0	\$0	100%	\$0
1-Jan-35	14-Jan-36	1-Mar-36	137%	0	\$0	100%	\$0
1-Jan-36	14-Jan-37	1-Mar-37	140%	0	\$0	100%	\$0
1-Jan-37	14-Jan-38	1-Mar-38	143%	0	\$0	100%	\$0
1-Jan-38	14-Jan-39	1-Mar-39	146%	0	\$0	100%	\$0
1-Jan-39	14-Jan-40	1-Mar-40	149%	0	\$0	100%	\$0
1-Jan-40	14-Jan-41	1-Mar-41	152%	0	\$0	100%	\$0
1-Jan-41	14-Jan-42	1-Mar-42	155%	0	\$0	100%	\$0
1-Jan-42	14-Jan-43	1-Mar-43	158%	0	\$0	100%	\$0
1-Jan-43	14-Jan-44	1-Mar-44	161%	0	\$0	100%	\$0
1-Jan-44	14-Jan-45	1-Mar-45	164%	0	\$0	100%	\$0
1-Jan-45	14-Jan-46	1-Mar-46	167%	0	\$0	100%	\$0
1-Jan-46	14-Jan-47	1-Mar-47	171%	0	\$0	100%	\$0
1-Jan-47	14-Jan-48	1-Mar-48	174%	0	\$0	100%	\$0

MuniCap, Inc.

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Base don conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential¹

Residential											
Multi-Family Apartments											
Block A2											
Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Market Rate Units				80% AMI Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$122,949	100%	\$0	0	\$97,987	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$125,408	100%	\$0	0	\$99,947	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$127,916	100%	\$0	0	\$101,946	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$130,475	100%	\$0	0	\$103,985	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	188	\$133,084	100%	\$25,019,835	28	\$106,065	100%	\$2,969,808
1-Jan-24	14-Jan-25	1-Mar-25	110%	188	\$135,746	100%	\$25,520,232	28	\$108,186	100%	\$3,029,204
1-Jan-25	14-Jan-26	1-Mar-26	113%	188	\$138,461	100%	\$26,030,636	28	\$110,350	100%	\$3,089,789
1-Jan-26	14-Jan-27	1-Mar-27	115%	188	\$141,230	100%	\$26,551,249	28	\$112,557	100%	\$3,151,584
1-Jan-27	14-Jan-28	1-Mar-28	117%	188	\$144,055	100%	\$27,082,274	28	\$114,808	100%	\$3,214,616
1-Jan-28	14-Jan-29	1-Mar-29	120%	188	\$146,936	100%	\$27,623,920	28	\$117,104	100%	\$3,278,908
1-Jan-29	14-Jan-30	1-Mar-30	122%	188	\$149,874	100%	\$28,176,398	28	\$119,446	100%	\$3,344,486
1-Jan-30	14-Jan-31	1-Mar-31	124%	188	\$152,872	100%	\$28,739,926	28	\$121,835	100%	\$3,411,376
1-Jan-31	14-Jan-32	1-Mar-32	127%	188	\$155,929	100%	\$29,314,724	28	\$124,272	100%	\$3,479,604
1-Jan-32	14-Jan-33	1-Mar-33	129%	188	\$159,048	100%	\$29,901,019	28	\$126,757	100%	\$3,549,196
1-Jan-33	14-Jan-34	1-Mar-34	132%	188	\$162,229	100%	\$30,499,039	28	\$129,292	100%	\$3,620,180
1-Jan-34	14-Jan-35	1-Mar-35	135%	188	\$165,474	100%	\$31,109,020	28	\$131,878	100%	\$3,692,583
1-Jan-35	14-Jan-36	1-Mar-36	137%	188	\$168,783	100%	\$31,731,200	28	\$134,516	100%	\$3,766,435
1-Jan-36	14-Jan-37	1-Mar-37	140%	188	\$172,159	100%	\$32,365,824	28	\$137,206	100%	\$3,841,764
1-Jan-37	14-Jan-38	1-Mar-38	143%	188	\$175,602	100%	\$33,013,141	28	\$139,950	100%	\$3,918,599
1-Jan-38	14-Jan-39	1-Mar-39	146%	188	\$179,114	100%	\$33,673,404	28	\$142,749	100%	\$3,996,971
1-Jan-39	14-Jan-40	1-Mar-40	149%	188	\$182,696	100%	\$34,346,872	28	\$145,604	100%	\$4,076,910
1-Jan-40	14-Jan-41	1-Mar-41	152%	188	\$186,350	100%	\$35,033,809	28	\$148,516	100%	\$4,158,449
1-Jan-41	14-Jan-42	1-Mar-42	155%	188	\$190,077	100%	\$35,734,485	28	\$151,486	100%	\$4,241,618
1-Jan-42	14-Jan-43	1-Mar-43	158%	188	\$193,879	100%	\$36,449,175	28	\$154,516	100%	\$4,326,450
1-Jan-43	14-Jan-44	1-Mar-44	161%	188	\$197,756	100%	\$37,178,159	28	\$157,606	100%	\$4,412,979
1-Jan-44	14-Jan-45	1-Mar-45	164%	188	\$201,711	100%	\$37,921,722	28	\$160,759	100%	\$4,501,238
1-Jan-45	14-Jan-46	1-Mar-46	167%	188	\$205,746	100%	\$38,680,156	28	\$163,974	100%	\$4,591,263
1-Jan-46	14-Jan-47	1-Mar-47	171%	188	\$209,860	100%	\$39,453,759	28	\$167,253	100%	\$4,683,088
1-Jan-47	14-Jan-48	1-Mar-48	174%	188	\$214,058	100%	\$40,242,835	28	\$170,598	100%	\$4,776,750

MuniCap, Inc.

S:\CONSULTING\Concord Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]IX-A.2
6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Residential							
				Multi-Family Apartments							
				Block A2				Block B			
				60% AMI Units				Market Rate Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$58,610	100%	\$0	0	\$117,177	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$59,782	100%	\$0	0	\$119,521	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$60,978	100%	\$0	0	\$121,911	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$62,197	100%	\$0	0	\$124,349	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	14	\$63,441	100%	\$888,180	0	\$126,836	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	14	\$64,710	100%	\$905,943	169	\$129,373	100%	\$21,864,014
1-Jan-25	14-Jan-26	1-Mar-26	113%	14	\$66,004	100%	\$924,062	169	\$131,960	100%	\$22,301,295
1-Jan-26	14-Jan-27	1-Mar-27	115%	14	\$67,325	100%	\$942,543	169	\$134,600	100%	\$22,747,320
1-Jan-27	14-Jan-28	1-Mar-28	117%	14	\$68,671	100%	\$961,394	169	\$137,292	100%	\$23,202,267
1-Jan-28	14-Jan-29	1-Mar-29	120%	14	\$70,044	100%	\$980,622	169	\$140,037	100%	\$23,666,312
1-Jan-29	14-Jan-30	1-Mar-30	122%	14	\$71,445	100%	\$1,000,235	169	\$142,838	100%	\$24,139,638
1-Jan-30	14-Jan-31	1-Mar-31	124%	14	\$72,874	100%	\$1,020,239	169	\$145,695	100%	\$24,622,431
1-Jan-31	14-Jan-32	1-Mar-32	127%	14	\$74,332	100%	\$1,040,644	169	\$148,609	100%	\$25,114,880
1-Jan-32	14-Jan-33	1-Mar-33	129%	14	\$75,818	100%	\$1,061,457	169	\$151,581	100%	\$25,617,177
1-Jan-33	14-Jan-34	1-Mar-34	132%	14	\$77,335	100%	\$1,082,686	169	\$154,613	100%	\$26,129,521
1-Jan-34	14-Jan-35	1-Mar-35	135%	14	\$78,881	100%	\$1,104,340	169	\$157,705	100%	\$26,652,111
1-Jan-35	14-Jan-36	1-Mar-36	137%	14	\$80,459	100%	\$1,126,427	169	\$160,859	100%	\$27,185,154
1-Jan-36	14-Jan-37	1-Mar-37	140%	14	\$82,068	100%	\$1,148,955	169	\$164,076	100%	\$27,728,857
1-Jan-37	14-Jan-38	1-Mar-38	143%	14	\$83,710	100%	\$1,171,934	169	\$167,358	100%	\$28,283,434
1-Jan-38	14-Jan-39	1-Mar-39	146%	14	\$85,384	100%	\$1,195,373	169	\$170,705	100%	\$28,849,103
1-Jan-39	14-Jan-40	1-Mar-40	149%	14	\$87,091	100%	\$1,219,280	169	\$174,119	100%	\$29,426,085
1-Jan-40	14-Jan-41	1-Mar-41	152%	14	\$88,833	100%	\$1,243,666	169	\$177,601	100%	\$30,014,606
1-Jan-41	14-Jan-42	1-Mar-42	155%	14	\$90,610	100%	\$1,268,539	169	\$181,153	100%	\$30,614,898
1-Jan-42	14-Jan-43	1-Mar-43	158%	14	\$92,422	100%	\$1,293,910	169	\$184,776	100%	\$31,227,196
1-Jan-43	14-Jan-44	1-Mar-44	161%	14	\$94,271	100%	\$1,319,788	169	\$188,472	100%	\$31,851,740
1-Jan-44	14-Jan-45	1-Mar-45	164%	14	\$96,156	100%	\$1,346,184	169	\$192,241	100%	\$32,488,775
1-Jan-45	14-Jan-46	1-Mar-46	167%	14	\$98,079	100%	\$1,373,108	169	\$196,086	100%	\$33,138,551
1-Jan-46	14-Jan-47	1-Mar-47	171%	14	\$100,041	100%	\$1,400,570	169	\$200,008	100%	\$33,801,322
1-Jan-47	14-Jan-48	1-Mar-48	174%	14	\$102,042	100%	\$1,428,581	169	\$204,008	100%	\$34,477,348

MuniCap, Inc.

S:\CONSULTING\Concord Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]IX-A.3
6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Residential							
				Multi-Family Apartments							
				Block B							
				80% AMI Units				60% AMI Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$93,387	100%	\$0	0	\$55,858	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$95,255	100%	\$0	0	\$56,976	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$97,160	100%	\$0	0	\$58,115	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$99,103	100%	\$0	0	\$59,277	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$101,085	100%	\$0	0	\$60,463	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	29	\$103,107	100%	\$2,990,095	15	\$61,672	100%	\$925,083
1-Jan-25	14-Jan-26	1-Mar-26	113%	29	\$105,169	100%	\$3,049,897	15	\$62,906	100%	\$943,585
1-Jan-26	14-Jan-27	1-Mar-27	115%	29	\$107,272	100%	\$3,110,895	15	\$64,164	100%	\$962,456
1-Jan-27	14-Jan-28	1-Mar-28	117%	29	\$109,418	100%	\$3,173,113	15	\$65,447	100%	\$981,705
1-Jan-28	14-Jan-29	1-Mar-29	120%	29	\$111,606	100%	\$3,236,575	15	\$66,756	100%	\$1,001,340
1-Jan-29	14-Jan-30	1-Mar-30	122%	29	\$113,838	100%	\$3,301,306	15	\$68,091	100%	\$1,021,366
1-Jan-30	14-Jan-31	1-Mar-31	124%	29	\$116,115	100%	\$3,367,333	15	\$69,453	100%	\$1,041,794
1-Jan-31	14-Jan-32	1-Mar-32	127%	29	\$118,437	100%	\$3,434,679	15	\$70,842	100%	\$1,062,630
1-Jan-32	14-Jan-33	1-Mar-33	129%	29	\$120,806	100%	\$3,503,373	15	\$72,259	100%	\$1,083,882
1-Jan-33	14-Jan-34	1-Mar-34	132%	29	\$123,222	100%	\$3,573,440	15	\$73,704	100%	\$1,105,560
1-Jan-34	14-Jan-35	1-Mar-35	135%	29	\$125,687	100%	\$3,644,909	15	\$75,178	100%	\$1,127,671
1-Jan-35	14-Jan-36	1-Mar-36	137%	29	\$128,200	100%	\$3,717,807	15	\$76,682	100%	\$1,150,224
1-Jan-36	14-Jan-37	1-Mar-37	140%	29	\$130,764	100%	\$3,792,163	15	\$78,215	100%	\$1,173,229
1-Jan-37	14-Jan-38	1-Mar-38	143%	29	\$133,380	100%	\$3,868,007	15	\$79,780	100%	\$1,196,693
1-Jan-38	14-Jan-39	1-Mar-39	146%	29	\$136,047	100%	\$3,945,367	15	\$81,375	100%	\$1,220,627
1-Jan-39	14-Jan-40	1-Mar-40	149%	29	\$138,768	100%	\$4,024,274	15	\$83,003	100%	\$1,245,040
1-Jan-40	14-Jan-41	1-Mar-41	152%	29	\$141,543	100%	\$4,104,760	15	\$84,663	100%	\$1,269,941
1-Jan-41	14-Jan-42	1-Mar-42	155%	29	\$144,374	100%	\$4,186,855	15	\$86,356	100%	\$1,295,339
1-Jan-42	14-Jan-43	1-Mar-43	158%	29	\$147,262	100%	\$4,270,592	15	\$88,083	100%	\$1,321,246
1-Jan-43	14-Jan-44	1-Mar-44	161%	29	\$150,207	100%	\$4,356,004	15	\$89,845	100%	\$1,347,671
1-Jan-44	14-Jan-45	1-Mar-45	164%	29	\$153,211	100%	\$4,443,124	15	\$91,642	100%	\$1,374,625
1-Jan-45	14-Jan-46	1-Mar-46	167%	29	\$156,275	100%	\$4,531,986	15	\$93,474	100%	\$1,402,117
1-Jan-46	14-Jan-47	1-Mar-47	171%	29	\$159,401	100%	\$4,622,626	15	\$95,344	100%	\$1,430,159
1-Jan-47	14-Jan-48	1-Mar-48	174%	29	\$162,589	100%	\$4,715,079	15	\$97,251	100%	\$1,458,763

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

				Residential							
				Multi-Family Apartments							
				Block C							
Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Market Rate Units				80% AMI Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$112,848	100%	\$0	0	\$89,937	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$115,105	100%	\$0	0	\$91,735	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$117,407	100%	\$0	0	\$93,570	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$119,755	100%	\$0	0	\$95,442	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	189	\$122,150	100%	\$23,086,365	12	\$97,350	100%	\$1,168,204
1-Jan-24	14-Jan-25	1-Mar-25	110%	189	\$124,593	100%	\$23,548,092	12	\$99,297	100%	\$1,191,568
1-Jan-25	14-Jan-26	1-Mar-26	113%	189	\$127,085	100%	\$24,019,054	12	\$101,283	100%	\$1,215,400
1-Jan-26	14-Jan-27	1-Mar-27	115%	189	\$129,627	100%	\$24,499,435	12	\$103,309	100%	\$1,239,708
1-Jan-27	14-Jan-28	1-Mar-28	117%	189	\$132,219	100%	\$24,989,424	12	\$105,375	100%	\$1,264,502
1-Jan-28	14-Jan-29	1-Mar-29	120%	189	\$134,864	100%	\$25,489,212	12	\$107,483	100%	\$1,289,792
1-Jan-29	14-Jan-30	1-Mar-30	122%	189	\$137,561	100%	\$25,998,996	12	\$109,632	100%	\$1,315,588
1-Jan-30	14-Jan-31	1-Mar-31	124%	189	\$140,312	100%	\$26,518,976	12	\$111,825	100%	\$1,341,899
1-Jan-31	14-Jan-32	1-Mar-32	127%	189	\$143,118	100%	\$27,049,356	12	\$114,061	100%	\$1,368,737
1-Jan-32	14-Jan-33	1-Mar-33	129%	189	\$145,981	100%	\$27,590,343	12	\$116,343	100%	\$1,396,112
1-Jan-33	14-Jan-34	1-Mar-34	132%	189	\$148,900	100%	\$28,142,150	12	\$118,670	100%	\$1,424,034
1-Jan-34	14-Jan-35	1-Mar-35	135%	189	\$151,878	100%	\$28,704,993	12	\$121,043	100%	\$1,452,515
1-Jan-35	14-Jan-36	1-Mar-36	137%	189	\$154,916	100%	\$29,279,093	12	\$123,464	100%	\$1,481,565
1-Jan-36	14-Jan-37	1-Mar-37	140%	189	\$158,014	100%	\$29,864,675	12	\$125,933	100%	\$1,511,197
1-Jan-37	14-Jan-38	1-Mar-38	143%	189	\$161,174	100%	\$30,461,968	12	\$128,452	100%	\$1,541,421
1-Jan-38	14-Jan-39	1-Mar-39	146%	189	\$164,398	100%	\$31,071,207	12	\$131,021	100%	\$1,572,249
1-Jan-39	14-Jan-40	1-Mar-40	149%	189	\$167,686	100%	\$31,692,632	12	\$133,641	100%	\$1,603,694
1-Jan-40	14-Jan-41	1-Mar-41	152%	189	\$171,040	100%	\$32,326,484	12	\$136,314	100%	\$1,635,768
1-Jan-41	14-Jan-42	1-Mar-42	155%	189	\$174,460	100%	\$32,973,014	12	\$139,040	100%	\$1,668,483
1-Jan-42	14-Jan-43	1-Mar-43	158%	189	\$177,950	100%	\$33,632,474	12	\$141,821	100%	\$1,701,853
1-Jan-43	14-Jan-44	1-Mar-44	161%	189	\$181,509	100%	\$34,305,124	12	\$144,658	100%	\$1,735,890
1-Jan-44	14-Jan-45	1-Mar-45	164%	189	\$185,139	100%	\$34,991,226	12	\$147,551	100%	\$1,770,608
1-Jan-45	14-Jan-46	1-Mar-46	167%	189	\$188,842	100%	\$35,691,051	12	\$150,502	100%	\$1,806,020
1-Jan-46	14-Jan-47	1-Mar-47	171%	189	\$192,618	100%	\$36,404,872	12	\$153,512	100%	\$1,842,140
1-Jan-47	14-Jan-48	1-Mar-48	174%	189	\$196,471	100%	\$37,132,969	12	\$156,582	100%	\$1,878,983

MuniCap, Inc.

S:\CONSULTING\Concord Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]IX-A.5
6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

				Residential											
				Multi-Family Apartments											
				Block C				Block E							
				60% AMI Units				Condo Units				Market Rate Units			
Assessed	Tax Due	Bond	Inflation	Units ¹	Value Per	Phase-In	Projected	Units ¹	Value Per	Phase-In	Projected	Units ¹	Value Per	Phase-In	Projected
As of Date	Date	Year	Factor	Units ¹	Unit ²	Percent ³	Market Value	Units ¹	Unit ²	Percent ³	Market Value	Units ¹	Unit ²	Percent ³	Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$53,795	100%	\$0	0	\$363,044	100%	\$0	0	\$116,912	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$54,871	100%	\$0	0	\$370,305	100%	\$0	0	\$119,250	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$55,968	100%	\$0	0	\$377,711	100%	\$0	0	\$121,635	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$57,087	100%	\$0	0	\$385,266	100%	\$0	0	\$124,067	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	12	\$58,229	100%	\$698,749	30	\$392,971	100%	\$11,789,126	39	\$126,549	100%	\$4,935,405
1-Jan-24	14-Jan-25	1-Mar-25	110%	12	\$59,394	100%	\$712,724	30	\$400,830	100%	\$12,024,908	39	\$129,080	100%	\$5,034,113
1-Jan-25	14-Jan-26	1-Mar-26	113%	12	\$60,582	100%	\$726,978	30	\$408,847	100%	\$12,265,406	39	\$131,661	100%	\$5,134,795
1-Jan-26	14-Jan-27	1-Mar-27	115%	12	\$61,793	100%	\$741,518	30	\$417,024	100%	\$12,510,715	39	\$134,295	100%	\$5,237,491
1-Jan-27	14-Jan-28	1-Mar-28	117%	12	\$63,029	100%	\$756,348	30	\$425,364	100%	\$12,760,929	39	\$136,981	100%	\$5,342,241
1-Jan-28	14-Jan-29	1-Mar-29	120%	12	\$64,290	100%	\$771,475	30	\$433,872	100%	\$13,016,147	39	\$139,720	100%	\$5,449,086
1-Jan-29	14-Jan-30	1-Mar-30	122%	12	\$65,575	100%	\$786,905	30	\$442,549	100%	\$13,276,470	39	\$142,515	100%	\$5,558,067
1-Jan-30	14-Jan-31	1-Mar-31	124%	12	\$66,887	100%	\$802,643	30	\$451,400	100%	\$13,542,000	39	\$145,365	100%	\$5,669,229
1-Jan-31	14-Jan-32	1-Mar-32	127%	12	\$68,225	100%	\$818,696	30	\$460,428	100%	\$13,812,840	39	\$148,272	100%	\$5,782,613
1-Jan-32	14-Jan-33	1-Mar-33	129%	12	\$69,589	100%	\$835,070	30	\$469,637	100%	\$14,089,097	39	\$151,238	100%	\$5,898,266
1-Jan-33	14-Jan-34	1-Mar-34	132%	12	\$70,981	100%	\$851,771	30	\$479,029	100%	\$14,370,879	39	\$154,262	100%	\$6,016,231
1-Jan-34	14-Jan-35	1-Mar-35	135%	12	\$72,401	100%	\$868,807	30	\$488,610	100%	\$14,658,296	39	\$157,348	100%	\$6,136,556
1-Jan-35	14-Jan-36	1-Mar-36	137%	12	\$73,849	100%	\$886,183	30	\$498,382	100%	\$14,951,462	39	\$160,495	100%	\$6,259,287
1-Jan-36	14-Jan-37	1-Mar-37	140%	12	\$75,326	100%	\$903,906	30	\$508,350	100%	\$15,250,491	39	\$163,704	100%	\$6,384,472
1-Jan-37	14-Jan-38	1-Mar-38	143%	12	\$76,832	100%	\$921,984	30	\$518,517	100%	\$15,555,501	39	\$166,979	100%	\$6,512,162
1-Jan-38	14-Jan-39	1-Mar-39	146%	12	\$78,369	100%	\$940,424	30	\$528,887	100%	\$15,866,611	39	\$170,318	100%	\$6,642,405
1-Jan-39	14-Jan-40	1-Mar-40	149%	12	\$79,936	100%	\$959,233	30	\$539,465	100%	\$16,183,943	39	\$173,724	100%	\$6,775,253
1-Jan-40	14-Jan-41	1-Mar-41	152%	12	\$81,535	100%	\$978,417	30	\$550,254	100%	\$16,507,622	39	\$177,199	100%	\$6,910,758
1-Jan-41	14-Jan-42	1-Mar-42	155%	12	\$83,165	100%	\$997,986	30	\$561,259	100%	\$16,837,775	39	\$180,743	100%	\$7,048,973
1-Jan-42	14-Jan-43	1-Mar-43	158%	12	\$84,829	100%	\$1,017,945	30	\$572,484	100%	\$17,174,530	39	\$184,358	100%	\$7,189,953
1-Jan-43	14-Jan-44	1-Mar-44	161%	12	\$86,525	100%	\$1,038,304	30	\$583,934	100%	\$17,518,021	39	\$188,045	100%	\$7,333,752
1-Jan-44	14-Jan-45	1-Mar-45	164%	12	\$88,256	100%	\$1,059,070	30	\$595,613	100%	\$17,868,381	39	\$191,806	100%	\$7,480,427
1-Jan-45	14-Jan-46	1-Mar-46	167%	12	\$90,021	100%	\$1,080,252	30	\$607,525	100%	\$18,225,749	39	\$195,642	100%	\$7,630,036
1-Jan-46	14-Jan-47	1-Mar-47	171%	12	\$91,821	100%	\$1,101,857	30	\$619,675	100%	\$18,590,264	39	\$199,555	100%	\$7,782,636
1-Jan-47	14-Jan-48	1-Mar-48	174%	12	\$93,658	100%	\$1,123,894	30	\$632,069	100%	\$18,962,069	39	\$203,546	100%	\$7,938,289

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

				Residential							
				Multi-Family Apartments							
				Block E							
Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	80% AMI Units				60% AMI Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$93,175	100%	\$0	0	\$55,732	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$95,039	100%	\$0	0	\$56,847	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$96,940	100%	\$0	0	\$57,983	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$98,878	100%	\$0	0	\$59,143	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	11	\$100,856	100%	\$1,109,417	6	\$60,326	100%	\$361,956
1-Jan-24	14-Jan-25	1-Mar-25	110%	11	\$102,873	100%	\$1,131,605	6	\$61,533	100%	\$369,195
1-Jan-25	14-Jan-26	1-Mar-26	113%	11	\$104,931	100%	\$1,154,237	6	\$62,763	100%	\$376,579
1-Jan-26	14-Jan-27	1-Mar-27	115%	11	\$107,029	100%	\$1,177,322	6	\$64,018	100%	\$384,110
1-Jan-27	14-Jan-28	1-Mar-28	117%	11	\$109,170	100%	\$1,200,868	6	\$65,299	100%	\$391,793
1-Jan-28	14-Jan-29	1-Mar-29	120%	11	\$111,353	100%	\$1,224,886	6	\$66,605	100%	\$399,629
1-Jan-29	14-Jan-30	1-Mar-30	122%	11	\$113,580	100%	\$1,249,383	6	\$67,937	100%	\$407,621
1-Jan-30	14-Jan-31	1-Mar-31	124%	11	\$115,852	100%	\$1,274,371	6	\$69,296	100%	\$415,774
1-Jan-31	14-Jan-32	1-Mar-32	127%	11	\$118,169	100%	\$1,299,858	6	\$70,682	100%	\$424,089
1-Jan-32	14-Jan-33	1-Mar-33	129%	11	\$120,532	100%	\$1,325,856	6	\$72,095	100%	\$432,571
1-Jan-33	14-Jan-34	1-Mar-34	132%	11	\$122,943	100%	\$1,352,373	6	\$73,537	100%	\$441,222
1-Jan-34	14-Jan-35	1-Mar-35	135%	11	\$125,402	100%	\$1,379,420	6	\$75,008	100%	\$450,047
1-Jan-35	14-Jan-36	1-Mar-36	137%	11	\$127,910	100%	\$1,407,008	6	\$76,508	100%	\$459,048
1-Jan-36	14-Jan-37	1-Mar-37	140%	11	\$130,468	100%	\$1,435,149	6	\$78,038	100%	\$468,229
1-Jan-37	14-Jan-38	1-Mar-38	143%	11	\$133,077	100%	\$1,463,852	6	\$79,599	100%	\$477,593
1-Jan-38	14-Jan-39	1-Mar-39	146%	11	\$135,739	100%	\$1,493,129	6	\$81,191	100%	\$487,145
1-Jan-39	14-Jan-40	1-Mar-40	149%	11	\$138,454	100%	\$1,522,991	6	\$82,815	100%	\$496,888
1-Jan-40	14-Jan-41	1-Mar-41	152%	11	\$141,223	100%	\$1,553,451	6	\$84,471	100%	\$506,826
1-Jan-41	14-Jan-42	1-Mar-42	155%	11	\$144,047	100%	\$1,584,520	6	\$86,160	100%	\$516,962
1-Jan-42	14-Jan-43	1-Mar-43	158%	11	\$146,928	100%	\$1,616,210	6	\$87,884	100%	\$527,301
1-Jan-43	14-Jan-44	1-Mar-44	161%	11	\$149,867	100%	\$1,648,535	6	\$89,641	100%	\$537,847
1-Jan-44	14-Jan-45	1-Mar-45	164%	11	\$152,864	100%	\$1,681,505	6	\$91,434	100%	\$548,604
1-Jan-45	14-Jan-46	1-Mar-46	167%	11	\$155,921	100%	\$1,715,135	6	\$93,263	100%	\$559,576
1-Jan-46	14-Jan-47	1-Mar-47	171%	11	\$159,040	100%	\$1,749,438	6	\$95,128	100%	\$570,768
1-Jan-47	14-Jan-48	1-Mar-48	174%	11	\$162,221	100%	\$1,784,427	6	\$97,031	100%	\$582,183

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

				Residential							
				Multi-Family Apartments							
				Block I							
Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Market Rate Units				80% AMI Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$110,378	100%	\$0	0	\$87,968	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$112,585	100%	\$0	0	\$89,727	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$114,837	100%	\$0	0	\$91,522	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$117,134	100%	\$0	0	\$93,352	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$119,476	100%	\$0	0	\$95,220	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	0	\$121,866	100%	\$0	0	\$97,124	100%	\$0
1-Jan-25	14-Jan-26	1-Mar-26	113%	439	\$124,303	100%	\$54,569,141	22	\$99,066	100%	\$2,179,461
1-Jan-26	14-Jan-27	1-Mar-27	115%	439	\$126,789	100%	\$55,660,524	22	\$101,048	100%	\$2,223,050
1-Jan-27	14-Jan-28	1-Mar-28	117%	439	\$129,325	100%	\$56,773,734	22	\$103,069	100%	\$2,267,511
1-Jan-28	14-Jan-29	1-Mar-29	120%	439	\$131,912	100%	\$57,909,209	22	\$105,130	100%	\$2,312,861
1-Jan-29	14-Jan-30	1-Mar-30	122%	439	\$134,550	100%	\$59,067,393	22	\$107,233	100%	\$2,359,118
1-Jan-30	14-Jan-31	1-Mar-31	124%	439	\$137,241	100%	\$60,248,741	22	\$109,377	100%	\$2,406,301
1-Jan-31	14-Jan-32	1-Mar-32	127%	439	\$139,986	100%	\$61,453,716	22	\$111,565	100%	\$2,454,427
1-Jan-32	14-Jan-33	1-Mar-33	129%	439	\$142,785	100%	\$62,682,790	22	\$113,796	100%	\$2,503,515
1-Jan-33	14-Jan-34	1-Mar-34	132%	439	\$145,641	100%	\$63,936,446	22	\$116,072	100%	\$2,553,586
1-Jan-34	14-Jan-35	1-Mar-35	135%	439	\$148,554	100%	\$65,215,175	22	\$118,394	100%	\$2,604,657
1-Jan-35	14-Jan-36	1-Mar-36	137%	439	\$151,525	100%	\$66,519,478	22	\$120,761	100%	\$2,656,751
1-Jan-36	14-Jan-37	1-Mar-37	140%	439	\$154,556	100%	\$67,849,868	22	\$123,177	100%	\$2,709,886
1-Jan-37	14-Jan-38	1-Mar-38	143%	439	\$157,647	100%	\$69,206,865	22	\$125,640	100%	\$2,764,083
1-Jan-38	14-Jan-39	1-Mar-39	146%	439	\$160,800	100%	\$70,591,003	22	\$128,153	100%	\$2,819,365
1-Jan-39	14-Jan-40	1-Mar-40	149%	439	\$164,016	100%	\$72,002,823	22	\$130,716	100%	\$2,875,752
1-Jan-40	14-Jan-41	1-Mar-41	152%	439	\$167,296	100%	\$73,442,879	22	\$133,330	100%	\$2,933,267
1-Jan-41	14-Jan-42	1-Mar-42	155%	439	\$170,642	100%	\$74,911,737	22	\$135,997	100%	\$2,991,933
1-Jan-42	14-Jan-43	1-Mar-43	158%	439	\$174,055	100%	\$76,409,971	22	\$138,717	100%	\$3,051,771
1-Jan-43	14-Jan-44	1-Mar-44	161%	439	\$177,536	100%	\$77,938,171	22	\$141,491	100%	\$3,112,807
1-Jan-44	14-Jan-45	1-Mar-45	164%	439	\$181,086	100%	\$79,496,934	22	\$144,321	100%	\$3,175,063
1-Jan-45	14-Jan-46	1-Mar-46	167%	439	\$184,708	100%	\$81,086,873	22	\$147,207	100%	\$3,238,564
1-Jan-46	14-Jan-47	1-Mar-47	171%	439	\$188,402	100%	\$82,708,610	22	\$150,152	100%	\$3,303,335
1-Jan-47	14-Jan-48	1-Mar-48	174%	439	\$192,170	100%	\$84,362,783	22	\$153,155	100%	\$3,369,402

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Residential							
				Multi-Family Apartments							
				Block I				Block N			
				60% AMI Units				Market Rate Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$52,617	100%	\$0	0	\$100,370	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$53,670	100%	\$0	0	\$102,377	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$54,743	100%	\$0	0	\$104,425	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$55,838	100%	\$0	0	\$106,513	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$56,955	100%	\$0	0	\$108,644	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	0	\$58,094	100%	\$0	0	\$110,817	100%	\$0
1-Jan-25	14-Jan-26	1-Mar-26	113%	28	\$59,256	100%	\$1,659,155	453	\$113,033	100%	\$51,203,907
1-Jan-26	14-Jan-27	1-Mar-27	115%	28	\$60,441	100%	\$1,692,338	453	\$115,294	100%	\$52,227,985
1-Jan-27	14-Jan-28	1-Mar-28	117%	28	\$61,649	100%	\$1,726,184	453	\$117,599	100%	\$53,272,545
1-Jan-28	14-Jan-29	1-Mar-29	120%	28	\$62,882	100%	\$1,760,708	453	\$119,951	100%	\$54,337,996
1-Jan-29	14-Jan-30	1-Mar-30	122%	28	\$64,140	100%	\$1,795,922	453	\$122,350	100%	\$55,424,756
1-Jan-30	14-Jan-31	1-Mar-31	124%	28	\$65,423	100%	\$1,831,841	453	\$124,797	100%	\$56,533,251
1-Jan-31	14-Jan-32	1-Mar-32	127%	28	\$66,731	100%	\$1,868,478	453	\$127,293	100%	\$57,663,916
1-Jan-32	14-Jan-33	1-Mar-33	129%	28	\$68,066	100%	\$1,905,847	453	\$129,839	100%	\$58,817,194
1-Jan-33	14-Jan-34	1-Mar-34	132%	28	\$69,427	100%	\$1,943,964	453	\$132,436	100%	\$59,993,538
1-Jan-34	14-Jan-35	1-Mar-35	135%	28	\$70,816	100%	\$1,982,843	453	\$135,085	100%	\$61,193,409
1-Jan-35	14-Jan-36	1-Mar-36	137%	28	\$72,232	100%	\$2,022,500	453	\$137,786	100%	\$62,417,277
1-Jan-36	14-Jan-37	1-Mar-37	140%	28	\$73,677	100%	\$2,062,950	453	\$140,542	100%	\$63,665,622
1-Jan-37	14-Jan-38	1-Mar-38	143%	28	\$75,150	100%	\$2,104,209	453	\$143,353	100%	\$64,938,935
1-Jan-38	14-Jan-39	1-Mar-39	146%	28	\$76,653	100%	\$2,146,293	453	\$146,220	100%	\$66,237,713
1-Jan-39	14-Jan-40	1-Mar-40	149%	28	\$78,186	100%	\$2,189,219	453	\$149,145	100%	\$67,562,468
1-Jan-40	14-Jan-41	1-Mar-41	152%	28	\$79,750	100%	\$2,233,004	453	\$152,127	100%	\$68,913,717
1-Jan-41	14-Jan-42	1-Mar-42	155%	28	\$81,345	100%	\$2,277,664	453	\$155,170	100%	\$70,291,991
1-Jan-42	14-Jan-43	1-Mar-43	158%	28	\$82,972	100%	\$2,323,217	453	\$158,273	100%	\$71,697,831
1-Jan-43	14-Jan-44	1-Mar-44	161%	28	\$84,631	100%	\$2,369,681	453	\$161,439	100%	\$73,131,788
1-Jan-44	14-Jan-45	1-Mar-45	164%	28	\$86,324	100%	\$2,417,075	453	\$164,668	100%	\$74,594,424
1-Jan-45	14-Jan-46	1-Mar-46	167%	28	\$88,051	100%	\$2,465,416	453	\$167,961	100%	\$76,086,312
1-Jan-46	14-Jan-47	1-Mar-47	171%	28	\$89,812	100%	\$2,514,725	453	\$171,320	100%	\$77,608,038
1-Jan-47	14-Jan-48	1-Mar-48	174%	28	\$91,608	100%	\$2,565,019	453	\$174,747	100%	\$79,160,199

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Residential							
				Multi-Family Apartments							
				Block N							
				80% AMI Units				60% AMI Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value	Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$79,992	100%	\$0	0	\$47,846	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$81,592	100%	\$0	0	\$48,803	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$83,224	100%	\$0	0	\$49,779	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$84,888	100%	\$0	0	\$50,775	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$86,586	100%	\$0	0	\$51,791	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	0	\$88,318	100%	\$0	0	\$52,826	100%	\$0
1-Jan-25	14-Jan-26	1-Mar-26	113%	37	\$90,084	100%	\$3,333,116	20	\$53,883	100%	\$1,077,658
1-Jan-26	14-Jan-27	1-Mar-27	115%	37	\$91,886	100%	\$3,399,778	20	\$54,961	100%	\$1,099,212
1-Jan-27	14-Jan-28	1-Mar-28	117%	37	\$93,724	100%	\$3,467,774	20	\$56,060	100%	\$1,121,196
1-Jan-28	14-Jan-29	1-Mar-29	120%	37	\$95,598	100%	\$3,537,129	20	\$57,181	100%	\$1,143,620
1-Jan-29	14-Jan-30	1-Mar-30	122%	37	\$97,510	100%	\$3,607,872	20	\$58,325	100%	\$1,166,492
1-Jan-30	14-Jan-31	1-Mar-31	124%	37	\$99,460	100%	\$3,680,029	20	\$59,491	100%	\$1,189,822
1-Jan-31	14-Jan-32	1-Mar-32	127%	37	\$101,449	100%	\$3,753,630	20	\$60,681	100%	\$1,213,618
1-Jan-32	14-Jan-33	1-Mar-33	129%	37	\$103,478	100%	\$3,828,702	20	\$61,895	100%	\$1,237,891
1-Jan-33	14-Jan-34	1-Mar-34	132%	37	\$105,548	100%	\$3,905,276	20	\$63,132	100%	\$1,262,649
1-Jan-34	14-Jan-35	1-Mar-35	135%	37	\$107,659	100%	\$3,983,382	20	\$64,395	100%	\$1,287,902
1-Jan-35	14-Jan-36	1-Mar-36	137%	37	\$109,812	100%	\$4,063,050	20	\$65,683	100%	\$1,313,660
1-Jan-36	14-Jan-37	1-Mar-37	140%	37	\$112,008	100%	\$4,144,311	20	\$66,997	100%	\$1,339,933
1-Jan-37	14-Jan-38	1-Mar-38	143%	37	\$114,249	100%	\$4,227,197	20	\$68,337	100%	\$1,366,731
1-Jan-38	14-Jan-39	1-Mar-39	146%	37	\$116,534	100%	\$4,311,741	20	\$69,703	100%	\$1,394,066
1-Jan-39	14-Jan-40	1-Mar-40	149%	37	\$118,864	100%	\$4,397,976	20	\$71,097	100%	\$1,421,947
1-Jan-40	14-Jan-41	1-Mar-41	152%	37	\$121,241	100%	\$4,485,935	20	\$72,519	100%	\$1,450,386
1-Jan-41	14-Jan-42	1-Mar-42	155%	37	\$123,666	100%	\$4,575,654	20	\$73,970	100%	\$1,479,394
1-Jan-42	14-Jan-43	1-Mar-43	158%	37	\$126,140	100%	\$4,667,167	20	\$75,449	100%	\$1,508,982
1-Jan-43	14-Jan-44	1-Mar-44	161%	37	\$128,662	100%	\$4,760,510	20	\$76,958	100%	\$1,539,162
1-Jan-44	14-Jan-45	1-Mar-45	164%	37	\$131,236	100%	\$4,855,720	20	\$78,497	100%	\$1,569,945
1-Jan-45	14-Jan-46	1-Mar-46	167%	37	\$133,860	100%	\$4,952,835	20	\$80,067	100%	\$1,601,344
1-Jan-46	14-Jan-47	1-Mar-47	171%	37	\$136,538	100%	\$5,051,892	20	\$81,669	100%	\$1,633,371
1-Jan-47	14-Jan-48	1-Mar-48	174%	37	\$139,268	100%	\$5,152,929	20	\$83,302	100%	\$1,666,038

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Residential			
				Multi-Family Apartments			
				Block U			
				Market Rate Units			
				Units ¹	Value Per Unit ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$121,023	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$123,444	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$125,912	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$128,431	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$130,999	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	341	\$133,619	100%	\$45,564,197
1-Jan-25	14-Jan-26	1-Mar-26	113%	341	\$136,292	100%	\$46,475,481
1-Jan-26	14-Jan-27	1-Mar-27	115%	341	\$139,018	100%	\$47,404,990
1-Jan-27	14-Jan-28	1-Mar-28	117%	341	\$141,798	100%	\$48,353,090
1-Jan-28	14-Jan-29	1-Mar-29	120%	341	\$144,634	100%	\$49,320,152
1-Jan-29	14-Jan-30	1-Mar-30	122%	341	\$147,527	100%	\$50,306,555
1-Jan-30	14-Jan-31	1-Mar-31	124%	341	\$150,477	100%	\$51,312,686
1-Jan-31	14-Jan-32	1-Mar-32	127%	341	\$153,487	100%	\$52,338,940
1-Jan-32	14-Jan-33	1-Mar-33	129%	341	\$156,556	100%	\$53,385,719
1-Jan-33	14-Jan-34	1-Mar-34	132%	341	\$159,687	100%	\$54,453,433
1-Jan-34	14-Jan-35	1-Mar-35	135%	341	\$162,881	100%	\$55,542,502
1-Jan-35	14-Jan-36	1-Mar-36	137%	341	\$166,139	100%	\$56,653,352
1-Jan-36	14-Jan-37	1-Mar-37	140%	341	\$169,462	100%	\$57,786,419
1-Jan-37	14-Jan-38	1-Mar-38	143%	341	\$172,851	100%	\$58,942,147
1-Jan-38	14-Jan-39	1-Mar-39	146%	341	\$176,308	100%	\$60,120,990
1-Jan-39	14-Jan-40	1-Mar-40	149%	341	\$179,834	100%	\$61,323,410
1-Jan-40	14-Jan-41	1-Mar-41	152%	341	\$183,431	100%	\$62,549,878
1-Jan-41	14-Jan-42	1-Mar-42	155%	341	\$187,099	100%	\$63,800,876
1-Jan-42	14-Jan-43	1-Mar-43	158%	341	\$190,841	100%	\$65,076,893
1-Jan-43	14-Jan-44	1-Mar-44	161%	341	\$194,658	100%	\$66,378,431
1-Jan-44	14-Jan-45	1-Mar-45	164%	341	\$198,551	100%	\$67,706,000
1-Jan-45	14-Jan-46	1-Mar-46	167%	341	\$202,522	100%	\$69,060,120
1-Jan-46	14-Jan-47	1-Mar-47	171%	341	\$206,573	100%	\$70,441,322
1-Jan-47	14-Jan-48	1-Mar-48	174%	341	\$210,704	100%	\$71,850,148

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¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-A: Total Projected Market Value- Residential, continued¹

				Residential								Total Projected Market Value
				Multi-Family Apartments								
				Block U								
				80% AMI Units				60% AMI Units				
Assessed	Tax Due	Bond	Inflation		Value Per	Phase-In	Projected		Value Per	Phase-In	Projected	
As of Date	Date	Ending	Factor	Units ¹	Unit ²	Percent ³	Market Value	Units ¹	Unit ²	Percent ³	Market Value	Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$96,452	100%	\$0	0	\$57,692	100%	\$0	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$98,381	100%	\$0	0	\$58,846	100%	\$0	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$100,349	100%	\$0	0	\$60,023	100%	\$0	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$102,356	100%	\$0	0	\$61,223	100%	\$0	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$104,403	100%	\$0	0	\$62,448	100%	\$0	\$72,027,044
1-Jan-24	14-Jan-25	1-Mar-25	110%	23	\$106,491	100%	\$2,449,294	19	\$63,696	100%	\$1,210,233	\$148,470,502
1-Jan-25	14-Jan-26	1-Mar-26	113%	23	\$108,621	100%	\$2,498,280	19	\$64,970	100%	\$1,234,438	\$265,462,349
1-Jan-26	14-Jan-27	1-Mar-27	115%	23	\$110,793	100%	\$2,548,246	19	\$66,270	100%	\$1,259,127	\$270,771,596
1-Jan-27	14-Jan-28	1-Mar-28	117%	23	\$113,009	100%	\$2,599,211	19	\$67,595	100%	\$1,284,309	\$276,187,028
1-Jan-28	14-Jan-29	1-Mar-29	120%	23	\$115,269	100%	\$2,651,195	19	\$68,947	100%	\$1,309,996	\$281,710,769
1-Jan-29	14-Jan-30	1-Mar-30	122%	23	\$117,575	100%	\$2,704,219	19	\$70,326	100%	\$1,336,196	\$287,344,984
1-Jan-30	14-Jan-31	1-Mar-31	124%	23	\$119,926	100%	\$2,758,303	19	\$71,733	100%	\$1,362,919	\$293,091,884
1-Jan-31	14-Jan-32	1-Mar-32	127%	23	\$122,325	100%	\$2,813,469	19	\$73,167	100%	\$1,390,178	\$298,953,722
1-Jan-32	14-Jan-33	1-Mar-33	129%	23	\$124,771	100%	\$2,869,739	19	\$74,631	100%	\$1,417,981	\$304,932,796
1-Jan-33	14-Jan-34	1-Mar-34	132%	23	\$127,267	100%	\$2,927,133	19	\$76,123	100%	\$1,446,341	\$311,031,452
1-Jan-34	14-Jan-35	1-Mar-35	135%	23	\$129,812	100%	\$2,985,676	19	\$77,646	100%	\$1,475,268	\$317,252,081
1-Jan-35	14-Jan-36	1-Mar-36	137%	23	\$132,408	100%	\$3,045,390	19	\$79,199	100%	\$1,504,773	\$323,597,123
1-Jan-36	14-Jan-37	1-Mar-37	140%	23	\$135,056	100%	\$3,106,297	19	\$80,783	100%	\$1,534,869	\$330,069,065
1-Jan-37	14-Jan-38	1-Mar-38	143%	23	\$137,758	100%	\$3,168,423	19	\$82,398	100%	\$1,565,566	\$336,670,446
1-Jan-38	14-Jan-39	1-Mar-39	146%	23	\$140,513	100%	\$3,231,792	19	\$84,046	100%	\$1,596,877	\$343,403,855
1-Jan-39	14-Jan-40	1-Mar-40	149%	23	\$143,323	100%	\$3,296,428	19	\$85,727	100%	\$1,628,815	\$350,271,932
1-Jan-40	14-Jan-41	1-Mar-41	152%	23	\$146,189	100%	\$3,362,356	19	\$87,442	100%	\$1,661,391	\$357,277,371
1-Jan-41	14-Jan-42	1-Mar-42	155%	23	\$149,113	100%	\$3,429,603	19	\$89,190	100%	\$1,694,619	\$364,422,919
1-Jan-42	14-Jan-43	1-Mar-43	158%	23	\$152,095	100%	\$3,498,195	19	\$90,974	100%	\$1,728,511	\$371,711,377
1-Jan-43	14-Jan-44	1-Mar-44	161%	23	\$155,137	100%	\$3,568,159	19	\$92,794	100%	\$1,763,082	\$379,145,604
1-Jan-44	14-Jan-45	1-Mar-45	164%	23	\$158,240	100%	\$3,639,522	19	\$94,650	100%	\$1,798,343	\$386,728,517
1-Jan-45	14-Jan-46	1-Mar-46	167%	23	\$161,405	100%	\$3,712,313	19	\$96,543	100%	\$1,834,310	\$394,463,087
1-Jan-46	14-Jan-47	1-Mar-47	171%	23	\$164,633	100%	\$3,786,559	19	\$98,473	100%	\$1,870,996	\$402,352,349
1-Jan-47	14-Jan-48	1-Mar-48	174%	23	\$167,926	100%	\$3,862,290	19	\$100,443	100%	\$1,908,416	\$410,399,396

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-A.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Commercial											
				Block A2				Block A3							
				Mixed-Use Retail				Office				Retail			
				Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$183	100%	\$0	0	\$268	100%	\$0	0	\$183	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$187	100%	\$0	0	\$274	100%	\$0	0	\$187	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$190	100%	\$0	0	\$279	100%	\$0	0	\$190	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$194	100%	\$0	0	\$285	100%	\$0	0	\$194	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	25,000	\$198	100%	\$4,948,417	254,500	\$290	100%	\$73,871,460	23,000	\$198	100%	\$4,552,544
1-Jan-24	14-Jan-25	1-Mar-25	110%	25,000	\$202	100%	\$5,047,386	254,500	\$296	100%	\$75,348,889	23,000	\$202	100%	\$4,643,595
1-Jan-25	14-Jan-26	1-Mar-26	113%	25,000	\$206	100%	\$5,148,333	254,500	\$302	100%	\$76,855,867	23,000	\$206	100%	\$4,736,467
1-Jan-26	14-Jan-27	1-Mar-27	115%	25,000	\$210	100%	\$5,251,300	254,500	\$308	100%	\$78,392,984	23,000	\$210	100%	\$4,831,196
1-Jan-27	14-Jan-28	1-Mar-28	117%	25,000	\$214	100%	\$5,356,326	254,500	\$314	100%	\$79,960,844	23,000	\$214	100%	\$4,927,820
1-Jan-28	14-Jan-29	1-Mar-29	120%	25,000	\$219	100%	\$5,463,452	254,500	\$320	100%	\$81,560,060	23,000	\$219	100%	\$5,026,376
1-Jan-29	14-Jan-30	1-Mar-30	122%	25,000	\$223	100%	\$5,572,722	254,500	\$327	100%	\$83,191,262	23,000	\$223	100%	\$5,126,904
1-Jan-30	14-Jan-31	1-Mar-31	124%	25,000	\$227	100%	\$5,684,176	254,500	\$333	100%	\$84,855,087	23,000	\$227	100%	\$5,229,442
1-Jan-31	14-Jan-32	1-Mar-32	127%	25,000	\$232	100%	\$5,797,859	254,500	\$340	100%	\$86,552,189	23,000	\$232	100%	\$5,334,031
1-Jan-32	14-Jan-33	1-Mar-33	129%	25,000	\$237	100%	\$5,913,817	254,500	\$347	100%	\$88,283,232	23,000	\$237	100%	\$5,440,711
1-Jan-33	14-Jan-34	1-Mar-34	132%	25,000	\$241	100%	\$6,032,093	254,500	\$354	100%	\$90,048,897	23,000	\$241	100%	\$5,549,526
1-Jan-34	14-Jan-35	1-Mar-35	135%	25,000	\$246	100%	\$6,152,735	254,500	\$361	100%	\$91,849,875	23,000	\$246	100%	\$5,660,516
1-Jan-35	14-Jan-36	1-Mar-36	137%	25,000	\$251	100%	\$6,275,790	254,500	\$368	100%	\$93,686,872	23,000	\$251	100%	\$5,773,726
1-Jan-36	14-Jan-37	1-Mar-37	140%	25,000	\$256	100%	\$6,401,305	254,500	\$375	100%	\$95,560,610	23,000	\$256	100%	\$5,889,201
1-Jan-37	14-Jan-38	1-Mar-38	143%	25,000	\$261	100%	\$6,529,331	254,500	\$383	100%	\$97,471,822	23,000	\$261	100%	\$6,006,985
1-Jan-38	14-Jan-39	1-Mar-39	146%	25,000	\$266	100%	\$6,659,918	254,500	\$391	100%	\$99,421,259	23,000	\$266	100%	\$6,127,125
1-Jan-39	14-Jan-40	1-Mar-40	149%	25,000	\$272	100%	\$6,793,116	254,500	\$398	100%	\$101,409,684	23,000	\$272	100%	\$6,249,667
1-Jan-40	14-Jan-41	1-Mar-41	152%	25,000	\$277	100%	\$6,928,979	254,500	\$406	100%	\$103,437,877	23,000	\$277	100%	\$6,374,660
1-Jan-41	14-Jan-42	1-Mar-42	155%	25,000	\$283	100%	\$7,067,558	254,500	\$415	100%	\$105,506,635	23,000	\$283	100%	\$6,502,154
1-Jan-42	14-Jan-43	1-Mar-43	158%	25,000	\$288	100%	\$7,208,910	254,500	\$423	100%	\$107,616,768	23,000	\$288	100%	\$6,632,197
1-Jan-43	14-Jan-44	1-Mar-44	161%	25,000	\$294	100%	\$7,353,088	254,500	\$431	100%	\$109,769,103	23,000	\$294	100%	\$6,764,841
1-Jan-44	14-Jan-45	1-Mar-45	164%	25,000	\$300	100%	\$7,500,149	254,500	\$440	100%	\$111,964,485	23,000	\$300	100%	\$6,900,138
1-Jan-45	14-Jan-46	1-Mar-46	167%	25,000	\$306	100%	\$7,650,152	254,500	\$449	100%	\$114,203,775	23,000	\$306	100%	\$7,038,140
1-Jan-46	14-Jan-47	1-Mar-47	171%	25,000	\$312	100%	\$7,803,156	254,500	\$458	100%	\$116,487,850	23,000	\$312	100%	\$7,178,903
1-Jan-47	14-Jan-48	1-Mar-48	174%	25,000	\$318	100%	\$7,959,219	254,500	\$467	100%	\$118,817,607	23,000	\$318	100%	\$7,322,481

MuniCap, Inc.

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¹See Schedule VIII-B.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial, continued

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Commercial											
				Block B				Block C							
				Mixed-Use Retail				Mixed-Use Retail				Office			
				Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$183	100%	\$0	0	\$183	100%	\$0	0	\$268	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$187	100%	\$0	0	\$187	100%	\$0	0	\$274	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$190	100%	\$0	0	\$190	100%	\$0	0	\$279	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$194	100%	\$0	0	\$194	100%	\$0	0	\$285	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$198	100%	\$0	10,000	\$198	100%	\$1,979,367	217,000	\$290	100%	\$62,986,667
1-Jan-24	14-Jan-25	1-Mar-25	110%	15,000	\$202	100%	\$3,028,431	10,000	\$202	100%	\$2,018,954	217,000	\$296	100%	\$64,246,400
1-Jan-25	14-Jan-26	1-Mar-26	113%	15,000	\$206	100%	\$3,089,000	10,000	\$206	100%	\$2,059,333	217,000	\$302	100%	\$65,531,328
1-Jan-26	14-Jan-27	1-Mar-27	115%	15,000	\$210	100%	\$3,150,780	10,000	\$210	100%	\$2,100,520	217,000	\$308	100%	\$66,841,955
1-Jan-27	14-Jan-28	1-Mar-28	117%	15,000	\$214	100%	\$3,213,796	10,000	\$214	100%	\$2,142,530	217,000	\$314	100%	\$68,178,794
1-Jan-28	14-Jan-29	1-Mar-29	120%	15,000	\$219	100%	\$3,278,071	10,000	\$219	100%	\$2,185,381	217,000	\$320	100%	\$69,542,370
1-Jan-29	14-Jan-30	1-Mar-30	122%	15,000	\$223	100%	\$3,343,633	10,000	\$223	100%	\$2,229,089	217,000	\$327	100%	\$70,933,217
1-Jan-30	14-Jan-31	1-Mar-31	124%	15,000	\$227	100%	\$3,410,506	10,000	\$227	100%	\$2,273,670	217,000	\$333	100%	\$72,351,882
1-Jan-31	14-Jan-32	1-Mar-32	127%	15,000	\$232	100%	\$3,478,716	10,000	\$232	100%	\$2,319,144	217,000	\$340	100%	\$73,798,919
1-Jan-32	14-Jan-33	1-Mar-33	129%	15,000	\$237	100%	\$3,548,290	10,000	\$237	100%	\$2,365,527	217,000	\$347	100%	\$75,274,898
1-Jan-33	14-Jan-34	1-Mar-34	132%	15,000	\$241	100%	\$3,619,256	10,000	\$241	100%	\$2,412,837	217,000	\$354	100%	\$76,780,396
1-Jan-34	14-Jan-35	1-Mar-35	135%	15,000	\$246	100%	\$3,691,641	10,000	\$246	100%	\$2,461,094	217,000	\$361	100%	\$78,316,003
1-Jan-35	14-Jan-36	1-Mar-36	137%	15,000	\$251	100%	\$3,765,474	10,000	\$251	100%	\$2,510,316	217,000	\$368	100%	\$79,882,323
1-Jan-36	14-Jan-37	1-Mar-37	140%	15,000	\$256	100%	\$3,840,783	10,000	\$256	100%	\$2,560,522	217,000	\$375	100%	\$81,479,970
1-Jan-37	14-Jan-38	1-Mar-38	143%	15,000	\$261	100%	\$3,917,599	10,000	\$261	100%	\$2,611,733	217,000	\$383	100%	\$83,109,569
1-Jan-38	14-Jan-39	1-Mar-39	146%	15,000	\$266	100%	\$3,995,951	10,000	\$266	100%	\$2,663,967	217,000	\$391	100%	\$84,771,761
1-Jan-39	14-Jan-40	1-Mar-40	149%	15,000	\$272	100%	\$4,075,870	10,000	\$272	100%	\$2,717,247	217,000	\$398	100%	\$86,467,196
1-Jan-40	14-Jan-41	1-Mar-41	152%	15,000	\$277	100%	\$4,157,387	10,000	\$277	100%	\$2,771,592	217,000	\$406	100%	\$88,196,540
1-Jan-41	14-Jan-42	1-Mar-42	155%	15,000	\$283	100%	\$4,240,535	10,000	\$283	100%	\$2,827,023	217,000	\$415	100%	\$89,960,471
1-Jan-42	14-Jan-43	1-Mar-43	158%	15,000	\$288	100%	\$4,325,346	10,000	\$288	100%	\$2,883,564	217,000	\$423	100%	\$91,759,680
1-Jan-43	14-Jan-44	1-Mar-44	161%	15,000	\$294	100%	\$4,411,853	10,000	\$294	100%	\$2,941,235	217,000	\$431	100%	\$93,594,874
1-Jan-44	14-Jan-45	1-Mar-45	164%	15,000	\$300	100%	\$4,500,090	10,000	\$300	100%	\$3,000,060	217,000	\$440	100%	\$95,466,771
1-Jan-45	14-Jan-46	1-Mar-46	167%	15,000	\$306	100%	\$4,590,091	10,000	\$306	100%	\$3,060,061	217,000	\$449	100%	\$97,376,107
1-Jan-46	14-Jan-47	1-Mar-47	171%	15,000	\$312	100%	\$4,681,893	10,000	\$312	100%	\$3,121,262	217,000	\$458	100%	\$99,323,629
1-Jan-47	14-Jan-48	1-Mar-48	174%	15,000	\$318	100%	\$4,775,531	10,000	\$318	100%	\$3,183,687	217,000	\$467	100%	\$101,310,101

MuniCap, Inc.

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¹See Schedule VIII-B.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial, continued

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Commercial							
				Block D							
				Mixed-Use Retail				Office			
				Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$183	100%	\$0	0	\$268	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$187	100%	\$0	0	\$274	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$190	100%	\$0	0	\$279	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$194	100%	\$0	0	\$285	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$198	100%	\$0	0	\$290	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	15,000	\$202	100%	\$3,028,431	540,000	\$296	100%	\$159,875,835
1-Jan-25	14-Jan-26	1-Mar-26	113%	15,000	\$206	100%	\$3,089,000	540,000	\$302	100%	\$163,073,351
1-Jan-26	14-Jan-27	1-Mar-27	115%	15,000	\$210	100%	\$3,150,780	540,000	\$308	100%	\$166,334,818
1-Jan-27	14-Jan-28	1-Mar-28	117%	15,000	\$214	100%	\$3,213,796	540,000	\$314	100%	\$169,661,515
1-Jan-28	14-Jan-29	1-Mar-29	120%	15,000	\$219	100%	\$3,278,071	540,000	\$320	100%	\$173,054,745
1-Jan-29	14-Jan-30	1-Mar-30	122%	15,000	\$223	100%	\$3,343,633	540,000	\$327	100%	\$176,515,840
1-Jan-30	14-Jan-31	1-Mar-31	124%	15,000	\$227	100%	\$3,410,506	540,000	\$333	100%	\$180,046,157
1-Jan-31	14-Jan-32	1-Mar-32	127%	15,000	\$232	100%	\$3,478,716	540,000	\$340	100%	\$183,647,080
1-Jan-32	14-Jan-33	1-Mar-33	129%	15,000	\$237	100%	\$3,548,290	540,000	\$347	100%	\$187,320,022
1-Jan-33	14-Jan-34	1-Mar-34	132%	15,000	\$241	100%	\$3,619,256	540,000	\$354	100%	\$191,066,422
1-Jan-34	14-Jan-35	1-Mar-35	135%	15,000	\$246	100%	\$3,691,641	540,000	\$361	100%	\$194,887,750
1-Jan-35	14-Jan-36	1-Mar-36	137%	15,000	\$251	100%	\$3,765,474	540,000	\$368	100%	\$198,785,505
1-Jan-36	14-Jan-37	1-Mar-37	140%	15,000	\$256	100%	\$3,840,783	540,000	\$375	100%	\$202,761,216
1-Jan-37	14-Jan-38	1-Mar-38	143%	15,000	\$261	100%	\$3,917,599	540,000	\$383	100%	\$206,816,440
1-Jan-38	14-Jan-39	1-Mar-39	146%	15,000	\$266	100%	\$3,995,951	540,000	\$391	100%	\$210,952,769
1-Jan-39	14-Jan-40	1-Mar-40	149%	15,000	\$272	100%	\$4,075,870	540,000	\$398	100%	\$215,171,824
1-Jan-40	14-Jan-41	1-Mar-41	152%	15,000	\$277	100%	\$4,157,387	540,000	\$406	100%	\$219,475,261
1-Jan-41	14-Jan-42	1-Mar-42	155%	15,000	\$283	100%	\$4,240,535	540,000	\$415	100%	\$223,864,766
1-Jan-42	14-Jan-43	1-Mar-43	158%	15,000	\$288	100%	\$4,325,346	540,000	\$423	100%	\$228,342,061
1-Jan-43	14-Jan-44	1-Mar-44	161%	15,000	\$294	100%	\$4,411,853	540,000	\$431	100%	\$232,908,902
1-Jan-44	14-Jan-45	1-Mar-45	164%	15,000	\$300	100%	\$4,500,090	540,000	\$440	100%	\$237,567,080
1-Jan-45	14-Jan-46	1-Mar-46	167%	15,000	\$306	100%	\$4,590,091	540,000	\$449	100%	\$242,318,422
1-Jan-46	14-Jan-47	1-Mar-47	171%	15,000	\$312	100%	\$4,681,893	540,000	\$458	100%	\$247,164,790
1-Jan-47	14-Jan-48	1-Mar-48	174%	15,000	\$318	100%	\$4,775,531	540,000	\$467	100%	\$252,108,086

MuniCap, Inc.

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¹See Schedule VIII-B.

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Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial, continued

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Commercial							
				Block D				Block E			
				Limited-Service Hotel				Mixed-Use Retail			
				Rooms ¹	Value Per Room ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$82,148	100%	\$0	0	\$183	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$83,791	100%	\$0	0	\$187	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$85,467	100%	\$0	0	\$190	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$87,176	100%	\$0	0	\$194	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$88,920	100%	\$0	14,000	\$198	100%	\$2,771,114
1-Jan-24	14-Jan-25	1-Mar-25	110%	150	\$90,698	100%	\$13,604,719	14,000	\$202	100%	\$2,826,536
1-Jan-25	14-Jan-26	1-Mar-26	113%	150	\$92,512	100%	\$13,876,813	14,000	\$206	100%	\$2,883,067
1-Jan-26	14-Jan-27	1-Mar-27	115%	150	\$94,362	100%	\$14,154,349	14,000	\$210	100%	\$2,940,728
1-Jan-27	14-Jan-28	1-Mar-28	117%	150	\$96,250	100%	\$14,437,436	14,000	\$214	100%	\$2,999,543
1-Jan-28	14-Jan-29	1-Mar-29	120%	150	\$98,175	100%	\$14,726,185	14,000	\$219	100%	\$3,059,533
1-Jan-29	14-Jan-30	1-Mar-30	122%	150	\$100,138	100%	\$15,020,709	14,000	\$223	100%	\$3,120,724
1-Jan-30	14-Jan-31	1-Mar-31	124%	150	\$102,141	100%	\$15,321,123	14,000	\$227	100%	\$3,183,139
1-Jan-31	14-Jan-32	1-Mar-32	127%	150	\$104,184	100%	\$15,627,545	14,000	\$232	100%	\$3,246,801
1-Jan-32	14-Jan-33	1-Mar-33	129%	150	\$106,267	100%	\$15,940,096	14,000	\$237	100%	\$3,311,737
1-Jan-33	14-Jan-34	1-Mar-34	132%	150	\$108,393	100%	\$16,258,898	14,000	\$241	100%	\$3,377,972
1-Jan-34	14-Jan-35	1-Mar-35	135%	150	\$110,561	100%	\$16,584,076	14,000	\$246	100%	\$3,445,532
1-Jan-35	14-Jan-36	1-Mar-36	137%	150	\$112,772	100%	\$16,915,758	14,000	\$251	100%	\$3,514,442
1-Jan-36	14-Jan-37	1-Mar-37	140%	150	\$115,027	100%	\$17,254,073	14,000	\$256	100%	\$3,584,731
1-Jan-37	14-Jan-38	1-Mar-38	143%	150	\$117,328	100%	\$17,599,154	14,000	\$261	100%	\$3,656,426
1-Jan-38	14-Jan-39	1-Mar-39	146%	150	\$119,674	100%	\$17,951,137	14,000	\$266	100%	\$3,729,554
1-Jan-39	14-Jan-40	1-Mar-40	149%	150	\$122,068	100%	\$18,310,160	14,000	\$272	100%	\$3,804,145
1-Jan-40	14-Jan-41	1-Mar-41	152%	150	\$124,509	100%	\$18,676,363	14,000	\$277	100%	\$3,880,228
1-Jan-41	14-Jan-42	1-Mar-42	155%	150	\$126,999	100%	\$19,049,891	14,000	\$283	100%	\$3,957,833
1-Jan-42	14-Jan-43	1-Mar-43	158%	150	\$129,539	100%	\$19,430,888	14,000	\$288	100%	\$4,036,989
1-Jan-43	14-Jan-44	1-Mar-44	161%	150	\$132,130	100%	\$19,819,506	14,000	\$294	100%	\$4,117,729
1-Jan-44	14-Jan-45	1-Mar-45	164%	150	\$134,773	100%	\$20,215,896	14,000	\$300	100%	\$4,200,084
1-Jan-45	14-Jan-46	1-Mar-46	167%	150	\$137,468	100%	\$20,620,214	14,000	\$306	100%	\$4,284,085
1-Jan-46	14-Jan-47	1-Mar-47	171%	150	\$140,217	100%	\$21,032,619	14,000	\$312	100%	\$4,369,767
1-Jan-47	14-Jan-48	1-Mar-48	174%	150	\$143,022	100%	\$21,453,271	14,000	\$318	100%	\$4,457,162

MuniCap, Inc.

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Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial, continued

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Commercial							
				Block F							
				Mixed-Use Retail				Full-Service Hotel			
				Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Rooms ¹	Value Per Room ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$183	100%	\$0	0	\$164,154	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$187	100%	\$0	0	\$167,437	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$190	100%	\$0	0	\$170,786	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$194	100%	\$0	0	\$174,201	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	16,443	\$198	100%	\$3,254,673	541	\$177,685	100%	\$96,127,834
1-Jan-24	14-Jan-25	1-Mar-25	110%	16,443	\$202	100%	\$3,319,766	541	\$181,239	100%	\$98,050,391
1-Jan-25	14-Jan-26	1-Mar-26	113%	16,443	\$206	100%	\$3,386,162	541	\$184,864	100%	\$100,011,398
1-Jan-26	14-Jan-27	1-Mar-27	115%	16,443	\$210	100%	\$3,453,885	541	\$188,561	100%	\$102,011,626
1-Jan-27	14-Jan-28	1-Mar-28	117%	16,443	\$214	100%	\$3,522,963	541	\$192,332	100%	\$104,051,859
1-Jan-28	14-Jan-29	1-Mar-29	120%	16,443	\$219	100%	\$3,593,422	541	\$196,179	100%	\$106,132,896
1-Jan-29	14-Jan-30	1-Mar-30	122%	16,443	\$223	100%	\$3,665,290	541	\$200,103	100%	\$108,255,554
1-Jan-30	14-Jan-31	1-Mar-31	124%	16,443	\$227	100%	\$3,738,596	541	\$204,105	100%	\$110,420,665
1-Jan-31	14-Jan-32	1-Mar-32	127%	16,443	\$232	100%	\$3,813,368	541	\$208,187	100%	\$112,629,078
1-Jan-32	14-Jan-33	1-Mar-33	129%	16,443	\$237	100%	\$3,889,636	541	\$212,351	100%	\$114,881,660
1-Jan-33	14-Jan-34	1-Mar-34	132%	16,443	\$241	100%	\$3,967,428	541	\$216,598	100%	\$117,179,293
1-Jan-34	14-Jan-35	1-Mar-35	135%	16,443	\$246	100%	\$4,046,777	541	\$220,930	100%	\$119,522,879
1-Jan-35	14-Jan-36	1-Mar-36	137%	16,443	\$251	100%	\$4,127,712	541	\$225,348	100%	\$121,913,337
1-Jan-36	14-Jan-37	1-Mar-37	140%	16,443	\$256	100%	\$4,210,267	541	\$229,855	100%	\$124,351,603
1-Jan-37	14-Jan-38	1-Mar-38	143%	16,443	\$261	100%	\$4,294,472	541	\$234,452	100%	\$126,838,636
1-Jan-38	14-Jan-39	1-Mar-39	146%	16,443	\$266	100%	\$4,380,361	541	\$239,141	100%	\$129,375,408
1-Jan-39	14-Jan-40	1-Mar-40	149%	16,443	\$272	100%	\$4,467,969	541	\$243,924	100%	\$131,962,916
1-Jan-40	14-Jan-41	1-Mar-41	152%	16,443	\$277	100%	\$4,557,328	541	\$248,803	100%	\$134,602,175
1-Jan-41	14-Jan-42	1-Mar-42	155%	16,443	\$283	100%	\$4,648,474	541	\$253,779	100%	\$137,294,218
1-Jan-42	14-Jan-43	1-Mar-43	158%	16,443	\$288	100%	\$4,741,444	541	\$258,854	100%	\$140,040,103
1-Jan-43	14-Jan-44	1-Mar-44	161%	16,443	\$294	100%	\$4,836,273	541	\$264,031	100%	\$142,840,905
1-Jan-44	14-Jan-45	1-Mar-45	164%	16,443	\$300	100%	\$4,932,998	541	\$269,312	100%	\$145,697,723
1-Jan-45	14-Jan-46	1-Mar-46	167%	16,443	\$306	100%	\$5,031,658	541	\$274,698	100%	\$148,611,677
1-Jan-46	14-Jan-47	1-Mar-47	171%	16,443	\$312	100%	\$5,132,291	541	\$280,192	100%	\$151,583,911
1-Jan-47	14-Jan-48	1-Mar-48	174%	16,443	\$318	100%	\$5,234,937	541	\$285,796	100%	\$154,615,589

MuniCap, Inc.

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Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial, continued

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Commercial							
				Block I				Block N			
				Retail				Mixed-Use Retail			
				Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value	Square Feet ¹	Value Per Square Foot ²	Phase-In Percent ³	Projected Market Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$183	100%	\$0	0	\$183	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$187	100%	\$0	0	\$187	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$190	100%	\$0	0	\$190	100%	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$194	100%	\$0	0	\$194	100%	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$198	100%	\$0	0	\$198	100%	\$0
1-Jan-24	14-Jan-25	1-Mar-25	110%	0	\$202	100%	\$0	0	\$202	100%	\$0
1-Jan-25	14-Jan-26	1-Mar-26	113%	102,000	\$206	100%	\$21,005,200	15,000	\$206	100%	\$3,089,000
1-Jan-26	14-Jan-27	1-Mar-27	115%	102,000	\$210	100%	\$21,425,304	15,000	\$210	100%	\$3,150,780
1-Jan-27	14-Jan-28	1-Mar-28	117%	102,000	\$214	100%	\$21,853,810	15,000	\$214	100%	\$3,213,796
1-Jan-28	14-Jan-29	1-Mar-29	120%	102,000	\$219	100%	\$22,290,886	15,000	\$219	100%	\$3,278,071
1-Jan-29	14-Jan-30	1-Mar-30	122%	102,000	\$223	100%	\$22,736,704	15,000	\$223	100%	\$3,343,633
1-Jan-30	14-Jan-31	1-Mar-31	124%	102,000	\$227	100%	\$23,191,438	15,000	\$227	100%	\$3,410,506
1-Jan-31	14-Jan-32	1-Mar-32	127%	102,000	\$232	100%	\$23,655,267	15,000	\$232	100%	\$3,478,716
1-Jan-32	14-Jan-33	1-Mar-33	129%	102,000	\$237	100%	\$24,128,372	15,000	\$237	100%	\$3,548,290
1-Jan-33	14-Jan-34	1-Mar-34	132%	102,000	\$241	100%	\$24,610,939	15,000	\$241	100%	\$3,619,256
1-Jan-34	14-Jan-35	1-Mar-35	135%	102,000	\$246	100%	\$25,103,158	15,000	\$246	100%	\$3,691,641
1-Jan-35	14-Jan-36	1-Mar-36	137%	102,000	\$251	100%	\$25,605,221	15,000	\$251	100%	\$3,765,474
1-Jan-36	14-Jan-37	1-Mar-37	140%	102,000	\$256	100%	\$26,117,326	15,000	\$256	100%	\$3,840,783
1-Jan-37	14-Jan-38	1-Mar-38	143%	102,000	\$261	100%	\$26,639,672	15,000	\$261	100%	\$3,917,599
1-Jan-38	14-Jan-39	1-Mar-39	146%	102,000	\$266	100%	\$27,172,466	15,000	\$266	100%	\$3,995,951
1-Jan-39	14-Jan-40	1-Mar-40	149%	102,000	\$272	100%	\$27,715,915	15,000	\$272	100%	\$4,075,870
1-Jan-40	14-Jan-41	1-Mar-41	152%	102,000	\$277	100%	\$28,270,233	15,000	\$277	100%	\$4,157,387
1-Jan-41	14-Jan-42	1-Mar-42	155%	102,000	\$283	100%	\$28,835,638	15,000	\$283	100%	\$4,240,535
1-Jan-42	14-Jan-43	1-Mar-43	158%	102,000	\$288	100%	\$29,412,351	15,000	\$288	100%	\$4,325,346
1-Jan-43	14-Jan-44	1-Mar-44	161%	102,000	\$294	100%	\$30,000,598	15,000	\$294	100%	\$4,411,853
1-Jan-44	14-Jan-45	1-Mar-45	164%	102,000	\$300	100%	\$30,600,610	15,000	\$300	100%	\$4,500,090
1-Jan-45	14-Jan-46	1-Mar-46	167%	102,000	\$306	100%	\$31,212,622	15,000	\$306	100%	\$4,590,091
1-Jan-46	14-Jan-47	1-Mar-47	171%	102,000	\$312	100%	\$31,836,875	15,000	\$312	100%	\$4,681,893
1-Jan-47	14-Jan-48	1-Mar-48	174%	102,000	\$318	100%	\$32,473,612	15,000	\$318	100%	\$4,775,531

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-B.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule IX-B: Total Projected Market Value - Commercial, continued

				Commercial				
				Block U			Total	
				Mixed-Use Retail			Projected	
Assessed	Tax Due	Bond	Inflation	Square	Value Per	Phase-In	Projected	Market
As of Date	Date	Year	Factor	Feet ¹	Square Foot ²	Percent ³	Market Value	Value
1-Jan-19	14-Jan-20	1-Mar-20	100%	0	\$183	100%	\$0	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	0	\$187	100%	\$0	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	0	\$190	100%	\$0	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	0	\$194	100%	\$0	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	0	\$198	100%	\$0	\$250,492,075
1-Jan-24	14-Jan-25	1-Mar-25	110%	35,000	\$202	100%	\$7,066,340	\$442,105,673
1-Jan-25	14-Jan-26	1-Mar-26	113%	35,000	\$206	100%	\$7,207,667	\$475,041,986
1-Jan-26	14-Jan-27	1-Mar-27	115%	35,000	\$210	100%	\$7,351,820	\$484,542,826
1-Jan-27	14-Jan-28	1-Mar-28	117%	35,000	\$214	100%	\$7,498,856	\$494,233,682
1-Jan-28	14-Jan-29	1-Mar-29	120%	35,000	\$219	100%	\$7,648,833	\$504,118,356
1-Jan-29	14-Jan-30	1-Mar-30	122%	35,000	\$223	100%	\$7,801,810	\$514,200,723
1-Jan-30	14-Jan-31	1-Mar-31	124%	35,000	\$227	100%	\$7,957,846	\$524,484,737
1-Jan-31	14-Jan-32	1-Mar-32	127%	35,000	\$232	100%	\$8,117,003	\$534,974,432
1-Jan-32	14-Jan-33	1-Mar-33	129%	35,000	\$237	100%	\$8,279,343	\$545,673,921
1-Jan-33	14-Jan-34	1-Mar-34	132%	35,000	\$241	100%	\$8,444,930	\$556,587,399
1-Jan-34	14-Jan-35	1-Mar-35	135%	35,000	\$246	100%	\$8,613,829	\$567,719,147
1-Jan-35	14-Jan-36	1-Mar-36	137%	35,000	\$251	100%	\$8,786,105	\$579,073,530
1-Jan-36	14-Jan-37	1-Mar-37	140%	35,000	\$256	100%	\$8,961,828	\$590,655,001
1-Jan-37	14-Jan-38	1-Mar-38	143%	35,000	\$261	100%	\$9,141,064	\$602,468,101
1-Jan-38	14-Jan-39	1-Mar-39	146%	35,000	\$266	100%	\$9,323,885	\$614,517,463
1-Jan-39	14-Jan-40	1-Mar-40	149%	35,000	\$272	100%	\$9,510,363	\$626,807,812
1-Jan-40	14-Jan-41	1-Mar-41	152%	35,000	\$277	100%	\$9,700,570	\$639,343,968
1-Jan-41	14-Jan-42	1-Mar-42	155%	35,000	\$283	100%	\$9,894,582	\$652,130,848
1-Jan-42	14-Jan-43	1-Mar-43	158%	35,000	\$288	100%	\$10,092,473	\$665,173,465
1-Jan-43	14-Jan-44	1-Mar-44	161%	35,000	\$294	100%	\$10,294,323	\$678,476,934
1-Jan-44	14-Jan-45	1-Mar-45	164%	35,000	\$300	100%	\$10,500,209	\$692,046,473
1-Jan-45	14-Jan-46	1-Mar-46	167%	35,000	\$306	100%	\$10,710,213	\$705,887,402
1-Jan-46	14-Jan-47	1-Mar-47	171%	35,000	\$312	100%	\$10,924,418	\$720,005,150
1-Jan-47	14-Jan-48	1-Mar-48	174%	35,000	\$318	100%	\$11,142,906	\$734,405,253

MuniCap, Inc.

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6-Nov-19

¹See Schedule VIII-B.

²See Schedule V. Values are assumed to increase with inflation factor shown.

³Assumes property is assessed at 100% of its full market value upon completion. Based on conversation with the Richmond supervisor of assessors.

Capital City Opportunity Plan
Richmond, Virginia

Schedule X: TIF District Base Value¹

Account Identifier	Property Address	Block	Owner	Acres	Value As Of ²	Base Value Fiscal Year 2020			Existing Developed
						Land	Building	Total Value	Property Value ³
N0000007001	601 E Leigh St	Block A	CITY OF RICHMOND	7.36	01/01/20	\$0	\$0	\$0	\$0
N0000015046B	607 N 7th St	Block A	VIRGINIA BIOTECHNOLOGY RESEARCH PARK AUTHORITY	0.51	01/01/20	\$0	\$0	\$0	\$0
N0000008001	501 N 7th St	Block B	CITY OF RICHMOND DEPT OF PUBLIC WORKS	1.94	01/01/20	\$0	\$0	\$0	\$0
N0000009001	900 E Broad St Rm 707	Block C	CITY OF RICHMOND DEPT OF PUBLIC WORKS	1.71	01/01/20	\$0	\$0	\$0	\$0
N0000009002	901 E Broad St Rm 707	Block C	CITY OF RICHMOND DEPT OF PUBLIC WORKS	0.37	01/01/20	\$0	\$0	\$0	\$0
E0000235001	500 N 10th St	Block D	CITY OF RICHMOND GENERAL SERVICES	3.01	01/01/20	\$0	\$0	\$0	\$0
N0000007003	500 A E Marshall St	Block E	CITY OF RICHMOND C/O DECD MAIN STREET STATION	0.05	01/01/20	\$0	\$0	\$0	\$0
N0000011032	550 E Marshall St	Block E	FESTIVAL DIOGENES CORP C/O LYNNE LANCASTER DPW	0.40	01/01/20	\$0	\$0	\$0	\$0
N0000011033	500 E Marshall	Block E	CITY OF RICHMOND DEPT OF PUBLIC WORKS	1.58	01/01/20	\$0	\$0	\$0	\$0
N0000011034	530 E Marshall St	Block E	FESTIVAL DIOGENES CORP C/O LYNNE LANCASTER DPW	0.22	01/01/20	\$0	\$0	\$0	\$0
N0000006018	612 E Marshall St	Block F	SEVENTH & MARSHALL CORP	0.29	01/01/20	\$0	\$0	\$0	\$0
N0000006021	610 E Marshall St	Block F	HOSPITAL HOSPITALITY HOUSE OF RICHMOND INC	0.10	01/01/20	\$240,000	\$172,000	\$412,000	\$412,000
E0000235003	900 E Broad St	Block I	ADVANTAGE RICHMOND CORPORATION	1.64	01/01/20	\$0	\$0	\$0	\$0
W0000025001	401 E Broad St	Block N	CITY OF RICHMOND DEPT OF PUBLIC WORKS	1.05	01/01/20	\$0	\$0	\$0	\$0
W0000025024	400 E Grace St	Block N	RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	0.00	01/01/20	\$0	\$0	\$0	\$0
W0000025024B	400 E Grace St	Block N	400 EAST GRACE STREET LIMITED PARTNERSHIP C/O FRANKLIN CAP GROUP	0.11	01/01/20	\$590,000	\$2,001,000	\$2,591,000	\$2,591,000
W0000025023	402 E Grace St	Block N	JEMALS 402 GRACE LLC C/O DOUGLAS DEVELOPMENT CORP	0.05	01/01/20	\$117,000	\$120,000	\$237,000	\$237,000
W0000025022	404 E Grace St	Block N	MAIDA ENTERPRISES LLC	0.05	01/01/20	\$115,000	\$973,000	\$1,088,000	\$1,088,000
W0000025020	410 E Grace St	Block N	406-410 E GRACE ST LLC	0.14	01/01/20	\$334,000	\$76,000	\$410,000	\$410,000
W0000025019	412 E Grace St	Block N	412 E GRACE LLC	0.07	01/01/20	\$168,000	\$976,000	\$1,144,000	\$1,144,000
W0000025018	416 E Grace St	Block N	MONTALDOS LLC	0.10	01/01/20	\$180,000	\$982,000	\$1,162,000	\$1,162,000
W0000025016	420 E Grace St	Block N	420 E GRACE RICHMOND LLC	0.10	01/01/20	\$300,000	\$1,042,000	\$1,342,000	\$1,342,000
W0000025015	424 E Grace St	Block N	KANAWHA HOLDINGS LLC	0.08	01/01/20	\$201,000	\$367,000	\$568,000	\$568,000
W0000009020	623 E Broad St	Block P	VIRGINIA PERFORMING ARTS FOUNDATION ATTN: PRESIDENT AND CEO	0.76	01/01/20	\$2,724,000	\$0	\$2,724,000	\$2,724,000
W0000009001	612 E Grace St	Block P	VIRGINIA PERFORMING ARTS FOUNDATION	0.49	01/01/20	\$1,181,000	\$47,219,000	\$48,400,000	\$48,400,000
W0000009018	602 E Grace St	Block P	CITY OF RICHMOND	0.55	01/01/20	\$0	\$0	\$0	\$0
W0000009018B	602 E Grace St	Block P	RICHMOND PERFORMING ARTS CENTER (LEASEHOLD)	0.55	01/01/20	\$0	\$0	\$0	\$0
W0000008001	609 E Grace St	Block U	CITY OF RICHMOND DEPT OF PUBLIC WORKS	1.47	01/01/20	\$0	\$0	\$0	\$0
W0000008011	110 N 7th St	Block U	SMITH CHARLES W JR TRS AND BERKELEY T TRS	0.07	01/01/20	\$166,000	\$2,000	\$168,000	\$168,000
W0000008008	116 N 7th St	Block U	CITY OF RICHMOND C/O DECD MAIN STREET STATION	0.05	01/01/20	\$0	\$0	\$0	\$0
W0000008010	112 N 7th St	Block U	CITY OF RICHMOND C/O DECD MAIN STREET STATION	0.07	01/01/20	\$0	\$0	\$0	\$0
W0000008009	114 N 7th St	Block U	CITY OF RICHMOND C/O DECD MAIN STREET STATION	0.05	01/01/20	\$0	\$0	\$0	\$0
W0000008013	100 N 7th St	Block U	7TH AND FRANKLIN ASSOCIATES LLC	0.11	01/01/20	\$255,000	\$227,000	\$482,000	\$482,000
W0000008016	616 E Franklin St	Block U	GIG PROPERTIES LLC	0.06	01/01/20	\$141,000	\$165,000	\$306,000	\$306,000
Total				25.17		\$6,712,000	\$54,322,000	\$61,034,000	\$61,034,000

MuniCap, Inc.

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¹Represents the tax parcels comprising the proposed Increment Financing Area (IFA). Tax parcels provided by Concord Eastridge. All other information shown provided by the City of Richmond Real Estate Assessor.

²The Capital City Increment Financing Area (IFA) is assumed to be created in 2020. As a result, the base value is assumed to be based on the value as of January 1, 2020.

³Based on conversations with the City of Richmond. Property is currently developed and is not part of new development proposed by Concord Eastridge.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XI-A: Projected TIF District Real Property Tax Increment Revenues - Projected Market Value (By Block)

Assessed As of Date	Tax Due Date	Bond Year Ending	Inflation Factor	Projected Market Value by Block ¹										Total Projected Market Value By Block
				Block A2	Block A3	Block B	Block C	Block D	Block E	Block F	Block I	Block N	Block U	
1-Jan-19	14-Jan-20	1-Mar-20	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1-Jan-22	14-Jan-23	1-Mar-23	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1-Jan-23	14-Jan-24	1-Mar-24	108%	\$33,826,240	\$78,424,003	\$0	\$89,919,352	\$0	\$20,967,017	\$99,382,507	\$0	\$0	\$0	\$322,519,119
1-Jan-24	14-Jan-25	1-Mar-25	110%	\$34,502,765	\$79,992,484	\$28,807,624	\$91,717,739	\$176,508,985	\$21,386,357	\$101,370,157	\$0	\$0	\$56,290,064	\$590,576,175
1-Jan-25	14-Jan-26	1-Mar-26	113%	\$35,192,820	\$81,592,333	\$29,383,776	\$93,552,094	\$180,039,164	\$21,814,084	\$103,397,560	\$79,412,956	\$58,703,681	\$57,415,866	\$740,504,335
1-Jan-26	14-Jan-27	1-Mar-27	115%	\$35,896,677	\$83,224,180	\$29,971,452	\$95,423,136	\$183,639,948	\$22,250,366	\$105,465,511	\$81,001,215	\$59,877,755	\$58,564,183	\$755,314,422
1-Jan-27	14-Jan-28	1-Mar-28	117%	\$36,614,610	\$84,888,663	\$30,570,881	\$97,331,598	\$187,312,747	\$22,695,373	\$107,574,822	\$82,621,240	\$61,075,310	\$59,735,467	\$770,420,711
1-Jan-28	14-Jan-29	1-Mar-29	120%	\$37,346,902	\$86,586,437	\$31,182,298	\$99,278,230	\$191,059,002	\$23,149,281	\$109,726,318	\$84,273,664	\$62,296,816	\$60,930,176	\$785,829,125
1-Jan-29	14-Jan-30	1-Mar-30	122%	\$38,093,841	\$88,318,165	\$31,805,944	\$101,263,795	\$194,880,182	\$23,612,266	\$111,920,845	\$85,959,138	\$63,542,752	\$62,148,779	\$801,545,707
1-Jan-30	14-Jan-31	1-Mar-31	124%	\$38,855,717	\$90,084,529	\$32,442,063	\$103,289,071	\$198,777,785	\$24,084,512	\$114,159,261	\$87,678,320	\$64,813,607	\$63,391,755	\$817,576,621
1-Jan-31	14-Jan-32	1-Mar-32	127%	\$39,632,832	\$91,886,219	\$33,090,904	\$105,354,852	\$202,753,341	\$24,566,202	\$116,442,447	\$89,431,887	\$66,109,880	\$64,659,590	\$833,928,154
1-Jan-32	14-Jan-33	1-Mar-33	129%	\$40,425,488	\$93,723,944	\$33,752,722	\$107,461,949	\$206,808,408	\$25,057,526	\$118,771,296	\$91,220,525	\$67,432,077	\$65,952,782	\$850,606,717
1-Jan-33	14-Jan-34	1-Mar-34	132%	\$41,233,998	\$95,598,423	\$34,427,777	\$109,611,188	\$210,944,576	\$25,558,676	\$121,146,721	\$93,044,935	\$68,780,719	\$67,271,838	\$867,618,851
1-Jan-34	14-Jan-35	1-Mar-35	135%	\$42,058,678	\$97,510,391	\$35,116,332	\$111,803,412	\$215,163,468	\$26,069,850	\$123,569,656	\$94,905,834	\$70,156,333	\$68,617,274	\$884,971,228
1-Jan-35	14-Jan-36	1-Mar-36	137%	\$42,899,852	\$99,460,599	\$35,818,659	\$114,039,480	\$219,466,737	\$26,591,247	\$126,041,049	\$96,803,951	\$71,559,460	\$69,989,620	\$902,670,653
1-Jan-36	14-Jan-37	1-Mar-37	140%	\$43,757,849	\$101,449,811	\$36,535,032	\$116,320,270	\$223,856,072	\$27,123,072	\$128,561,870	\$98,740,030	\$72,990,649	\$71,389,412	\$920,724,066
1-Jan-37	14-Jan-38	1-Mar-38	143%	\$44,633,006	\$103,478,807	\$37,265,733	\$118,646,675	\$228,333,193	\$27,665,533	\$131,133,107	\$100,714,830	\$74,450,462	\$72,817,201	\$939,138,547
1-Jan-38	14-Jan-39	1-Mar-39	146%	\$45,525,666	\$105,548,383	\$38,011,048	\$121,019,609	\$232,899,857	\$28,218,844	\$133,755,770	\$102,729,127	\$75,939,471	\$74,273,545	\$957,921,318
1-Jan-39	14-Jan-40	1-Mar-40	149%	\$46,436,179	\$107,659,351	\$38,771,269	\$123,440,001	\$237,557,854	\$28,783,221	\$136,430,885	\$104,783,709	\$77,458,261	\$75,759,015	\$977,079,745
1-Jan-40	14-Jan-41	1-Mar-41	152%	\$47,364,903	\$109,812,538	\$39,546,694	\$125,908,801	\$242,309,011	\$29,358,885	\$139,159,503	\$106,879,383	\$79,007,426	\$77,274,196	\$996,621,339
1-Jan-41	14-Jan-42	1-Mar-42	155%	\$48,312,201	\$112,008,789	\$40,337,628	\$128,426,977	\$247,155,191	\$29,946,063	\$141,942,693	\$109,016,971	\$80,587,574	\$78,819,680	\$1,016,553,766
1-Jan-42	14-Jan-43	1-Mar-43	158%	\$49,278,445	\$114,248,964	\$41,144,380	\$130,995,517	\$252,098,295	\$30,544,984	\$144,781,547	\$111,197,311	\$82,199,326	\$80,396,073	\$1,036,884,842
1-Jan-43	14-Jan-44	1-Mar-44	161%	\$50,264,014	\$116,533,944	\$41,967,268	\$133,615,427	\$257,140,261	\$31,155,884	\$147,677,177	\$113,421,257	\$83,843,312	\$82,003,995	\$1,057,622,538
1-Jan-44	14-Jan-45	1-Mar-45	164%	\$51,269,294	\$118,864,623	\$42,806,613	\$136,287,735	\$262,283,066	\$31,779,002	\$150,630,721	\$115,689,682	\$85,520,179	\$83,644,075	\$1,078,774,989
1-Jan-45	14-Jan-46	1-Mar-46	167%	\$52,294,680	\$121,241,915	\$43,662,746	\$139,013,490	\$267,528,728	\$32,414,582	\$153,643,335	\$118,003,476	\$87,230,582	\$85,316,956	\$1,100,350,489
1-Jan-46	14-Jan-47	1-Mar-47	171%	\$53,340,573	\$123,666,753	\$44,536,000	\$141,793,760	\$272,879,302	\$33,062,873	\$156,716,202	\$120,363,545	\$88,975,194	\$87,023,295	\$1,122,357,499
1-Jan-47	14-Jan-48	1-Mar-48	174%	\$54,407,385	\$126,140,088	\$45,426,720	\$144,629,635	\$278,336,888	\$33,724,131	\$159,850,526	\$122,770,816	\$90,754,698	\$88,763,761	\$1,144,804,649

MuniCap, Inc.

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¹See Schedules IX-A and IX-B.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XI-B: Projected TIF District Real Property Tax Increment Revenues - Available for Debt Service

Assessed	Tax Due	Bond	Inflation	Total Projected Market Value			Base	Incremental	FY 2019	Projected	Percent	Tax Increment
As of Date	Date	Year	Factor	By Block ¹	Existing Developed Property ²	Subtotal	Value ³	Property	City Tax Rate	Tax Increment	Available For	Revenues Available
		Ending						Value	Per \$100 A.V. ⁴	Revenues	Debt Service	For Debt Service
1-Jan-19	14-Jan-20	1-Mar-20	100%	\$0	\$61,034,000	\$61,034,000	(\$61,034,000)	\$0	\$1.200	\$0	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	\$0	\$61,034,000	\$61,034,000	(\$61,034,000)	\$0	\$1.200	\$0	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	\$0	\$63,499,774	\$63,499,774	(\$61,034,000)	\$2,465,774	\$1.200	\$29,589	100%	\$29,589
1-Jan-22	14-Jan-23	1-Mar-23	106%	\$0	\$64,769,769	\$64,769,769	(\$61,034,000)	\$3,735,769	\$1.200	\$44,829	100%	\$44,829
1-Jan-23	14-Jan-24	1-Mar-24	108%	\$322,519,119	\$66,065,164	\$388,584,284	(\$61,034,000)	\$327,550,284	\$1.200	\$3,930,603	100%	\$3,930,603
1-Jan-24	14-Jan-25	1-Mar-25	110%	\$590,576,175	\$67,386,468	\$657,962,642	(\$61,034,000)	\$596,928,642	\$1.200	\$7,163,144	100%	\$7,163,144
1-Jan-25	14-Jan-26	1-Mar-26	113%	\$740,504,335	\$68,734,197	\$809,238,533	(\$61,034,000)	\$748,204,533	\$1.200	\$8,978,454	100%	\$8,978,454
1-Jan-26	14-Jan-27	1-Mar-27	115%	\$755,314,422	\$70,108,881	\$825,423,303	(\$61,034,000)	\$764,389,303	\$1.200	\$9,172,672	100%	\$9,172,672
1-Jan-27	14-Jan-28	1-Mar-28	117%	\$770,420,711	\$71,511,059	\$841,931,769	(\$61,034,000)	\$780,897,769	\$1.200	\$9,370,773	100%	\$9,370,773
1-Jan-28	14-Jan-29	1-Mar-29	120%	\$785,829,125	\$72,941,280	\$858,770,405	(\$61,034,000)	\$797,736,405	\$1.200	\$9,572,837	100%	\$9,572,837
1-Jan-29	14-Jan-30	1-Mar-30	122%	\$801,545,707	\$74,400,105	\$875,945,813	(\$61,034,000)	\$814,911,813	\$1.200	\$9,778,942	100%	\$9,778,942
1-Jan-30	14-Jan-31	1-Mar-31	124%	\$817,576,621	\$75,888,108	\$893,464,729	(\$61,034,000)	\$832,430,729	\$1.200	\$9,989,169	100%	\$9,989,169
1-Jan-31	14-Jan-32	1-Mar-32	127%	\$833,928,154	\$77,405,870	\$911,334,024	(\$61,034,000)	\$850,300,024	\$1.200	\$10,203,600	100%	\$10,203,600
1-Jan-32	14-Jan-33	1-Mar-33	129%	\$850,606,717	\$78,953,987	\$929,560,704	(\$61,034,000)	\$868,526,704	\$1.200	\$10,422,320	100%	\$10,422,320
1-Jan-33	14-Jan-34	1-Mar-34	132%	\$867,618,851	\$80,533,067	\$948,151,918	(\$61,034,000)	\$887,117,918	\$1.200	\$10,645,415	100%	\$10,645,415
1-Jan-34	14-Jan-35	1-Mar-35	135%	\$884,971,228	\$82,143,728	\$967,114,956	(\$61,034,000)	\$906,080,956	\$1.200	\$10,872,971	100%	\$10,872,971
1-Jan-35	14-Jan-36	1-Mar-36	137%	\$902,670,653	\$83,786,603	\$986,457,256	(\$61,034,000)	\$925,423,256	\$1.200	\$11,105,079	100%	\$11,105,079
1-Jan-36	14-Jan-37	1-Mar-37	140%	\$920,724,066	\$85,462,335	\$1,006,186,401	(\$61,034,000)	\$945,152,401	\$1.200	\$11,341,829	100%	\$11,341,829
1-Jan-37	14-Jan-38	1-Mar-38	143%	\$939,138,547	\$87,171,581	\$1,026,310,129	(\$61,034,000)	\$965,276,129	\$1.200	\$11,583,314	100%	\$11,583,314
1-Jan-38	14-Jan-39	1-Mar-39	146%	\$957,921,318	\$88,915,013	\$1,046,836,331	(\$61,034,000)	\$985,802,331	\$1.200	\$11,829,628	100%	\$11,829,628
1-Jan-39	14-Jan-40	1-Mar-40	149%	\$977,079,745	\$90,693,313	\$1,067,773,058	(\$61,034,000)	\$1,006,739,058	\$1.200	\$12,080,869	100%	\$12,080,869
1-Jan-40	14-Jan-41	1-Mar-41	152%	\$996,621,339	\$92,507,180	\$1,089,128,519	(\$61,034,000)	\$1,028,094,519	\$1.200	\$12,337,134	100%	\$12,337,134
1-Jan-41	14-Jan-42	1-Mar-42	155%	\$1,016,553,766	\$94,357,323	\$1,110,911,089	(\$61,034,000)	\$1,049,877,089	\$1.200	\$12,598,525	100%	\$12,598,525
1-Jan-42	14-Jan-43	1-Mar-43	158%	\$1,036,884,842	\$96,244,470	\$1,133,129,311	(\$61,034,000)	\$1,072,095,311	\$1.200	\$12,865,144	100%	\$12,865,144
1-Jan-43	14-Jan-44	1-Mar-44	161%	\$1,057,622,538	\$98,169,359	\$1,155,791,897	(\$61,034,000)	\$1,094,757,897	\$1.200	\$13,137,095	100%	\$13,137,095
1-Jan-44	14-Jan-45	1-Mar-45	164%	\$1,078,774,989	\$100,132,746	\$1,178,907,735	(\$61,034,000)	\$1,117,873,735	\$1.200	\$13,414,485	100%	\$13,414,485
1-Jan-45	14-Jan-46	1-Mar-46	167%	\$1,100,350,489	\$102,135,401	\$1,202,485,890	(\$61,034,000)	\$1,141,451,890	\$1.200	\$13,697,423	100%	\$13,697,423
1-Jan-46	14-Jan-47	1-Mar-47	171%	\$1,122,357,499	\$104,178,109	\$1,226,535,608	(\$61,034,000)	\$1,165,501,608	\$1.200	\$13,986,019	100%	\$13,986,019
1-Jan-47	14-Jan-48	1-Mar-48	174%	\$1,144,804,649	\$106,261,671	\$1,251,066,320	(\$61,034,000)	\$1,190,032,320	\$1.200	\$14,280,388	100%	\$14,280,388
Total										\$274,432,250		\$274,432,250

MuniCap, Inc.

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¹See Schedules XI-A.

²Based on conversations with the City of Richmond. See Schedule X.

³See Schedules X.

⁴Provided by the City of Richmond.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XII: Projected Dominion Tower Real Property Tax Increment Revenues

														Dominion Tower	
Assessed	Tax Due	Bond	Inflation	Projected Market Value ¹			Base Value ²			Incremental	FY 2019	Projected	Percent	Tax Increment	
		Year		Dominion Tower 1	Dominion Tower 2	Dominion Tower 1			Property						City Tax Rate
As of Date	Date	Ending	Factor	(Anticipated Building)	(Existing Building)	Total	(Anticipated Building)	(Existing Building)	Subtotal	Value	Per \$100 A.V. ³	Revenues	Debt Service	For Debt Service	
1-Jan-19	14-Jan-20	1-Mar-20	100%	\$125,313,000	\$55,084,000	\$180,397,000	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$0	\$1.200	\$0	100%	\$0	
1-Jan-20	14-Jan-21	1-Mar-21	102%	\$326,584,000	\$55,084,000	\$381,668,000	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$162,660,000	\$1.200	\$1,951,920	100%	\$1,951,920	
1-Jan-21	14-Jan-22	1-Mar-22	104%	\$339,777,994	\$57,309,394	\$397,087,387	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$178,079,387	\$1.200	\$2,136,953	100%	\$2,136,953	
1-Jan-22	14-Jan-23	1-Mar-23	106%	\$346,573,553	\$173,286,777	\$519,860,330	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$300,852,330	\$1.200	\$3,610,228	100%	\$3,610,228	
1-Jan-23	14-Jan-24	1-Mar-24	108%	\$353,505,025	\$353,505,025	\$707,010,049	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$488,002,049	\$1.200	\$5,856,025	100%	\$5,856,025	
1-Jan-24	14-Jan-25	1-Mar-25	110%	\$360,575,125	\$360,575,125	\$721,150,250	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$502,142,250	\$1.200	\$6,025,707	100%	\$6,025,707	
1-Jan-25	14-Jan-26	1-Mar-26	113%	\$367,786,628	\$367,786,628	\$735,573,255	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$516,565,255	\$1.200	\$6,198,783	100%	\$6,198,783	
1-Jan-26	14-Jan-27	1-Mar-27	115%	\$375,142,360	\$375,142,360	\$750,284,720	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$531,276,720	\$1.200	\$6,375,321	100%	\$6,375,321	
1-Jan-27	14-Jan-28	1-Mar-28	117%	\$382,645,207	\$382,645,207	\$765,290,415	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$546,282,415	\$1.200	\$6,555,389	100%	\$6,555,389	
1-Jan-28	14-Jan-29	1-Mar-29	120%	\$390,298,111	\$390,298,111	\$780,596,223	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$561,588,223	\$1.200	\$6,739,059	100%	\$6,739,059	
1-Jan-29	14-Jan-30	1-Mar-30	122%	\$398,104,074	\$398,104,074	\$796,208,147	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$577,200,147	\$1.200	\$6,926,402	100%	\$6,926,402	
1-Jan-30	14-Jan-31	1-Mar-31	124%	\$406,066,155	\$406,066,155	\$812,132,310	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$593,124,310	\$1.200	\$7,117,492	100%	\$7,117,492	
1-Jan-31	14-Jan-32	1-Mar-32	127%	\$414,187,478	\$414,187,478	\$828,374,956	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$609,366,956	\$1.200	\$7,312,403	100%	\$7,312,403	
1-Jan-32	14-Jan-33	1-Mar-33	129%	\$422,471,228	\$422,471,228	\$844,942,456	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$625,934,456	\$1.200	\$7,511,213	100%	\$7,511,213	
1-Jan-33	14-Jan-34	1-Mar-34	132%	\$430,920,652	\$430,920,652	\$861,841,305	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$642,833,305	\$1.200	\$7,714,000	100%	\$7,714,000	
1-Jan-34	14-Jan-35	1-Mar-35	135%	\$439,539,065	\$439,539,065	\$879,078,131	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$660,070,131	\$1.200	\$7,920,842	100%	\$7,920,842	
1-Jan-35	14-Jan-36	1-Mar-36	137%	\$448,329,847	\$448,329,847	\$896,659,693	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$677,651,693	\$1.200	\$8,131,820	100%	\$8,131,820	
1-Jan-36	14-Jan-37	1-Mar-37	140%	\$457,298,444	\$457,296,444	\$914,592,887	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$695,584,887	\$1.200	\$8,347,019	100%	\$8,347,019	
1-Jan-37	14-Jan-38	1-Mar-38	143%	\$466,442,373	\$466,442,373	\$932,884,745	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$713,876,745	\$1.200	\$8,566,521	100%	\$8,566,521	
1-Jan-38	14-Jan-39	1-Mar-39	146%	\$475,771,220	\$475,771,220	\$951,542,440	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$732,534,440	\$1.200	\$8,790,413	100%	\$8,790,413	
1-Jan-39	14-Jan-40	1-Mar-40	149%	\$485,286,644	\$485,286,644	\$970,573,289	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$751,565,289	\$1.200	\$9,018,783	100%	\$9,018,783	
1-Jan-40	14-Jan-41	1-Mar-41	152%	\$494,992,377	\$494,992,377	\$989,984,755	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$770,976,755	\$1.200	\$9,251,721	100%	\$9,251,721	
1-Jan-41	14-Jan-42	1-Mar-42	155%	\$504,892,225	\$504,892,225	\$1,009,784,450	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$790,776,450	\$1.200	\$9,489,317	100%	\$9,489,317	
1-Jan-42	14-Jan-43	1-Mar-43	158%	\$514,990,069	\$514,990,069	\$1,029,980,139	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$810,972,139	\$1.200	\$9,731,666	100%	\$9,731,666	
1-Jan-43	14-Jan-44	1-Mar-44	161%	\$525,289,871	\$525,289,871	\$1,050,579,741	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$831,571,741	\$1.200	\$9,978,861	100%	\$9,978,861	
1-Jan-44	14-Jan-45	1-Mar-45	164%	\$535,795,668	\$535,795,668	\$1,071,591,336	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$852,583,336	\$1.200	\$10,231,000	100%	\$10,231,000	
1-Jan-45	14-Jan-46	1-Mar-46	167%	\$546,511,581	\$546,511,581	\$1,093,023,163	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$874,015,163	\$1.200	\$10,488,182	100%	\$10,488,182	
1-Jan-46	14-Jan-47	1-Mar-47	171%	\$557,441,813	\$557,441,813	\$1,114,883,626	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$895,875,626	\$1.200	\$10,750,508	100%	\$10,750,508	
1-Jan-47	14-Jan-48	1-Mar-48	174%	\$568,590,649	\$568,590,649	\$1,137,181,299	(\$163,924,000)	(\$55,084,000)	(\$219,008,000)	\$918,173,299	\$1.200	\$11,018,080	100%	\$11,018,080	
Total												\$213,745,626		\$213,745,626	

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6-Nov-19

¹Market value for Dominion Tower 1 based on information provided by the City of Richmond Director of Finance and the City of Richmond Real Estate Assessor. Market value of Dominion Tower 1 and Dominion Tower 2 as of 1/1/2020 represents actual value as reported by the City of Richmond Director of Finance and the City of Richmond Real Estate Assessor. Market value for Dominion Tower 2 based on delivery by end of 2022 and actual value of Dominion Tower 1 (2020 dollars). Assumes 50% completion in 2021, with property valued as of 2022 and taxes paid in 2023. Assumes towers are included in the proposed expanded TIF district as shown on Appendix B as account numbers W0000019002 and W0000018025. Assumes value increases by the inflation factor shown. Information provided by Concord Eastridge. Based on conversations with the City of Richmond Real Estate Assessor, supplemental valuation will be available in mid July, 2019.

²Base value for Dominion Tower 1 is equal to \$163,924,000. Base value for Dominion Tower 2 is equal to \$55,084,000. Based on conversations with the developer and information provided by the City of Richmond.

³Provided by the City of Richmond.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIII: Projected Existing TIF District Real Property Tax Increment Revenues

Assessed	Tax Due	Bond	Inflation	Assessed	Base Value	Incremental	FY 2019	Projected	Percent	TIF District
As of Date	Date	Year	Factor	Value ¹	as of 1/1/2020	Property	City Tax Rate	Tax Increment	Available For	Tax Increment
		Ending				Value	Per \$100 A.V. ²	Revenues	Debt Service	Revenues Available
										For Debt Service
1-Jan-19	14-Jan-20	1-Mar-20	100%	\$1,468,196,000	(\$1,468,196,000)	\$0	\$1.200	\$0	100%	\$0
1-Jan-20	14-Jan-21	1-Mar-21	102%	\$1,468,196,000	(\$1,468,196,000)	\$0	\$1.200	\$0	100%	\$0
1-Jan-21	14-Jan-22	1-Mar-22	104%	\$1,527,511,118	(\$1,468,196,000)	\$59,315,118	\$1.200	\$711,781	100%	\$711,781
1-Jan-22	14-Jan-23	1-Mar-23	106%	\$1,558,061,341	(\$1,468,196,000)	\$89,865,341	\$1.200	\$1,078,384	100%	\$1,078,384
1-Jan-23	14-Jan-24	1-Mar-24	108%	\$1,589,222,568	(\$1,468,196,000)	\$121,026,568	\$1.200	\$1,452,319	100%	\$1,452,319
1-Jan-24	14-Jan-25	1-Mar-25	110%	\$1,621,007,019	(\$1,468,196,000)	\$152,811,019	\$1.200	\$1,833,732	100%	\$1,833,732
1-Jan-25	14-Jan-26	1-Mar-26	113%	\$1,653,427,159	(\$1,468,196,000)	\$185,231,159	\$1.200	\$2,222,774	100%	\$2,222,774
1-Jan-26	14-Jan-27	1-Mar-27	115%	\$1,686,495,703	(\$1,468,196,000)	\$218,299,703	\$1.200	\$2,619,596	100%	\$2,619,596
1-Jan-27	14-Jan-28	1-Mar-28	117%	\$1,720,225,617	(\$1,468,196,000)	\$252,029,617	\$1.200	\$3,024,355	100%	\$3,024,355
1-Jan-28	14-Jan-29	1-Mar-29	120%	\$1,754,630,129	(\$1,468,196,000)	\$286,434,129	\$1.200	\$3,437,210	100%	\$3,437,210
1-Jan-29	14-Jan-30	1-Mar-30	122%	\$1,789,722,731	(\$1,468,196,000)	\$321,526,731	\$1.200	\$3,858,321	100%	\$3,858,321
1-Jan-30	14-Jan-31	1-Mar-31	124%	\$1,825,517,186	(\$1,468,196,000)	\$357,321,186	\$1.200	\$4,287,854	100%	\$4,287,854
1-Jan-31	14-Jan-32	1-Mar-32	127%	\$1,862,027,530	(\$1,468,196,000)	\$393,831,530	\$1.200	\$4,725,978	100%	\$4,725,978
1-Jan-32	14-Jan-33	1-Mar-33	129%	\$1,899,268,080	(\$1,468,196,000)	\$431,072,080	\$1.200	\$5,172,865	100%	\$5,172,865
1-Jan-33	14-Jan-34	1-Mar-34	132%	\$1,937,253,442	(\$1,468,196,000)	\$469,057,442	\$1.200	\$5,628,689	100%	\$5,628,689
1-Jan-34	14-Jan-35	1-Mar-35	135%	\$1,975,998,511	(\$1,468,196,000)	\$507,802,511	\$1.200	\$6,093,630	100%	\$6,093,630
1-Jan-35	14-Jan-36	1-Mar-36	137%	\$2,015,518,481	(\$1,468,196,000)	\$547,322,481	\$1.200	\$6,567,870	100%	\$6,567,870
1-Jan-36	14-Jan-37	1-Mar-37	140%	\$2,055,828,851	(\$1,468,196,000)	\$587,632,851	\$1.200	\$7,051,594	100%	\$7,051,594
1-Jan-37	14-Jan-38	1-Mar-38	143%	\$2,096,945,428	(\$1,468,196,000)	\$628,749,428	\$1.200	\$7,544,993	100%	\$7,544,993
1-Jan-38	14-Jan-39	1-Mar-39	146%	\$2,138,884,336	(\$1,468,196,000)	\$670,688,336	\$1.200	\$8,048,260	100%	\$8,048,260
1-Jan-39	14-Jan-40	1-Mar-40	149%	\$2,181,662,023	(\$1,468,196,000)	\$713,466,023	\$1.200	\$8,561,592	100%	\$8,561,592
1-Jan-40	14-Jan-41	1-Mar-41	152%	\$2,225,295,263	(\$1,468,196,000)	\$757,099,263	\$1.200	\$9,085,191	100%	\$9,085,191
1-Jan-41	14-Jan-42	1-Mar-42	155%	\$2,269,801,169	(\$1,468,196,000)	\$801,605,169	\$1.200	\$9,619,262	100%	\$9,619,262
1-Jan-42	14-Jan-43	1-Mar-43	158%	\$2,315,197,192	(\$1,468,196,000)	\$847,001,192	\$1.200	\$10,164,014	100%	\$10,164,014
1-Jan-43	14-Jan-44	1-Mar-44	161%	\$2,361,501,136	(\$1,468,196,000)	\$893,305,136	\$1.200	\$10,719,662	100%	\$10,719,662
1-Jan-44	14-Jan-45	1-Mar-45	164%	\$2,408,731,159	(\$1,468,196,000)	\$940,535,159	\$1.200	\$11,286,422	100%	\$11,286,422
1-Jan-45	14-Jan-46	1-Mar-46	167%	\$2,456,905,782	(\$1,468,196,000)	\$988,709,782	\$1.200	\$11,864,517	100%	\$11,864,517
1-Jan-46	14-Jan-47	1-Mar-47	171%	\$2,506,043,897	(\$1,468,196,000)	\$1,037,847,897	\$1.200	\$12,454,175	100%	\$12,454,175
1-Jan-47	14-Jan-48	1-Mar-48	174%	\$2,556,164,775	(\$1,468,196,000)	\$1,087,968,775	\$1.200	\$13,055,625	100%	\$13,055,625
Total								\$172,170,668		\$172,170,668

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¹See Appendix B. Represents the market value of the expanded TIF district, excluding the parcels to be redeveloped, less proposed expanded TIF district base value and the two accounts on which the Dominion Towers are built and will be built. Assumes value increases by the inflation factor shown.

²Provided by the City of Richmond.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State)

Mixed-Use Retail																					
Block A2																					
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor						Restaurant				Retail				Total Estimated Sales				
				Square Feet ²	Vacancy ³	Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales					
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	0	75%	\$0	0	\$347	75%	\$0	\$0			
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	0	75%	\$0	0	\$354	75%	\$0	\$0			
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	0	75%	\$0	0	\$362	75%	\$0	\$0			
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	0	75%	\$0	0	\$369	75%	\$0	\$0			
31-Dec-22	20-Oct-23	1-Mar-24	108%	25,000	7.00%	23,250	60%	40%	13,950	\$421	18,750	75%	\$4,403,828	9,300	\$376	75%	\$2,623,563	\$7,027,391			
31-Dec-23	20-Oct-24	1-Mar-25	110%	25,000	7.00%	23,250	60%	40%	13,950	\$429	25,000	100%	\$5,989,206	9,300	\$384	100%	\$3,568,046	\$9,557,252			
31-Dec-24	20-Oct-25	1-Mar-26	113%	25,000	7.00%	23,250	60%	40%	13,950	\$438	25,000	100%	\$6,108,990	9,300	\$391	100%	\$3,639,407	\$9,748,397			
31-Dec-25	20-Oct-26	1-Mar-27	115%	25,000	7.00%	23,250	60%	40%	13,950	\$447	25,000	100%	\$6,231,170	9,300	\$399	100%	\$3,712,195	\$9,943,365			
31-Dec-26	20-Oct-27	1-Mar-28	117%	25,000	7.00%	23,250	60%	40%	13,950	\$456	25,000	100%	\$6,355,793	9,300	\$407	100%	\$3,786,439	\$10,142,232			
31-Dec-27	20-Oct-28	1-Mar-29	120%	25,000	7.00%	23,250	60%	40%	13,950	\$465	25,000	100%	\$6,482,909	9,300	\$415	100%	\$3,862,168	\$10,345,077			
31-Dec-28	20-Oct-29	1-Mar-30	122%	25,000	7.00%	23,250	60%	40%	13,950	\$474	25,000	100%	\$6,612,567	9,300	\$424	100%	\$3,939,411	\$10,551,978			
31-Dec-29	20-Oct-30	1-Mar-31	124%	25,000	7.00%	23,250	60%	40%	13,950	\$483	25,000	100%	\$6,744,818	9,300	\$432	100%	\$4,018,199	\$10,763,018			
31-Dec-30	20-Oct-31	1-Mar-32	127%	25,000	7.00%	23,250	60%	40%	13,950	\$493	25,000	100%	\$6,879,715	9,300	\$441	100%	\$4,098,563	\$10,978,278			
31-Dec-31	20-Oct-32	1-Mar-33	129%	25,000	7.00%	23,250	60%	40%	13,950	\$503	25,000	100%	\$7,017,309	9,300	\$450	100%	\$4,180,535	\$11,197,844			
31-Dec-32	20-Oct-33	1-Mar-34	132%	25,000	7.00%	23,250	60%	40%	13,950	\$513	25,000	100%	\$7,157,655	9,300	\$459	100%	\$4,264,145	\$11,421,800			
31-Dec-33	20-Oct-34	1-Mar-35	135%	25,000	7.00%	23,250	60%	40%	13,950	\$523	25,000	100%	\$7,300,808	9,300	\$468	100%	\$4,349,428	\$11,650,236			
31-Dec-34	20-Oct-35	1-Mar-36	137%	25,000	7.00%	23,250	60%	40%	13,950	\$534	25,000	100%	\$7,446,825	9,300	\$477	100%	\$4,436,417	\$11,883,241			
31-Dec-35	20-Oct-36	1-Mar-37	140%	25,000	7.00%	23,250	60%	40%	13,950	\$544	25,000	100%	\$7,595,761	9,300	\$487	100%	\$4,525,145	\$12,120,906			
31-Dec-36	20-Oct-37	1-Mar-38	143%	25,000	7.00%	23,250	60%	40%	13,950	\$555	25,000	100%	\$7,747,676	9,300	\$496	100%	\$4,615,648	\$12,363,324			
31-Dec-37	20-Oct-38	1-Mar-39	146%	25,000	7.00%	23,250	60%	40%	13,950	\$566	25,000	100%	\$7,902,630	9,300	\$506	100%	\$4,707,961	\$12,610,591			
31-Dec-38	20-Oct-39	1-Mar-40	149%	25,000	7.00%	23,250	60%	40%	13,950	\$578	25,000	100%	\$8,060,682	9,300	\$516	100%	\$4,802,120	\$12,862,802			
31-Dec-39	20-Oct-40	1-Mar-41	152%	25,000	7.00%	23,250	60%	40%	13,950	\$589	25,000	100%	\$8,221,896	9,300	\$527	100%	\$4,898,163	\$13,120,059			
31-Dec-40	20-Oct-41	1-Mar-42	155%	25,000	7.00%	23,250	60%	40%	13,950	\$601	25,000	100%	\$8,386,334	9,300	\$537	100%	\$4,996,126	\$13,382,460			
31-Dec-41	20-Oct-42	1-Mar-43	158%	25,000	7.00%	23,250	60%	40%	13,950	\$613	25,000	100%	\$8,554,061	9,300	\$548	100%	\$5,096,048	\$13,650,109			
31-Dec-42	20-Oct-43	1-Mar-44	161%	25,000	7.00%	23,250	60%	40%	13,950	\$625	25,000	100%	\$8,725,142	9,300	\$559	100%	\$5,197,969	\$13,923,111			
31-Dec-43	20-Oct-44	1-Mar-45	164%	25,000	7.00%	23,250	60%	40%	13,950	\$638	25,000	100%	\$8,899,645	9,300	\$570	100%	\$5,301,929	\$14,201,573			
31-Dec-44	20-Oct-45	1-Mar-46	167%	25,000	7.00%	23,250	60%	40%	13,950	\$651	25,000	100%	\$9,077,638	9,300	\$582	100%	\$5,407,967	\$14,485,605			
31-Dec-45	20-Oct-46	1-Mar-47	171%	25,000	7.00%	23,250	60%	40%	13,950	\$664	25,000	100%	\$9,259,190	9,300	\$593	100%	\$5,516,127	\$14,775,317			
31-Dec-46	20-Oct-47	1-Mar-48	174%	25,000	7.00%	23,250	60%	40%	13,950	\$677	25,000	100%	\$9,444,374	9,300	\$605	100%	\$5,626,449	\$15,070,823			
Total													\$186,606,620						\$111,170,167		\$297,776,788

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

⁴Assumes a 60%/40% split between restaurant and retail. Additional information regarding potential tenants needed.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																				
Block A3																				
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Square Feet ²	Vacancy ³	Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Restaurant				Retail				Total Estimated Sales			
									Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales				
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0			
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0			
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0			
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0			
31-Dec-22	20-Oct-23	1-Mar-24	108%	23,000	7.00%	21,390	60%	40%	12,834	\$421	75%	\$4,051,522	8,556	\$376	75%	\$2,413,678	\$6,465,200			
31-Dec-23	20-Oct-24	1-Mar-25	110%	23,000	7.00%	21,390	60%	40%	12,834	\$429	100%	\$5,510,069	8,556	\$384	100%	\$3,282,602	\$8,792,672			
31-Dec-24	20-Oct-25	1-Mar-26	113%	23,000	7.00%	21,390	60%	40%	12,834	\$438	100%	\$5,620,271	8,556	\$391	100%	\$3,348,254	\$8,968,525			
31-Dec-25	20-Oct-26	1-Mar-27	115%	23,000	7.00%	21,390	60%	40%	12,834	\$447	100%	\$5,732,676	8,556	\$399	100%	\$3,415,219	\$9,147,895			
31-Dec-26	20-Oct-27	1-Mar-28	117%	23,000	7.00%	21,390	60%	40%	12,834	\$456	100%	\$5,847,330	8,556	\$407	100%	\$3,483,524	\$9,330,853			
31-Dec-27	20-Oct-28	1-Mar-29	120%	23,000	7.00%	21,390	60%	40%	12,834	\$465	100%	\$5,964,276	8,556	\$415	100%	\$3,553,194	\$9,517,470			
31-Dec-28	20-Oct-29	1-Mar-30	122%	23,000	7.00%	21,390	60%	40%	12,834	\$474	100%	\$6,083,562	8,556	\$424	100%	\$3,624,258	\$9,707,820			
31-Dec-29	20-Oct-30	1-Mar-31	124%	23,000	7.00%	21,390	60%	40%	12,834	\$483	100%	\$6,205,233	8,556	\$432	100%	\$3,696,743	\$9,901,976			
31-Dec-30	20-Oct-31	1-Mar-32	127%	23,000	7.00%	21,390	60%	40%	12,834	\$493	100%	\$6,329,338	8,556	\$441	100%	\$3,770,678	\$10,100,016			
31-Dec-31	20-Oct-32	1-Mar-33	129%	23,000	7.00%	21,390	60%	40%	12,834	\$503	100%	\$6,455,924	8,556	\$450	100%	\$3,846,092	\$10,302,016			
31-Dec-32	20-Oct-33	1-Mar-34	132%	23,000	7.00%	21,390	60%	40%	12,834	\$513	100%	\$6,585,043	8,556	\$459	100%	\$3,923,014	\$10,508,056			
31-Dec-33	20-Oct-34	1-Mar-35	135%	23,000	7.00%	21,390	60%	40%	12,834	\$523	100%	\$6,716,744	8,556	\$468	100%	\$4,001,474	\$10,718,218			
31-Dec-34	20-Oct-35	1-Mar-36	137%	23,000	7.00%	21,390	60%	40%	12,834	\$534	100%	\$6,851,079	8,556	\$477	100%	\$4,081,503	\$10,932,582			
31-Dec-35	20-Oct-36	1-Mar-37	140%	23,000	7.00%	21,390	60%	40%	12,834	\$544	100%	\$6,988,100	8,556	\$487	100%	\$4,163,133	\$11,151,234			
31-Dec-36	20-Oct-37	1-Mar-38	143%	23,000	7.00%	21,390	60%	40%	12,834	\$555	100%	\$7,127,862	8,556	\$496	100%	\$4,246,396	\$11,374,258			
31-Dec-37	20-Oct-38	1-Mar-39	146%	23,000	7.00%	21,390	60%	40%	12,834	\$566	100%	\$7,270,419	8,556	\$506	100%	\$4,331,324	\$11,601,743			
31-Dec-38	20-Oct-39	1-Mar-40	149%	23,000	7.00%	21,390	60%	40%	12,834	\$578	100%	\$7,415,828	8,556	\$516	100%	\$4,417,951	\$11,833,778			
31-Dec-39	20-Oct-40	1-Mar-41	152%	23,000	7.00%	21,390	60%	40%	12,834	\$589	100%	\$7,564,144	8,556	\$527	100%	\$4,506,310	\$12,070,454			
31-Dec-40	20-Oct-41	1-Mar-42	155%	23,000	7.00%	21,390	60%	40%	12,834	\$601	100%	\$7,715,427	8,556	\$537	100%	\$4,596,436	\$12,311,863			
31-Dec-41	20-Oct-42	1-Mar-43	158%	23,000	7.00%	21,390	60%	40%	12,834	\$613	100%	\$7,869,736	8,556	\$548	100%	\$4,688,364	\$12,558,100			
31-Dec-42	20-Oct-43	1-Mar-44	161%	23,000	7.00%	21,390	60%	40%	12,834	\$625	100%	\$8,027,130	8,556	\$559	100%	\$4,782,132	\$12,809,262			
31-Dec-43	20-Oct-44	1-Mar-45	164%	23,000	7.00%	21,390	60%	40%	12,834	\$638	100%	\$8,187,673	8,556	\$570	100%	\$4,877,774	\$13,065,447			
31-Dec-44	20-Oct-45	1-Mar-46	167%	23,000	7.00%	21,390	60%	40%	12,834	\$651	100%	\$8,351,427	8,556	\$582	100%	\$4,975,330	\$13,326,756			
31-Dec-45	20-Oct-46	1-Mar-47	171%	23,000	7.00%	21,390	60%	40%	12,834	\$664	100%	\$8,518,455	8,556	\$593	100%	\$5,074,836	\$13,593,291			
31-Dec-46	20-Oct-47	1-Mar-48	174%	23,000	7.00%	21,390	60%	40%	12,834	\$677	100%	\$8,688,824	8,556	\$605	100%	\$5,176,333	\$13,865,157			
Total												\$171,678,091				\$102,276,554				\$273,954,645

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

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⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

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Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																				
Block B																				
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Square		Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Restaurant				Retail				Total Estimated Sales			
				Feet ²	Vacancy ³				Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales				
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0			
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0			
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0			
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0			
31-Dec-22	20-Oct-23	1-Mar-24	108%	0	7.00%	0	60%	40%	0	\$421	75%	\$0	0	\$376	75%	\$0	\$0			
31-Dec-23	20-Oct-24	1-Mar-25	110%	15,000	7.00%	13,950	60%	40%	8,370	\$429	75%	\$2,695,143	5,580	\$384	75%	\$1,605,621	\$4,300,763			
31-Dec-24	20-Oct-25	1-Mar-26	113%	15,000	7.00%	13,950	60%	40%	8,370	\$438	100%	\$3,665,394	5,580	\$391	100%	\$2,183,644	\$5,849,038			
31-Dec-25	20-Oct-26	1-Mar-27	115%	15,000	7.00%	13,950	60%	40%	8,370	\$447	100%	\$3,738,702	5,580	\$399	100%	\$2,227,317	\$5,966,019			
31-Dec-26	20-Oct-27	1-Mar-28	117%	15,000	7.00%	13,950	60%	40%	8,370	\$456	100%	\$3,813,476	5,580	\$407	100%	\$2,271,863	\$6,085,339			
31-Dec-27	20-Oct-28	1-Mar-29	120%	15,000	7.00%	13,950	60%	40%	8,370	\$465	100%	\$3,889,745	5,580	\$415	100%	\$2,317,301	\$6,207,046			
31-Dec-28	20-Oct-29	1-Mar-30	122%	15,000	7.00%	13,950	60%	40%	8,370	\$474	100%	\$3,967,540	5,580	\$424	100%	\$2,363,647	\$6,331,187			
31-Dec-29	20-Oct-30	1-Mar-31	124%	15,000	7.00%	13,950	60%	40%	8,370	\$483	100%	\$4,046,891	5,580	\$432	100%	\$2,410,920	\$6,457,811			
31-Dec-30	20-Oct-31	1-Mar-32	127%	15,000	7.00%	13,950	60%	40%	8,370	\$493	100%	\$4,127,829	5,580	\$441	100%	\$2,459,138	\$6,586,967			
31-Dec-31	20-Oct-32	1-Mar-33	129%	15,000	7.00%	13,950	60%	40%	8,370	\$503	100%	\$4,210,385	5,580	\$450	100%	\$2,508,321	\$6,718,706			
31-Dec-32	20-Oct-33	1-Mar-34	132%	15,000	7.00%	13,950	60%	40%	8,370	\$513	100%	\$4,294,593	5,580	\$459	100%	\$2,558,487	\$6,853,080			
31-Dec-33	20-Oct-34	1-Mar-35	135%	15,000	7.00%	13,950	60%	40%	8,370	\$523	100%	\$4,380,485	5,580	\$468	100%	\$2,609,657	\$6,990,142			
31-Dec-34	20-Oct-35	1-Mar-36	137%	15,000	7.00%	13,950	60%	40%	8,370	\$534	100%	\$4,468,095	5,580	\$477	100%	\$2,661,850	\$7,129,945			
31-Dec-35	20-Oct-36	1-Mar-37	140%	15,000	7.00%	13,950	60%	40%	8,370	\$544	100%	\$4,557,457	5,580	\$487	100%	\$2,715,087	\$7,272,544			
31-Dec-36	20-Oct-37	1-Mar-38	143%	15,000	7.00%	13,950	60%	40%	8,370	\$555	100%	\$4,648,606	5,580	\$496	100%	\$2,769,389	\$7,417,994			
31-Dec-37	20-Oct-38	1-Mar-39	146%	15,000	7.00%	13,950	60%	40%	8,370	\$566	100%	\$4,741,578	5,580	\$506	100%	\$2,824,777	\$7,566,354			
31-Dec-38	20-Oct-39	1-Mar-40	149%	15,000	7.00%	13,950	60%	40%	8,370	\$578	100%	\$4,836,409	5,580	\$516	100%	\$2,881,272	\$7,717,681			
31-Dec-39	20-Oct-40	1-Mar-41	152%	15,000	7.00%	13,950	60%	40%	8,370	\$589	100%	\$4,933,138	5,580	\$527	100%	\$2,938,898	\$7,872,035			
31-Dec-40	20-Oct-41	1-Mar-42	155%	15,000	7.00%	13,950	60%	40%	8,370	\$601	100%	\$5,031,800	5,580	\$537	100%	\$2,997,675	\$8,029,476			
31-Dec-41	20-Oct-42	1-Mar-43	158%	15,000	7.00%	13,950	60%	40%	8,370	\$613	100%	\$5,132,436	5,580	\$548	100%	\$3,057,629	\$8,190,065			
31-Dec-42	20-Oct-43	1-Mar-44	161%	15,000	7.00%	13,950	60%	40%	8,370	\$625	100%	\$5,235,085	5,580	\$559	100%	\$3,118,782	\$8,353,867			
31-Dec-43	20-Oct-44	1-Mar-45	164%	15,000	7.00%	13,950	60%	40%	8,370	\$638	100%	\$5,339,787	5,580	\$570	100%	\$3,181,157	\$8,520,944			
31-Dec-44	20-Oct-45	1-Mar-46	167%	15,000	7.00%	13,950	60%	40%	8,370	\$651	100%	\$5,446,583	5,580	\$582	100%	\$3,244,780	\$8,691,363			
31-Dec-45	20-Oct-46	1-Mar-47	171%	15,000	7.00%	13,950	60%	40%	8,370	\$664	100%	\$5,555,514	5,580	\$593	100%	\$3,309,676	\$8,865,190			
31-Dec-46	20-Oct-47	1-Mar-48	174%	15,000	7.00%	13,950	60%	40%	8,370	\$677	100%	\$5,666,624	5,580	\$605	100%	\$3,375,869	\$9,042,494			
Total												\$108,423,295				\$64,592,756				\$173,016,050

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

⁴Assumes a 60%-40% split between restaurant and retail. Additional information regarding potential tenants needed.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																		
Block C																		
Calendar	Revenue	Bond	Inflation	Restaurant														Total
				Square	Vacancy	Occupied	Restaurant	Retail	Square	Sales	Sales	Estimated	Square	Sales	Sales	Estimated	Estimated	
Year Ending	Ending ¹	Ending	Factor	Feet ²	Vacancy ³	SF	Portion ⁴	Portion ⁴	Feet	Per SF ⁵	Percentage ⁶	Sales	Feet	Per SF ⁵	Percentage ⁶	Sales	Sales	
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0	
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0	
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0	
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0	
31-Dec-22	20-Oct-23	1-Mar-24	108%	10,000	7.00%	9,300	60%	40%	5,580	\$421	75%	\$1,761,531	3,720	\$376	75%	\$1,049,425	\$2,810,956	
31-Dec-23	20-Oct-24	1-Mar-25	110%	10,000	7.00%	9,300	60%	40%	5,580	\$429	100%	\$2,395,682	3,720	\$384	100%	\$1,427,218	\$3,822,901	
31-Dec-24	20-Oct-25	1-Mar-26	113%	10,000	7.00%	9,300	60%	40%	5,580	\$438	100%	\$2,443,596	3,720	\$391	100%	\$1,455,763	\$3,899,359	
31-Dec-25	20-Oct-26	1-Mar-27	115%	10,000	7.00%	9,300	60%	40%	5,580	\$447	100%	\$2,492,468	3,720	\$399	100%	\$1,484,878	\$3,977,346	
31-Dec-26	20-Oct-27	1-Mar-28	117%	10,000	7.00%	9,300	60%	40%	5,580	\$456	100%	\$2,542,317	3,720	\$407	100%	\$1,514,576	\$4,056,893	
31-Dec-27	20-Oct-28	1-Mar-29	120%	10,000	7.00%	9,300	60%	40%	5,580	\$465	100%	\$2,593,164	3,720	\$415	100%	\$1,544,867	\$4,138,031	
31-Dec-28	20-Oct-29	1-Mar-30	122%	10,000	7.00%	9,300	60%	40%	5,580	\$474	100%	\$2,645,027	3,720	\$424	100%	\$1,575,764	\$4,220,791	
31-Dec-29	20-Oct-30	1-Mar-31	124%	10,000	7.00%	9,300	60%	40%	5,580	\$483	100%	\$2,697,927	3,720	\$432	100%	\$1,607,280	\$4,305,207	
31-Dec-30	20-Oct-31	1-Mar-32	127%	10,000	7.00%	9,300	60%	40%	5,580	\$493	100%	\$2,751,886	3,720	\$441	100%	\$1,639,425	\$4,391,311	
31-Dec-31	20-Oct-32	1-Mar-33	129%	10,000	7.00%	9,300	60%	40%	5,580	\$503	100%	\$2,806,924	3,720	\$450	100%	\$1,672,214	\$4,479,137	
31-Dec-32	20-Oct-33	1-Mar-34	132%	10,000	7.00%	9,300	60%	40%	5,580	\$513	100%	\$2,863,062	3,720	\$459	100%	\$1,705,658	\$4,568,720	
31-Dec-33	20-Oct-34	1-Mar-35	135%	10,000	7.00%	9,300	60%	40%	5,580	\$523	100%	\$2,920,323	3,720	\$468	100%	\$1,739,771	\$4,660,095	
31-Dec-34	20-Oct-35	1-Mar-36	137%	10,000	7.00%	9,300	60%	40%	5,580	\$534	100%	\$2,978,730	3,720	\$477	100%	\$1,774,567	\$4,753,296	
31-Dec-35	20-Oct-36	1-Mar-37	140%	10,000	7.00%	9,300	60%	40%	5,580	\$544	100%	\$3,038,304	3,720	\$487	100%	\$1,810,058	\$4,848,362	
31-Dec-36	20-Oct-37	1-Mar-38	143%	10,000	7.00%	9,300	60%	40%	5,580	\$555	100%	\$3,099,070	3,720	\$496	100%	\$1,846,259	\$4,945,330	
31-Dec-37	20-Oct-38	1-Mar-39	146%	10,000	7.00%	9,300	60%	40%	5,580	\$566	100%	\$3,161,052	3,720	\$506	100%	\$1,883,184	\$5,044,236	
31-Dec-38	20-Oct-39	1-Mar-40	149%	10,000	7.00%	9,300	60%	40%	5,580	\$578	100%	\$3,224,273	3,720	\$516	100%	\$1,920,848	\$5,145,121	
31-Dec-39	20-Oct-40	1-Mar-41	152%	10,000	7.00%	9,300	60%	40%	5,580	\$589	100%	\$3,288,758	3,720	\$527	100%	\$1,959,265	\$5,248,023	
31-Dec-40	20-Oct-41	1-Mar-42	155%	10,000	7.00%	9,300	60%	40%	5,580	\$601	100%	\$3,354,534	3,720	\$537	100%	\$1,998,450	\$5,352,984	
31-Dec-41	20-Oct-42	1-Mar-43	158%	10,000	7.00%	9,300	60%	40%	5,580	\$613	100%	\$3,421,624	3,720	\$548	100%	\$2,038,419	\$5,460,044	
31-Dec-42	20-Oct-43	1-Mar-44	161%	10,000	7.00%	9,300	60%	40%	5,580	\$625	100%	\$3,490,057	3,720	\$559	100%	\$2,079,188	\$5,569,244	
31-Dec-43	20-Oct-44	1-Mar-45	164%	10,000	7.00%	9,300	60%	40%	5,580	\$638	100%	\$3,559,858	3,720	\$570	100%	\$2,120,771	\$5,680,629	
31-Dec-44	20-Oct-45	1-Mar-46	167%	10,000	7.00%	9,300	60%	40%	5,580	\$651	100%	\$3,631,055	3,720	\$582	100%	\$2,163,187	\$5,794,242	
31-Dec-45	20-Oct-46	1-Mar-47	171%	10,000	7.00%	9,300	60%	40%	5,580	\$664	100%	\$3,703,676	3,720	\$593	100%	\$2,206,451	\$5,910,127	
31-Dec-46	20-Oct-47	1-Mar-48	174%	10,000	7.00%	9,300	60%	40%	5,580	\$677	100%	\$3,777,750	3,720	\$605	100%	\$2,250,580	\$6,028,329	
Total												\$74,642,648				\$44,468,067		\$119,110,715

MuniCap, Inc.

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6-Nov-19

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⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

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Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																		
Block D																		
Calendar	Revenue	Bond	Inflation	Restaurant														Total
				Square	Vacancy	Occupied	Restaurant	Retail	Square	Sales	Sales	Estimated	Square	Sales	Sales	Estimated		
Year Ending	Period ¹	Year Ending	Factor	Feet ²	Vacancy ³	SF	Portion ⁴	Portion ⁴	Feet	Per SF ⁵	Percentage ⁶	Sales	Feet	Per SF ⁵	Percentage ⁶	Sales	Sales	
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	0.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0	
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	0.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0	
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	0.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0	
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	0.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0	
31-Dec-22	20-Oct-23	1-Mar-24	108%	0	0.00%	0	60%	40%	0	\$421	75%	\$0	0	\$376	75%	\$0	\$0	
31-Dec-23	20-Oct-24	1-Mar-25	110%	15,000	0.00%	15,000	60%	40%	9,000	\$429	75%	\$2,898,003	6,000	\$384	75%	\$1,726,474	\$4,624,477	
31-Dec-24	20-Oct-25	1-Mar-26	113%	15,000	0.00%	15,000	60%	40%	9,000	\$438	100%	\$3,941,284	6,000	\$391	100%	\$2,348,004	\$6,289,288	
31-Dec-25	20-Oct-26	1-Mar-27	115%	15,000	0.00%	15,000	60%	40%	9,000	\$447	100%	\$4,020,109	6,000	\$399	100%	\$2,394,965	\$6,415,074	
31-Dec-26	20-Oct-27	1-Mar-28	117%	15,000	0.00%	15,000	60%	40%	9,000	\$456	100%	\$4,100,512	6,000	\$407	100%	\$2,442,864	\$6,543,375	
31-Dec-27	20-Oct-28	1-Mar-29	120%	15,000	0.00%	15,000	60%	40%	9,000	\$465	100%	\$4,182,522	6,000	\$415	100%	\$2,491,721	\$6,674,243	
31-Dec-28	20-Oct-29	1-Mar-30	122%	15,000	0.00%	15,000	60%	40%	9,000	\$474	100%	\$4,266,172	6,000	\$424	100%	\$2,541,556	\$6,807,728	
31-Dec-29	20-Oct-30	1-Mar-31	124%	15,000	0.00%	15,000	60%	40%	9,000	\$483	100%	\$4,351,496	6,000	\$432	100%	\$2,592,387	\$6,943,882	
31-Dec-30	20-Oct-31	1-Mar-32	127%	15,000	0.00%	15,000	60%	40%	9,000	\$493	100%	\$4,438,526	6,000	\$441	100%	\$2,644,234	\$7,082,760	
31-Dec-31	20-Oct-32	1-Mar-33	129%	15,000	0.00%	15,000	60%	40%	9,000	\$503	100%	\$4,527,296	6,000	\$450	100%	\$2,697,119	\$7,224,415	
31-Dec-32	20-Oct-33	1-Mar-34	132%	15,000	0.00%	15,000	60%	40%	9,000	\$513	100%	\$4,617,842	6,000	\$459	100%	\$2,751,061	\$7,368,904	
31-Dec-33	20-Oct-34	1-Mar-35	135%	15,000	0.00%	15,000	60%	40%	9,000	\$523	100%	\$4,710,199	6,000	\$468	100%	\$2,806,083	\$7,516,282	
31-Dec-34	20-Oct-35	1-Mar-36	137%	15,000	0.00%	15,000	60%	40%	9,000	\$534	100%	\$4,804,403	6,000	\$477	100%	\$2,862,204	\$7,666,607	
31-Dec-35	20-Oct-36	1-Mar-37	140%	15,000	0.00%	15,000	60%	40%	9,000	\$544	100%	\$4,900,491	6,000	\$487	100%	\$2,919,448	\$7,819,939	
31-Dec-36	20-Oct-37	1-Mar-38	143%	15,000	0.00%	15,000	60%	40%	9,000	\$555	100%	\$4,998,501	6,000	\$496	100%	\$2,977,837	\$7,976,338	
31-Dec-37	20-Oct-38	1-Mar-39	146%	15,000	0.00%	15,000	60%	40%	9,000	\$566	100%	\$5,098,471	6,000	\$506	100%	\$3,037,394	\$8,135,865	
31-Dec-38	20-Oct-39	1-Mar-40	149%	15,000	0.00%	15,000	60%	40%	9,000	\$578	100%	\$5,200,440	6,000	\$516	100%	\$3,098,142	\$8,298,582	
31-Dec-39	20-Oct-40	1-Mar-41	152%	15,000	0.00%	15,000	60%	40%	9,000	\$589	100%	\$5,304,449	6,000	\$527	100%	\$3,160,105	\$8,464,554	
31-Dec-40	20-Oct-41	1-Mar-42	155%	15,000	0.00%	15,000	60%	40%	9,000	\$601	100%	\$5,410,538	6,000	\$537	100%	\$3,223,307	\$8,633,845	
31-Dec-41	20-Oct-42	1-Mar-43	158%	15,000	0.00%	15,000	60%	40%	9,000	\$613	100%	\$5,518,749	6,000	\$548	100%	\$3,287,773	\$8,806,522	
31-Dec-42	20-Oct-43	1-Mar-44	161%	15,000	0.00%	15,000	60%	40%	9,000	\$625	100%	\$5,629,124	6,000	\$559	100%	\$3,353,529	\$8,982,652	
31-Dec-43	20-Oct-44	1-Mar-45	164%	15,000	0.00%	15,000	60%	40%	9,000	\$638	100%	\$5,741,706	6,000	\$570	100%	\$3,420,599	\$9,162,305	
31-Dec-44	20-Oct-45	1-Mar-46	167%	15,000	0.00%	15,000	60%	40%	9,000	\$651	100%	\$5,856,540	6,000	\$582	100%	\$3,489,011	\$9,345,551	
31-Dec-45	20-Oct-46	1-Mar-47	171%	15,000	0.00%	15,000	60%	40%	9,000	\$664	100%	\$5,973,671	6,000	\$593	100%	\$3,558,791	\$9,532,462	
31-Dec-46	20-Oct-47	1-Mar-48	174%	15,000	0.00%	15,000	60%	40%	9,000	\$677	100%	\$6,093,145	6,000	\$605	100%	\$3,629,967	\$9,723,112	
Total												\$116,584,188			\$69,454,576			\$186,038,764

MuniCap, Inc.

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6-Nov-19

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Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																		
Block E																		
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Square		Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Restaurant			Retail			Total Estimated Sales			
				Feet ²	Vacancy ³				Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Sales	Square Feet	Sales Per SF ⁵		Sales Percentage ⁶	Sales	
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0	
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0	
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0	
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0	
31-Dec-22	20-Oct-23	1-Mar-24	108%	14,000	7.00%	13,020	60%	40%	7,812	\$421	75%	\$2,466,144	5,208	\$376	75%	\$1,469,195	\$3,935,339	
31-Dec-23	20-Oct-24	1-Mar-25	110%	14,000	7.00%	13,020	60%	40%	7,812	\$429	100%	\$3,353,955	5,208	\$384	100%	\$1,998,106	\$5,352,061	
31-Dec-24	20-Oct-25	1-Mar-26	113%	14,000	7.00%	13,020	60%	40%	7,812	\$438	100%	\$3,421,034	5,208	\$391	100%	\$2,038,068	\$5,459,102	
31-Dec-25	20-Oct-26	1-Mar-27	115%	14,000	7.00%	13,020	60%	40%	7,812	\$447	100%	\$3,489,455	5,208	\$399	100%	\$2,078,829	\$5,568,284	
31-Dec-26	20-Oct-27	1-Mar-28	117%	14,000	7.00%	13,020	60%	40%	7,812	\$456	100%	\$3,559,244	5,208	\$407	100%	\$2,120,406	\$5,679,650	
31-Dec-27	20-Oct-28	1-Mar-29	120%	14,000	7.00%	13,020	60%	40%	7,812	\$465	100%	\$3,630,429	5,208	\$415	100%	\$2,162,814	\$5,793,243	
31-Dec-28	20-Oct-29	1-Mar-30	122%	14,000	7.00%	13,020	60%	40%	7,812	\$474	100%	\$3,703,038	5,208	\$424	100%	\$2,206,070	\$5,909,108	
31-Dec-29	20-Oct-30	1-Mar-31	124%	14,000	7.00%	13,020	60%	40%	7,812	\$483	100%	\$3,777,098	5,208	\$432	100%	\$2,250,192	\$6,027,290	
31-Dec-30	20-Oct-31	1-Mar-32	127%	14,000	7.00%	13,020	60%	40%	7,812	\$493	100%	\$3,852,640	5,208	\$441	100%	\$2,295,195	\$6,147,836	
31-Dec-31	20-Oct-32	1-Mar-33	129%	14,000	7.00%	13,020	60%	40%	7,812	\$503	100%	\$3,929,693	5,208	\$450	100%	\$2,341,099	\$6,270,792	
31-Dec-32	20-Oct-33	1-Mar-34	132%	14,000	7.00%	13,020	60%	40%	7,812	\$513	100%	\$4,008,287	5,208	\$459	100%	\$2,387,921	\$6,396,208	
31-Dec-33	20-Oct-34	1-Mar-35	135%	14,000	7.00%	13,020	60%	40%	7,812	\$523	100%	\$4,088,453	5,208	\$468	100%	\$2,435,680	\$6,524,132	
31-Dec-34	20-Oct-35	1-Mar-36	137%	14,000	7.00%	13,020	60%	40%	7,812	\$534	100%	\$4,170,222	5,208	\$477	100%	\$2,484,393	\$6,654,615	
31-Dec-35	20-Oct-36	1-Mar-37	140%	14,000	7.00%	13,020	60%	40%	7,812	\$544	100%	\$4,253,626	5,208	\$487	100%	\$2,534,081	\$6,787,707	
31-Dec-36	20-Oct-37	1-Mar-38	143%	14,000	7.00%	13,020	60%	40%	7,812	\$555	100%	\$4,338,699	5,208	\$496	100%	\$2,584,763	\$6,923,462	
31-Dec-37	20-Oct-38	1-Mar-39	146%	14,000	7.00%	13,020	60%	40%	7,812	\$566	100%	\$4,425,473	5,208	\$506	100%	\$2,636,458	\$7,061,931	
31-Dec-38	20-Oct-39	1-Mar-40	149%	14,000	7.00%	13,020	60%	40%	7,812	\$578	100%	\$4,513,982	5,208	\$516	100%	\$2,689,187	\$7,203,169	
31-Dec-39	20-Oct-40	1-Mar-41	152%	14,000	7.00%	13,020	60%	40%	7,812	\$589	100%	\$4,604,262	5,208	\$527	100%	\$2,742,971	\$7,347,233	
31-Dec-40	20-Oct-41	1-Mar-42	155%	14,000	7.00%	13,020	60%	40%	7,812	\$601	100%	\$4,696,347	5,208	\$537	100%	\$2,797,830	\$7,494,177	
31-Dec-41	20-Oct-42	1-Mar-43	158%	14,000	7.00%	13,020	60%	40%	7,812	\$613	100%	\$4,790,274	5,208	\$548	100%	\$2,853,787	\$7,644,061	
31-Dec-42	20-Oct-43	1-Mar-44	161%	14,000	7.00%	13,020	60%	40%	7,812	\$625	100%	\$4,886,079	5,208	\$559	100%	\$2,910,863	\$7,796,942	
31-Dec-43	20-Oct-44	1-Mar-45	164%	14,000	7.00%	13,020	60%	40%	7,812	\$638	100%	\$4,983,801	5,208	\$570	100%	\$2,969,080	\$7,952,881	
31-Dec-44	20-Oct-45	1-Mar-46	167%	14,000	7.00%	13,020	60%	40%	7,812	\$651	100%	\$5,083,477	5,208	\$582	100%	\$3,028,462	\$8,111,939	
31-Dec-45	20-Oct-46	1-Mar-47	171%	14,000	7.00%	13,020	60%	40%	7,812	\$664	100%	\$5,185,147	5,208	\$593	100%	\$3,089,031	\$8,274,177	
31-Dec-46	20-Oct-47	1-Mar-48	174%	14,000	7.00%	13,020	60%	40%	7,812	\$677	100%	\$5,288,849	5,208	\$605	100%	\$3,150,811	\$8,439,661	
Total												\$104,499,707			\$62,255,294			\$166,755,001

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

⁴Assumes a 60%-40% split between restaurant and retail. Additional information regarding potential tenants needed.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																		
Block F																		
Calendar	Revenue	Bond	Inflation	Restaurant														Total
				Square	Occupied	Restaurant	Retail	Square	Sales	Sales	Estimated	Square	Sales	Sales	Estimated	Estimated		
Year Ending	Period ¹	Year Ending	Factor	Feet ²	Vacancy ³	SF	Portion ⁴	Portion ⁴	Feet	Per SF ⁵	Percentage ⁶	Sales	Feet	Per SF ⁵	Percentage ⁶	Sales	Sales	
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	0.00%	0	100%	0%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0	
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	0.00%	0	100%	0%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0	
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	0.00%	0	100%	0%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0	
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	0.00%	0	100%	0%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0	
31-Dec-22	20-Oct-23	1-Mar-24	108%	16,443	0.00%	16,443	100%	0%	16,443	\$421	75%	\$5,190,834	0	\$376	75%	\$0	\$5,190,834	
31-Dec-23	20-Oct-24	1-Mar-25	110%	16,443	0.00%	16,443	100%	0%	16,443	\$429	100%	\$7,059,535	0	\$384	100%	\$0	\$7,059,535	
31-Dec-24	20-Oct-25	1-Mar-26	113%	16,443	0.00%	16,443	100%	0%	16,443	\$438	100%	\$7,200,725	0	\$391	100%	\$0	\$7,200,725	
31-Dec-25	20-Oct-26	1-Mar-27	115%	16,443	0.00%	16,443	100%	0%	16,443	\$447	100%	\$7,344,740	0	\$399	100%	\$0	\$7,344,740	
31-Dec-26	20-Oct-27	1-Mar-28	117%	16,443	0.00%	16,443	100%	0%	16,443	\$456	100%	\$7,491,635	0	\$407	100%	\$0	\$7,491,635	
31-Dec-27	20-Oct-28	1-Mar-29	120%	16,443	0.00%	16,443	100%	0%	16,443	\$465	100%	\$7,641,467	0	\$415	100%	\$0	\$7,641,467	
31-Dec-28	20-Oct-29	1-Mar-30	122%	16,443	0.00%	16,443	100%	0%	16,443	\$474	100%	\$7,794,297	0	\$424	100%	\$0	\$7,794,297	
31-Dec-29	20-Oct-30	1-Mar-31	124%	16,443	0.00%	16,443	100%	0%	16,443	\$483	100%	\$7,950,183	0	\$432	100%	\$0	\$7,950,183	
31-Dec-30	20-Oct-31	1-Mar-32	127%	16,443	0.00%	16,443	100%	0%	16,443	\$493	100%	\$8,109,186	0	\$441	100%	\$0	\$8,109,186	
31-Dec-31	20-Oct-32	1-Mar-33	129%	16,443	0.00%	16,443	100%	0%	16,443	\$503	100%	\$8,271,370	0	\$450	100%	\$0	\$8,271,370	
31-Dec-32	20-Oct-33	1-Mar-34	132%	16,443	0.00%	16,443	100%	0%	16,443	\$513	100%	\$8,436,797	0	\$459	100%	\$0	\$8,436,797	
31-Dec-33	20-Oct-34	1-Mar-35	135%	16,443	0.00%	16,443	100%	0%	16,443	\$523	100%	\$8,605,533	0	\$468	100%	\$0	\$8,605,533	
31-Dec-34	20-Oct-35	1-Mar-36	137%	16,443	0.00%	16,443	100%	0%	16,443	\$534	100%	\$8,777,644	0	\$477	100%	\$0	\$8,777,644	
31-Dec-35	20-Oct-36	1-Mar-37	140%	16,443	0.00%	16,443	100%	0%	16,443	\$544	100%	\$8,953,197	0	\$487	100%	\$0	\$8,953,197	
31-Dec-36	20-Oct-37	1-Mar-38	143%	16,443	0.00%	16,443	100%	0%	16,443	\$555	100%	\$9,132,261	0	\$496	100%	\$0	\$9,132,261	
31-Dec-37	20-Oct-38	1-Mar-39	146%	16,443	0.00%	16,443	100%	0%	16,443	\$566	100%	\$9,314,906	0	\$506	100%	\$0	\$9,314,906	
31-Dec-38	20-Oct-39	1-Mar-40	149%	16,443	0.00%	16,443	100%	0%	16,443	\$578	100%	\$9,501,204	0	\$516	100%	\$0	\$9,501,204	
31-Dec-39	20-Oct-40	1-Mar-41	152%	16,443	0.00%	16,443	100%	0%	16,443	\$589	100%	\$9,691,228	0	\$527	100%	\$0	\$9,691,228	
31-Dec-40	20-Oct-41	1-Mar-42	155%	16,443	0.00%	16,443	100%	0%	16,443	\$601	100%	\$9,885,053	0	\$537	100%	\$0	\$9,885,053	
31-Dec-41	20-Oct-42	1-Mar-43	158%	16,443	0.00%	16,443	100%	0%	16,443	\$613	100%	\$10,082,754	0	\$548	100%	\$0	\$10,082,754	
31-Dec-42	20-Oct-43	1-Mar-44	161%	16,443	0.00%	16,443	100%	0%	16,443	\$625	100%	\$10,284,409	0	\$559	100%	\$0	\$10,284,409	
31-Dec-43	20-Oct-44	1-Mar-45	164%	16,443	0.00%	16,443	100%	0%	16,443	\$638	100%	\$10,490,097	0	\$570	100%	\$0	\$10,490,097	
31-Dec-44	20-Oct-45	1-Mar-46	167%	16,443	0.00%	16,443	100%	0%	16,443	\$651	100%	\$10,699,899	0	\$582	100%	\$0	\$10,699,899	
31-Dec-45	20-Oct-46	1-Mar-47	171%	16,443	0.00%	16,443	100%	0%	16,443	\$664	100%	\$10,913,897	0	\$593	100%	\$0	\$10,913,897	
31-Dec-46	20-Oct-47	1-Mar-48	174%	16,443	0.00%	16,443	100%	0%	16,443	\$677	100%	\$11,132,175	0	\$605	100%	\$0	\$11,132,175	
Total												\$219,955,029				\$0		\$219,955,029

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge. Rooftop Bar assumed to be 100% occupied.

⁴Assumes a 100% space dedicated to rooftop bar.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Conference & Banquet						
				Block F						
				Square Feet ²	Vacancy ³	Occupied SF	Restaurant			
							Square Feet	Sales Per SF	Sales Percentage ⁴	Estimated Sales ⁵
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	0.00%	0	0	\$182	100%	\$0
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	0.00%	0	0	\$182	100%	\$0
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	0.00%	0	0	\$182	100%	\$0
31-Dec-21	20-Oct-22	1-Mar-23	106%	50,000	0.00%	50,000	50,000	\$182	100%	\$9,085,881
31-Dec-22	20-Oct-23	1-Mar-24	108%	50,000	0.00%	50,000	50,000	\$221	100%	\$11,048,191
31-Dec-23	20-Oct-24	1-Mar-25	110%	50,000	0.00%	50,000	50,000	\$239	100%	\$11,926,319
31-Dec-24	20-Oct-25	1-Mar-26	113%	50,000	0.00%	50,000	50,000	\$251	100%	\$12,554,435
31-Dec-25	20-Oct-26	1-Mar-27	115%	50,000	0.00%	50,000	50,000	\$258	100%	\$12,900,105
31-Dec-26	20-Oct-27	1-Mar-28	117%	50,000	0.00%	50,000	50,000	\$302	100%	\$15,114,529
31-Dec-27	20-Oct-28	1-Mar-29	120%	50,000	0.00%	50,000	50,000	\$308	100%	\$15,416,820
31-Dec-28	20-Oct-29	1-Mar-30	122%	50,000	0.00%	50,000	50,000	\$315	100%	\$15,725,156
31-Dec-29	20-Oct-30	1-Mar-31	124%	50,000	0.00%	50,000	50,000	\$321	100%	\$16,039,660
31-Dec-30	20-Oct-31	1-Mar-32	127%	50,000	0.00%	50,000	50,000	\$327	100%	\$16,360,453
31-Dec-31	20-Oct-32	1-Mar-33	129%	50,000	0.00%	50,000	50,000	\$334	100%	\$16,687,662
31-Dec-32	20-Oct-33	1-Mar-34	132%	50,000	0.00%	50,000	50,000	\$340	100%	\$17,021,415
31-Dec-33	20-Oct-34	1-Mar-35	135%	50,000	0.00%	50,000	50,000	\$347	100%	\$17,361,843
31-Dec-34	20-Oct-35	1-Mar-36	137%	50,000	0.00%	50,000	50,000	\$354	100%	\$17,709,080
31-Dec-35	20-Oct-36	1-Mar-37	140%	50,000	0.00%	50,000	50,000	\$361	100%	\$18,063,262
31-Dec-36	20-Oct-37	1-Mar-38	143%	50,000	0.00%	50,000	50,000	\$368	100%	\$18,424,527
31-Dec-37	20-Oct-38	1-Mar-39	146%	50,000	0.00%	50,000	50,000	\$376	100%	\$18,793,018
31-Dec-38	20-Oct-39	1-Mar-40	149%	50,000	0.00%	50,000	50,000	\$383	100%	\$19,168,878
31-Dec-39	20-Oct-40	1-Mar-41	152%	50,000	0.00%	50,000	50,000	\$391	100%	\$19,552,256
31-Dec-40	20-Oct-41	1-Mar-42	155%	50,000	0.00%	50,000	50,000	\$399	100%	\$19,943,301
31-Dec-41	20-Oct-42	1-Mar-43	158%	50,000	0.00%	50,000	50,000	\$407	100%	\$20,342,167
31-Dec-42	20-Oct-43	1-Mar-44	161%	50,000	0.00%	50,000	50,000	\$415	100%	\$20,749,010
31-Dec-43	20-Oct-44	1-Mar-45	164%	50,000	0.00%	50,000	50,000	\$423	100%	\$21,163,990
31-Dec-44	20-Oct-45	1-Mar-46	167%	50,000	0.00%	50,000	50,000	\$432	100%	\$21,587,270
31-Dec-45	20-Oct-46	1-Mar-47	171%	50,000	0.00%	50,000	50,000	\$440	100%	\$22,019,015
31-Dec-46	20-Oct-47	1-Mar-48	174%	50,000	0.00%	50,000	50,000	\$449	100%	\$22,459,396
Total										\$447,217,640

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²Square feet for hotel and armory conference and banquet space provided by Concord Eastridge.

³Conference and banquet space assumed to be 100% occupied.

⁴Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

⁵Estimated conference and banquet sales provided by Concord Eastridge. These revenues are in additional to armory revenues projected on Schedule XX.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Retail																		
Block I																		
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Restaurant														Total Estimated Sales
				Square Feet ²	Vacancy ³	Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales		
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	0%	100%	0	\$389	0%	\$0	0	\$347	75%	\$0	\$0	
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	0%	100%	0	\$397	0%	\$0	0	\$354	75%	\$0	\$0	
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	0%	100%	0	\$405	0%	\$0	0	\$362	75%	\$0	\$0	
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	0%	100%	0	\$413	0%	\$0	0	\$369	75%	\$0	\$0	
31-Dec-22	20-Oct-23	1-Mar-24	108%	0	7.00%	0	0%	100%	0	\$421	0%	\$0	0	\$376	75%	\$0	\$0	
31-Dec-23	20-Oct-24	1-Mar-25	110%	0	7.00%	0	0%	100%	0	\$429	0%	\$0	0	\$384	75%	\$0	\$0	
31-Dec-24	20-Oct-25	1-Mar-26	113%	102,000	7.00%	94,860	0%	100%	0	\$438	0%	\$0	94,860	\$391	75%	\$27,841,463	\$27,841,463	
31-Dec-25	20-Oct-26	1-Mar-27	115%	102,000	7.00%	94,860	0%	100%	0	\$447	0%	\$0	94,860	\$399	100%	\$37,864,389	\$37,864,389	
31-Dec-26	20-Oct-27	1-Mar-28	117%	102,000	7.00%	94,860	0%	100%	0	\$456	0%	\$0	94,860	\$407	100%	\$38,621,677	\$38,621,677	
31-Dec-27	20-Oct-28	1-Mar-29	120%	102,000	7.00%	94,860	0%	100%	0	\$465	0%	\$0	94,860	\$415	100%	\$39,394,111	\$39,394,111	
31-Dec-28	20-Oct-29	1-Mar-30	122%	102,000	7.00%	94,860	0%	100%	0	\$474	0%	\$0	94,860	\$424	100%	\$40,181,993	\$40,181,993	
31-Dec-29	20-Oct-30	1-Mar-31	124%	102,000	7.00%	94,860	0%	100%	0	\$483	0%	\$0	94,860	\$432	100%	\$40,985,633	\$40,985,633	
31-Dec-30	20-Oct-31	1-Mar-32	127%	102,000	7.00%	94,860	0%	100%	0	\$493	0%	\$0	94,860	\$441	100%	\$41,805,345	\$41,805,345	
31-Dec-31	20-Oct-32	1-Mar-33	129%	102,000	7.00%	94,860	0%	100%	0	\$503	0%	\$0	94,860	\$450	100%	\$42,641,452	\$42,641,452	
31-Dec-32	20-Oct-33	1-Mar-34	132%	102,000	7.00%	94,860	0%	100%	0	\$513	0%	\$0	94,860	\$459	100%	\$43,494,281	\$43,494,281	
31-Dec-33	20-Oct-34	1-Mar-35	135%	102,000	7.00%	94,860	0%	100%	0	\$523	0%	\$0	94,860	\$468	100%	\$44,364,167	\$44,364,167	
31-Dec-34	20-Oct-35	1-Mar-36	137%	102,000	7.00%	94,860	0%	100%	0	\$534	0%	\$0	94,860	\$477	100%	\$45,251,450	\$45,251,450	
31-Dec-35	20-Oct-36	1-Mar-37	140%	102,000	7.00%	94,860	0%	100%	0	\$544	0%	\$0	94,860	\$487	100%	\$46,156,479	\$46,156,479	
31-Dec-36	20-Oct-37	1-Mar-38	143%	102,000	7.00%	94,860	0%	100%	0	\$555	0%	\$0	94,860	\$496	100%	\$47,079,609	\$47,079,609	
31-Dec-37	20-Oct-38	1-Mar-39	146%	102,000	7.00%	94,860	0%	100%	0	\$566	0%	\$0	94,860	\$506	100%	\$48,021,201	\$48,021,201	
31-Dec-38	20-Oct-39	1-Mar-40	149%	102,000	7.00%	94,860	0%	100%	0	\$578	0%	\$0	94,860	\$516	100%	\$48,981,625	\$48,981,625	
31-Dec-39	20-Oct-40	1-Mar-41	152%	102,000	7.00%	94,860	0%	100%	0	\$589	0%	\$0	94,860	\$527	100%	\$49,961,258	\$49,961,258	
31-Dec-40	20-Oct-41	1-Mar-42	155%	102,000	7.00%	94,860	0%	100%	0	\$601	0%	\$0	94,860	\$537	100%	\$50,960,483	\$50,960,483	
31-Dec-41	20-Oct-42	1-Mar-43	158%	102,000	7.00%	94,860	0%	100%	0	\$613	0%	\$0	94,860	\$548	100%	\$51,979,692	\$51,979,692	
31-Dec-42	20-Oct-43	1-Mar-44	161%	102,000	7.00%	94,860	0%	100%	0	\$625	0%	\$0	94,860	\$559	100%	\$53,019,286	\$53,019,286	
31-Dec-43	20-Oct-44	1-Mar-45	164%	102,000	7.00%	94,860	0%	100%	0	\$638	0%	\$0	94,860	\$570	100%	\$54,079,672	\$54,079,672	
31-Dec-44	20-Oct-45	1-Mar-46	167%	102,000	7.00%	94,860	0%	100%	0	\$651	0%	\$0	94,860	\$582	100%	\$55,161,266	\$55,161,266	
31-Dec-45	20-Oct-46	1-Mar-47	171%	102,000	7.00%	94,860	0%	100%	0	\$664	0%	\$0	94,860	\$593	100%	\$56,264,491	\$56,264,491	
31-Dec-46	20-Oct-47	1-Mar-48	174%	102,000	7.00%	94,860	0%	100%	0	\$677	0%	\$0	94,860	\$605	100%	\$57,389,781	\$57,389,781	
Total												\$0				\$1,061,500,806		\$1,061,500,806

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

⁴Assumes a 100% retail. Additional information regarding potential tenants needed.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																				
Block N																				
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Square		Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Restaurant				Retail				Total Estimated Sales			
				Feet ²	Vacancy ³				Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales				
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0			
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0			
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0			
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0			
31-Dec-22	20-Oct-23	1-Mar-24	108%	0	7.00%	0	60%	40%	0	\$421	75%	\$0	0	\$376	75%	\$0	\$0			
31-Dec-23	20-Oct-24	1-Mar-25	110%	0	7.00%	0	60%	40%	0	\$429	75%	\$0	0	\$384	75%	\$0	\$0			
31-Dec-24	20-Oct-25	1-Mar-26	113%	15,000	7.00%	13,950	60%	40%	8,370	\$438	75%	\$2,749,045	5,580	\$391	75%	\$1,637,733	\$4,386,779			
31-Dec-25	20-Oct-26	1-Mar-27	115%	15,000	7.00%	13,950	60%	40%	8,370	\$447	100%	\$3,738,702	5,580	\$399	100%	\$2,227,317	\$5,966,019			
31-Dec-26	20-Oct-27	1-Mar-28	117%	15,000	7.00%	13,950	60%	40%	8,370	\$456	100%	\$3,813,476	5,580	\$407	100%	\$2,271,863	\$6,085,339			
31-Dec-27	20-Oct-28	1-Mar-29	120%	15,000	7.00%	13,950	60%	40%	8,370	\$465	100%	\$3,889,745	5,580	\$415	100%	\$2,317,301	\$6,207,046			
31-Dec-28	20-Oct-29	1-Mar-30	122%	15,000	7.00%	13,950	60%	40%	8,370	\$474	100%	\$3,967,540	5,580	\$424	100%	\$2,363,647	\$6,331,187			
31-Dec-29	20-Oct-30	1-Mar-31	124%	15,000	7.00%	13,950	60%	40%	8,370	\$483	100%	\$4,046,891	5,580	\$432	100%	\$2,410,920	\$6,457,811			
31-Dec-30	20-Oct-31	1-Mar-32	127%	15,000	7.00%	13,950	60%	40%	8,370	\$493	100%	\$4,127,829	5,580	\$441	100%	\$2,459,138	\$6,586,967			
31-Dec-31	20-Oct-32	1-Mar-33	129%	15,000	7.00%	13,950	60%	40%	8,370	\$503	100%	\$4,210,385	5,580	\$450	100%	\$2,508,321	\$6,718,706			
31-Dec-32	20-Oct-33	1-Mar-34	132%	15,000	7.00%	13,950	60%	40%	8,370	\$513	100%	\$4,294,593	5,580	\$459	100%	\$2,558,487	\$6,853,080			
31-Dec-33	20-Oct-34	1-Mar-35	135%	15,000	7.00%	13,950	60%	40%	8,370	\$523	100%	\$4,380,485	5,580	\$468	100%	\$2,609,657	\$6,990,142			
31-Dec-34	20-Oct-35	1-Mar-36	137%	15,000	7.00%	13,950	60%	40%	8,370	\$534	100%	\$4,468,095	5,580	\$477	100%	\$2,661,850	\$7,129,945			
31-Dec-35	20-Oct-36	1-Mar-37	140%	15,000	7.00%	13,950	60%	40%	8,370	\$544	100%	\$4,557,457	5,580	\$487	100%	\$2,715,087	\$7,272,544			
31-Dec-36	20-Oct-37	1-Mar-38	143%	15,000	7.00%	13,950	60%	40%	8,370	\$555	100%	\$4,648,606	5,580	\$496	100%	\$2,769,389	\$7,417,994			
31-Dec-37	20-Oct-38	1-Mar-39	146%	15,000	7.00%	13,950	60%	40%	8,370	\$566	100%	\$4,741,578	5,580	\$506	100%	\$2,824,777	\$7,566,354			
31-Dec-38	20-Oct-39	1-Mar-40	149%	15,000	7.00%	13,950	60%	40%	8,370	\$578	100%	\$4,836,409	5,580	\$516	100%	\$2,881,272	\$7,717,681			
31-Dec-39	20-Oct-40	1-Mar-41	152%	15,000	7.00%	13,950	60%	40%	8,370	\$589	100%	\$4,933,138	5,580	\$527	100%	\$2,938,898	\$7,872,035			
31-Dec-40	20-Oct-41	1-Mar-42	155%	15,000	7.00%	13,950	60%	40%	8,370	\$601	100%	\$5,031,800	5,580	\$537	100%	\$2,997,675	\$8,029,476			
31-Dec-41	20-Oct-42	1-Mar-43	158%	15,000	7.00%	13,950	60%	40%	8,370	\$613	100%	\$5,132,436	5,580	\$548	100%	\$3,057,629	\$8,190,065			
31-Dec-42	20-Oct-43	1-Mar-44	161%	15,000	7.00%	13,950	60%	40%	8,370	\$625	100%	\$5,235,085	5,580	\$559	100%	\$3,118,782	\$8,353,867			
31-Dec-43	20-Oct-44	1-Mar-45	164%	15,000	7.00%	13,950	60%	40%	8,370	\$638	100%	\$5,339,787	5,580	\$570	100%	\$3,181,157	\$8,520,944			
31-Dec-44	20-Oct-45	1-Mar-46	167%	15,000	7.00%	13,950	60%	40%	8,370	\$651	100%	\$5,446,583	5,580	\$582	100%	\$3,244,780	\$8,691,363			
31-Dec-45	20-Oct-46	1-Mar-47	171%	15,000	7.00%	13,950	60%	40%	8,370	\$664	100%	\$5,555,514	5,580	\$593	100%	\$3,309,676	\$8,865,190			
31-Dec-46	20-Oct-47	1-Mar-48	174%	15,000	7.00%	13,950	60%	40%	8,370	\$677	100%	\$5,666,624	5,580	\$605	100%	\$3,375,869	\$9,042,494			
Total												\$104,811,804				\$62,441,224				\$167,253,027

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

⁴Assumes a 60%-40% split between restaurant and retail. Additional information regarding potential tenants needed.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Mixed-Use Retail																				
Block U																				
Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Square Feet ²		Occupied SF	Restaurant Portion ⁴	Retail Portion ⁴	Restaurant				Retail				Total Estimated Sales			
									Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales	Square Feet	Sales Per SF ⁵	Sales Percentage ⁶	Estimated Sales				
31-Dec-18	20-Oct-19	1-Mar-20	100%	0	7.00%	0	60%	40%	0	\$389	75%	\$0	0	\$347	75%	\$0	\$0			
31-Dec-19	20-Oct-20	1-Mar-21	102%	0	7.00%	0	60%	40%	0	\$397	75%	\$0	0	\$354	75%	\$0	\$0			
31-Dec-20	20-Oct-21	1-Mar-22	104%	0	7.00%	0	60%	40%	0	\$405	75%	\$0	0	\$362	75%	\$0	\$0			
31-Dec-21	20-Oct-22	1-Mar-23	106%	0	7.00%	0	60%	40%	0	\$413	75%	\$0	0	\$369	75%	\$0	\$0			
31-Dec-22	20-Oct-23	1-Mar-24	108%	0	7.00%	0	60%	40%	0	\$421	75%	\$0	0	\$376	75%	\$0	\$0			
31-Dec-23	20-Oct-24	1-Mar-25	110%	35,000	7.00%	32,550	60%	40%	19,530	\$429	75%	\$6,288,666	13,020	\$384	75%	\$3,746,448	\$10,035,114			
31-Dec-24	20-Oct-25	1-Mar-26	113%	35,000	7.00%	32,550	60%	40%	19,530	\$438	100%	\$8,552,586	13,020	\$391	100%	\$5,095,170	\$13,647,755			
31-Dec-25	20-Oct-26	1-Mar-27	115%	35,000	7.00%	32,550	60%	40%	19,530	\$447	100%	\$8,723,637	13,020	\$399	100%	\$5,197,073	\$13,920,711			
31-Dec-26	20-Oct-27	1-Mar-28	117%	35,000	7.00%	32,550	60%	40%	19,530	\$456	100%	\$8,898,110	13,020	\$407	100%	\$5,301,015	\$14,199,125			
31-Dec-27	20-Oct-28	1-Mar-29	120%	35,000	7.00%	32,550	60%	40%	19,530	\$465	100%	\$9,076,072	13,020	\$415	100%	\$5,407,035	\$14,483,107			
31-Dec-28	20-Oct-29	1-Mar-30	122%	35,000	7.00%	32,550	60%	40%	19,530	\$474	100%	\$9,257,594	13,020	\$424	100%	\$5,515,176	\$14,772,769			
31-Dec-29	20-Oct-30	1-Mar-31	124%	35,000	7.00%	32,550	60%	40%	19,530	\$483	100%	\$9,442,746	13,020	\$432	100%	\$5,625,479	\$15,068,225			
31-Dec-30	20-Oct-31	1-Mar-32	127%	35,000	7.00%	32,550	60%	40%	19,530	\$493	100%	\$9,631,601	13,020	\$441	100%	\$5,737,989	\$15,369,589			
31-Dec-31	20-Oct-32	1-Mar-33	129%	35,000	7.00%	32,550	60%	40%	19,530	\$503	100%	\$9,824,233	13,020	\$450	100%	\$5,852,748	\$15,676,981			
31-Dec-32	20-Oct-33	1-Mar-34	132%	35,000	7.00%	32,550	60%	40%	19,530	\$513	100%	\$10,020,717	13,020	\$459	100%	\$5,969,803	\$15,990,521			
31-Dec-33	20-Oct-34	1-Mar-35	135%	35,000	7.00%	32,550	60%	40%	19,530	\$523	100%	\$10,221,132	13,020	\$468	100%	\$6,089,199	\$16,310,331			
31-Dec-34	20-Oct-35	1-Mar-36	137%	35,000	7.00%	32,550	60%	40%	19,530	\$534	100%	\$10,425,554	13,020	\$477	100%	\$6,210,983	\$16,636,538			
31-Dec-35	20-Oct-36	1-Mar-37	140%	35,000	7.00%	32,550	60%	40%	19,530	\$544	100%	\$10,634,065	13,020	\$487	100%	\$6,335,203	\$16,969,268			
31-Dec-36	20-Oct-37	1-Mar-38	143%	35,000	7.00%	32,550	60%	40%	19,530	\$555	100%	\$10,846,747	13,020	\$496	100%	\$6,461,907	\$17,308,654			
31-Dec-37	20-Oct-38	1-Mar-39	146%	35,000	7.00%	32,550	60%	40%	19,530	\$566	100%	\$11,063,682	13,020	\$506	100%	\$6,591,145	\$17,654,827			
31-Dec-38	20-Oct-39	1-Mar-40	149%	35,000	7.00%	32,550	60%	40%	19,530	\$578	100%	\$11,284,955	13,020	\$516	100%	\$6,722,968	\$18,007,923			
31-Dec-39	20-Oct-40	1-Mar-41	152%	35,000	7.00%	32,550	60%	40%	19,530	\$589	100%	\$11,510,654	13,020	\$527	100%	\$6,857,428	\$18,368,082			
31-Dec-40	20-Oct-41	1-Mar-42	155%	35,000	7.00%	32,550	60%	40%	19,530	\$601	100%	\$11,740,867	13,020	\$537	100%	\$6,994,576	\$18,735,444			
31-Dec-41	20-Oct-42	1-Mar-43	158%	35,000	7.00%	32,550	60%	40%	19,530	\$613	100%	\$11,975,685	13,020	\$548	100%	\$7,134,468	\$19,110,152			
31-Dec-42	20-Oct-43	1-Mar-44	161%	35,000	7.00%	32,550	60%	40%	19,530	\$625	100%	\$12,215,199	13,020	\$559	100%	\$7,277,157	\$19,492,355			
31-Dec-43	20-Oct-44	1-Mar-45	164%	35,000	7.00%	32,550	60%	40%	19,530	\$638	100%	\$12,459,502	13,020	\$570	100%	\$7,422,700	\$19,882,203			
31-Dec-44	20-Oct-45	1-Mar-46	167%	35,000	7.00%	32,550	60%	40%	19,530	\$651	100%	\$12,708,693	13,020	\$582	100%	\$7,571,154	\$20,279,847			
31-Dec-45	20-Oct-46	1-Mar-47	171%	35,000	7.00%	32,550	60%	40%	19,530	\$664	100%	\$12,962,866	13,020	\$593	100%	\$7,722,577	\$20,685,444			
31-Dec-46	20-Oct-47	1-Mar-48	174%	35,000	7.00%	32,550	60%	40%	19,530	\$677	100%	\$13,222,124	13,020	\$605	100%	\$7,877,029	\$21,099,152			
Total												\$252,987,687				\$150,716,430				\$403,704,117

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule VIII-B.

³See Schedule VII-B for weighted average vacancy for all blocks. Individual block vacancies provided by Concord Eastridge.

⁴Assumes a 60%-40% split between restaurant and retail. Additional information regarding potential tenants needed.

⁵See Appendix A. Sales per square foot are assumed to increase with inflation factor shown. Additional information regarding potential tenants needed.

⁶Represents the percent of sales generated and available to pay debt service. Assumes development is complete as of 12/31 and sales generated and collected by the City through 10/31 are available to pay 3/1 debt service. Percent available in the first year accounts for the lag in collections by the City.

**Capital City Opportunity Plan
Richmond, Virginia**

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Total Mixed - Use Sales Revenues ²										
				Block A2	Block A3	Block B	Block C	Block D	Block E	Block F	Block I	Block N	Block U	Total
31-Dec-18	20-Oct-19	1-Mar-20	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-19	20-Oct-20	1-Mar-21	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-20	20-Oct-21	1-Mar-22	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-21	20-Oct-22	1-Mar-23	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$9,085,881	\$0	\$0	\$0	\$9,085,881
31-Dec-22	20-Oct-23	1-Mar-24	108%	\$7,027,391	\$6,465,200	\$0	\$2,810,956	\$0	\$3,935,339	\$16,239,026	\$0	\$0	\$0	\$36,477,912
31-Dec-23	20-Oct-24	1-Mar-25	110%	\$9,557,252	\$8,792,672	\$4,300,763	\$3,822,901	\$4,624,477	\$5,352,061	\$18,985,854	\$0	\$0	\$10,035,114	\$65,471,093
31-Dec-24	20-Oct-25	1-Mar-26	113%	\$9,748,397	\$8,968,525	\$5,849,038	\$3,899,359	\$6,289,288	\$5,459,102	\$19,755,160	\$27,841,463	\$4,386,779	\$13,647,755	\$105,844,866
31-Dec-25	20-Oct-26	1-Mar-27	115%	\$9,943,365	\$9,147,895	\$5,966,019	\$3,977,346	\$6,415,074	\$5,568,284	\$20,244,845	\$37,864,389	\$5,966,019	\$13,920,711	\$119,013,947
31-Dec-26	20-Oct-27	1-Mar-28	117%	\$10,142,232	\$9,330,853	\$6,085,339	\$4,056,893	\$6,543,375	\$5,679,650	\$22,606,164	\$38,621,677	\$6,085,339	\$14,199,125	\$123,350,648
31-Dec-27	20-Oct-28	1-Mar-29	120%	\$10,345,077	\$9,517,470	\$6,207,046	\$4,138,031	\$6,674,243	\$5,793,243	\$23,058,288	\$39,394,111	\$6,207,046	\$14,483,107	\$125,817,661
31-Dec-28	20-Oct-29	1-Mar-30	122%	\$10,551,978	\$9,707,820	\$6,331,187	\$4,220,791	\$6,807,728	\$5,909,108	\$23,519,453	\$40,181,993	\$6,331,187	\$14,772,769	\$128,334,014
31-Dec-29	20-Oct-30	1-Mar-31	124%	\$10,763,018	\$9,901,976	\$6,457,811	\$4,305,207	\$6,943,882	\$6,027,290	\$23,989,842	\$40,985,633	\$6,457,811	\$15,068,225	\$130,900,694
31-Dec-30	20-Oct-31	1-Mar-32	127%	\$10,978,278	\$10,100,016	\$6,586,967	\$4,391,311	\$7,082,760	\$6,147,836	\$24,469,639	\$41,805,345	\$6,586,967	\$15,369,589	\$133,518,708
31-Dec-31	20-Oct-32	1-Mar-33	129%	\$11,197,844	\$10,302,016	\$6,718,706	\$4,479,137	\$7,224,415	\$6,270,792	\$24,959,032	\$42,641,452	\$6,718,706	\$15,676,981	\$136,189,082
31-Dec-32	20-Oct-33	1-Mar-34	132%	\$11,421,800	\$10,508,056	\$6,853,080	\$4,568,720	\$7,368,904	\$6,396,208	\$25,458,213	\$43,494,281	\$6,853,080	\$15,990,521	\$138,912,864
31-Dec-33	20-Oct-34	1-Mar-35	135%	\$11,650,236	\$10,718,218	\$6,990,142	\$4,660,095	\$7,516,282	\$6,524,132	\$25,967,377	\$44,364,167	\$6,990,142	\$16,310,331	\$141,691,121
31-Dec-34	20-Oct-35	1-Mar-36	137%	\$11,883,241	\$10,932,582	\$7,129,945	\$4,753,296	\$7,666,607	\$6,654,615	\$26,486,724	\$45,251,450	\$7,129,945	\$16,636,538	\$144,524,944
31-Dec-35	20-Oct-36	1-Mar-37	140%	\$12,120,906	\$11,151,234	\$7,272,544	\$4,848,362	\$7,819,939	\$6,787,707	\$27,016,459	\$46,156,479	\$7,272,544	\$16,969,268	\$147,415,443
31-Dec-36	20-Oct-37	1-Mar-38	143%	\$12,363,324	\$11,374,258	\$7,417,994	\$4,945,330	\$7,976,338	\$6,923,462	\$27,556,788	\$47,079,609	\$7,417,994	\$17,308,654	\$150,363,752
31-Dec-37	20-Oct-38	1-Mar-39	146%	\$12,610,591	\$11,601,743	\$7,566,354	\$5,044,236	\$8,135,865	\$7,061,931	\$28,107,924	\$48,021,201	\$7,566,354	\$17,654,827	\$153,371,027
31-Dec-38	20-Oct-39	1-Mar-40	149%	\$12,862,802	\$11,833,778	\$7,717,681	\$5,145,121	\$8,298,582	\$7,203,169	\$28,670,082	\$48,981,625	\$7,717,681	\$18,007,923	\$156,438,447
31-Dec-39	20-Oct-40	1-Mar-41	152%	\$13,120,059	\$12,070,454	\$7,872,035	\$5,248,023	\$8,464,554	\$7,347,233	\$29,243,484	\$49,961,258	\$7,872,035	\$18,368,082	\$159,567,216
31-Dec-40	20-Oct-41	1-Mar-42	155%	\$13,382,460	\$12,311,863	\$8,029,476	\$5,352,984	\$8,633,845	\$7,494,177	\$29,828,354	\$50,960,483	\$8,029,476	\$18,735,444	\$162,758,560
31-Dec-41	20-Oct-42	1-Mar-43	158%	\$13,650,109	\$12,558,100	\$8,190,065	\$5,460,044	\$8,806,522	\$7,644,061	\$30,424,921	\$51,979,692	\$8,190,065	\$19,110,152	\$166,013,732
31-Dec-42	20-Oct-43	1-Mar-44	161%	\$13,923,111	\$12,809,262	\$8,353,867	\$5,569,244	\$8,982,652	\$7,796,942	\$31,033,419	\$53,019,286	\$8,353,867	\$19,492,355	\$169,334,006
31-Dec-43	20-Oct-44	1-Mar-45	164%	\$14,201,573	\$13,065,447	\$8,520,944	\$5,680,629	\$9,162,305	\$7,952,881	\$31,654,087	\$54,079,672	\$8,520,944	\$19,882,203	\$172,720,686
31-Dec-44	20-Oct-45	1-Mar-46	167%	\$14,485,605	\$13,326,756	\$8,691,363	\$5,794,242	\$9,345,551	\$8,111,939	\$32,287,169	\$55,161,266	\$8,691,363	\$20,279,847	\$176,175,100
31-Dec-45	20-Oct-46	1-Mar-47	171%	\$14,775,317	\$13,593,291	\$8,865,190	\$5,910,127	\$9,532,462	\$8,274,177	\$32,932,913	\$56,264,491	\$8,865,190	\$20,685,444	\$179,698,602
31-Dec-46	20-Oct-47	1-Mar-48	174%	\$15,070,823	\$13,865,157	\$9,042,494	\$6,028,329	\$9,723,112	\$8,439,661	\$33,591,571	\$57,389,781	\$9,042,494	\$21,099,152	\$183,292,574
Total				\$297,776,788	\$273,954,645	\$173,016,050	\$119,110,715	\$186,038,764	\$166,755,001	\$667,172,669	\$1,061,500,806	\$167,253,027	\$403,704,117	\$3,516,282,581

MuniCap, Inc.

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6-Nov-19

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²See previous schedules.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Mixed-Use Sales Taxes			Base Sales Taxes ⁴	City Incremental Sales Tax Revenues
				Sales Revenues ²	City Rate ³	Total		
31-Dec-18	20-Oct-19	1-Mar-20	100%	\$0	1.00%	\$0	\$0	\$0
31-Dec-19	20-Oct-20	1-Mar-21	102%	\$0	1.00%	\$0	\$0	\$0
31-Dec-20	20-Oct-21	1-Mar-22	104%	\$0	1.00%	\$0	\$0	\$0
31-Dec-21	20-Oct-22	1-Mar-23	106%	\$9,085,881	1.00%	\$90,859	\$0	\$90,859
31-Dec-22	20-Oct-23	1-Mar-24	108%	\$36,477,912	1.00%	\$364,779	\$0	\$364,779
31-Dec-23	20-Oct-24	1-Mar-25	110%	\$65,471,093	1.00%	\$654,711	\$0	\$654,711
31-Dec-24	20-Oct-25	1-Mar-26	113%	\$105,844,866	1.00%	\$1,058,449	\$0	\$1,058,449
31-Dec-25	20-Oct-26	1-Mar-27	115%	\$119,013,947	1.00%	\$1,190,139	\$0	\$1,190,139
31-Dec-26	20-Oct-27	1-Mar-28	117%	\$123,350,648	1.00%	\$1,233,506	\$0	\$1,233,506
31-Dec-27	20-Oct-28	1-Mar-29	120%	\$125,817,661	1.00%	\$1,258,177	\$0	\$1,258,177
31-Dec-28	20-Oct-29	1-Mar-30	122%	\$128,334,014	1.00%	\$1,283,340	\$0	\$1,283,340
31-Dec-29	20-Oct-30	1-Mar-31	124%	\$130,900,694	1.00%	\$1,309,007	\$0	\$1,309,007
31-Dec-30	20-Oct-31	1-Mar-32	127%	\$133,518,708	1.00%	\$1,335,187	\$0	\$1,335,187
31-Dec-31	20-Oct-32	1-Mar-33	129%	\$136,189,082	1.00%	\$1,361,891	\$0	\$1,361,891
31-Dec-32	20-Oct-33	1-Mar-34	132%	\$138,912,864	1.00%	\$1,389,129	\$0	\$1,389,129
31-Dec-33	20-Oct-34	1-Mar-35	135%	\$141,691,121	1.00%	\$1,416,911	\$0	\$1,416,911
31-Dec-34	20-Oct-35	1-Mar-36	137%	\$144,524,944	1.00%	\$1,445,249	\$0	\$1,445,249
31-Dec-35	20-Oct-36	1-Mar-37	140%	\$147,415,443	1.00%	\$1,474,154	\$0	\$1,474,154
31-Dec-36	20-Oct-37	1-Mar-38	143%	\$150,363,752	1.00%	\$1,503,638	\$0	\$1,503,638
31-Dec-37	20-Oct-38	1-Mar-39	146%	\$153,371,027	1.00%	\$1,533,710	\$0	\$1,533,710
31-Dec-38	20-Oct-39	1-Mar-40	149%	\$156,438,447	1.00%	\$1,564,384	\$0	\$1,564,384
31-Dec-39	20-Oct-40	1-Mar-41	152%	\$159,567,216	1.00%	\$1,595,672	\$0	\$1,595,672
31-Dec-40	20-Oct-41	1-Mar-42	155%	\$162,758,560	1.00%	\$1,627,586	\$0	\$1,627,586
31-Dec-41	20-Oct-42	1-Mar-43	158%	\$166,013,732	1.00%	\$1,660,137	\$0	\$1,660,137
31-Dec-42	20-Oct-43	1-Mar-44	161%	\$169,334,006	1.00%	\$1,693,340	\$0	\$1,693,340
31-Dec-43	20-Oct-44	1-Mar-45	164%	\$172,720,686	1.00%	\$1,727,207	\$0	\$1,727,207
31-Dec-44	20-Oct-45	1-Mar-46	167%	\$176,175,100	1.00%	\$1,761,751	\$0	\$1,761,751
31-Dec-45	20-Oct-46	1-Mar-47	171%	\$179,698,602	1.00%	\$1,796,986	\$0	\$1,796,986
31-Dec-46	20-Oct-47	1-Mar-48	174%	\$183,292,574	1.00%	\$1,832,926	\$0	\$1,832,926
Total				\$3,516,282,581		\$35,162,826		\$35,162,826

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See previous schedules.

³City sales tax is 1.0% City sales tax. Provided by the City of Richmond.

⁴Assumes there are no base sales taxes. **Additional information needed.**

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIV: Projected Operating Sales Tax Revenues (Local and State), continued

				Blocks With Pledged State Sales Taxes							Subtotal State	Total
Calendar	Revenue	Bond									State & Local	
Period	Year	Inflation		Block ²				State Sales Taxes ³		Base Sales	Incremental Sales	Incremental Sales
Year Ending	Ending ¹	Ending	Factor	A2	A3	Block F	Subtotal	Rate	Revenues	Taxes ⁴	Tax Revenues	Tax Revenues
31-Dec-18	20-Oct-19	1-Mar-20	100%	\$0	\$0	\$0	\$0	2.025%	\$0	\$0	\$0	\$0
31-Dec-19	20-Oct-20	1-Mar-21	102%	\$0	\$0	\$0	\$0	2.025%	\$0	\$0	\$0	\$0
31-Dec-20	20-Oct-21	1-Mar-22	104%	\$0	\$0	\$0	\$0	2.025%	\$0	\$0	\$0	\$0
31-Dec-21	20-Oct-22	1-Mar-23	106%	\$0	\$0	\$9,085,881	\$9,085,881	2.025%	\$183,989	\$0	\$183,989	\$274,848
31-Dec-22	20-Oct-23	1-Mar-24	108%	\$7,027,391	\$6,465,200	\$16,239,026	\$29,731,616	2.025%	\$602,065	\$0	\$602,065	\$966,844
31-Dec-23	20-Oct-24	1-Mar-25	110%	\$9,557,252	\$8,792,672	\$18,985,854	\$37,335,777	2.025%	\$756,049	\$0	\$756,049	\$1,410,760
31-Dec-24	20-Oct-25	1-Mar-26	113%	\$9,748,397	\$8,968,525	\$19,755,160	\$38,472,082	2.025%	\$779,060	\$0	\$779,060	\$1,837,508
31-Dec-25	20-Oct-26	1-Mar-27	115%	\$9,943,365	\$9,147,895	\$20,244,845	\$39,336,105	2.025%	\$796,556	\$0	\$796,556	\$1,986,696
31-Dec-26	20-Oct-27	1-Mar-28	117%	\$10,142,232	\$9,330,853	\$22,606,164	\$42,079,250	2.025%	\$852,105	\$0	\$852,105	\$2,085,611
31-Dec-27	20-Oct-28	1-Mar-29	120%	\$10,345,077	\$9,517,470	\$23,058,288	\$42,920,835	2.025%	\$869,147	\$0	\$869,147	\$2,127,324
31-Dec-28	20-Oct-29	1-Mar-30	122%	\$10,551,978	\$9,707,820	\$23,519,453	\$43,779,251	2.025%	\$886,530	\$0	\$886,530	\$2,169,870
31-Dec-29	20-Oct-30	1-Mar-31	124%	\$10,763,018	\$9,901,976	\$23,989,842	\$44,654,836	2.025%	\$904,260	\$0	\$904,260	\$2,213,267
31-Dec-30	20-Oct-31	1-Mar-32	127%	\$10,978,278	\$10,100,016	\$24,469,639	\$45,547,933	2.025%	\$922,346	\$0	\$922,346	\$2,257,533
31-Dec-31	20-Oct-32	1-Mar-33	129%	\$11,197,844	\$10,302,016	\$24,959,032	\$46,458,892	2.025%	\$940,793	\$0	\$940,793	\$2,302,683
31-Dec-32	20-Oct-33	1-Mar-34	132%	\$11,421,800	\$10,508,056	\$25,458,213	\$47,388,069	2.025%	\$959,608	\$0	\$959,608	\$2,348,737
31-Dec-33	20-Oct-34	1-Mar-35	135%	\$11,650,236	\$10,718,218	\$25,967,377	\$48,335,831	2.025%	\$978,801	\$0	\$978,801	\$2,395,712
31-Dec-34	20-Oct-35	1-Mar-36	137%	\$11,883,241	\$10,932,582	\$26,486,724	\$49,302,548	2.025%	\$998,377	\$0	\$998,377	\$2,443,626
31-Dec-35	20-Oct-36	1-Mar-37	140%	\$12,120,906	\$11,151,234	\$27,016,459	\$50,288,598	2.025%	\$1,018,344	\$0	\$1,018,344	\$2,492,499
31-Dec-36	20-Oct-37	1-Mar-38	143%	\$12,363,324	\$11,374,258	\$27,556,788	\$51,294,370	2.025%	\$1,038,711	\$0	\$1,038,711	\$2,542,349
31-Dec-37	20-Oct-38	1-Mar-39	146%	\$12,610,591	\$11,601,743	\$28,107,924	\$52,320,258	2.025%	\$1,059,485	\$0	\$1,059,485	\$2,593,195
31-Dec-38	20-Oct-39	1-Mar-40	149%	\$12,862,802	\$11,833,778	\$28,670,082	\$53,366,663	2.025%	\$1,080,675	\$0	\$1,080,675	\$2,645,059
31-Dec-39	20-Oct-40	1-Mar-41	152%	\$13,120,059	\$12,070,454	\$29,243,484	\$54,433,996	2.025%	\$1,102,288	\$0	\$1,102,288	\$2,697,961
31-Dec-40	20-Oct-41	1-Mar-42	155%	\$13,382,460	\$12,311,863	\$29,828,354	\$55,522,676	2.025%	\$1,124,334	\$0	\$1,124,334	\$2,751,920
31-Dec-41	20-Oct-42	1-Mar-43	158%	\$13,650,109	\$12,558,100	\$30,424,921	\$56,633,130	2.025%	\$1,146,821	\$0	\$1,146,821	\$2,806,958
31-Dec-42	20-Oct-43	1-Mar-44	161%	\$13,923,111	\$12,809,262	\$31,033,419	\$57,765,792	2.025%	\$1,169,757	\$0	\$1,169,757	\$2,863,097
31-Dec-43	20-Oct-44	1-Mar-45	164%	\$14,201,573	\$13,065,447	\$31,654,087	\$58,921,108	2.025%	\$1,193,152	\$0	\$1,193,152	\$2,920,359
31-Dec-44	20-Oct-45	1-Mar-46	167%	\$14,485,605	\$13,326,756	\$32,287,169	\$60,099,530	2.025%	\$1,217,015	\$0	\$1,217,015	\$2,978,766
31-Dec-45	20-Oct-46	1-Mar-47	171%	\$14,775,317	\$13,593,291	\$32,932,913	\$61,301,521	2.025%	\$1,241,356	\$0	\$1,241,356	\$3,038,342
31-Dec-46	20-Oct-47	1-Mar-48	174%	\$15,070,823	\$13,865,157	\$33,591,571	\$62,527,551	2.025%	\$1,266,183	\$0	\$1,266,183	\$3,099,109
Total				\$297,776,788	\$273,954,645	\$667,172,669	\$1,238,904,101	\$25,087,808			\$25,087,808	\$60,250,634

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See previous schedule. Blocks A2, A3 and F are assumed to pledge state sales tax revenues available for debt service. Provided by developer.

³Provided by the City of Richmond.

⁴Assumes there are no base sales taxes. **Additional information needed.**

Capital City Opportunity Plan
Richmond, Virginia

Schedule XV-A: Projected Meals Tax Revenues - Projected Restaurant Sales Revenues

Calendar Year Ending	Revenue	Bond	Inflation Factor	Restaurant Sales Revenues ²										
	Period Ending ¹	Year Ending		Block A2	Block A3	Block B	Block C	Block D	Block E	Block F ³	Block I	Block N	Block U	Total
31-Dec-18	20-Oct-19	1-Mar-20	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-19	20-Oct-20	1-Mar-21	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-20	20-Oct-21	1-Mar-22	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-21	20-Oct-22	1-Mar-23	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$9,085,881	\$0	\$0	\$0	\$9,085,881
31-Dec-22	20-Oct-23	1-Mar-24	108%	\$4,403,828	\$6,465,200	\$0	\$1,761,531	\$0	\$2,466,144	\$16,239,026	\$0	\$0	\$0	\$31,335,728
31-Dec-23	20-Oct-24	1-Mar-25	110%	\$5,989,206	\$8,792,672	\$2,695,143	\$2,395,682	\$2,898,003	\$3,353,955	\$18,985,854	\$0	\$0	\$6,288,666	\$51,399,180
31-Dec-24	20-Oct-25	1-Mar-26	113%	\$6,108,990	\$8,968,525	\$3,665,394	\$2,443,596	\$3,941,284	\$3,421,034	\$19,755,160	\$0	\$2,749,045	\$8,552,586	\$59,605,614
31-Dec-25	20-Oct-26	1-Mar-27	115%	\$6,231,170	\$9,147,895	\$3,738,702	\$2,492,468	\$4,020,109	\$3,489,455	\$20,244,845	\$0	\$3,738,702	\$8,723,637	\$61,826,984
31-Dec-26	20-Oct-27	1-Mar-28	117%	\$6,355,793	\$9,330,853	\$3,813,476	\$2,542,317	\$4,100,512	\$3,559,244	\$22,606,164	\$0	\$3,813,476	\$8,898,110	\$65,019,945
31-Dec-27	20-Oct-28	1-Mar-29	120%	\$6,482,909	\$9,517,470	\$3,889,745	\$2,593,164	\$4,182,522	\$3,630,429	\$23,058,288	\$0	\$3,889,745	\$9,076,072	\$66,320,344
31-Dec-28	20-Oct-29	1-Mar-30	122%	\$6,612,567	\$9,707,820	\$3,967,540	\$2,645,027	\$4,266,172	\$3,703,038	\$23,519,453	\$0	\$3,967,540	\$9,257,594	\$67,646,751
31-Dec-29	20-Oct-30	1-Mar-31	124%	\$6,744,818	\$9,901,976	\$4,046,891	\$2,697,927	\$4,351,496	\$3,777,098	\$23,989,842	\$0	\$4,046,891	\$9,442,746	\$68,999,686
31-Dec-30	20-Oct-31	1-Mar-32	127%	\$6,879,715	\$10,100,016	\$4,127,829	\$2,751,886	\$4,438,526	\$3,852,640	\$24,469,639	\$0	\$4,127,829	\$9,631,601	\$70,379,680
31-Dec-31	20-Oct-32	1-Mar-33	129%	\$7,017,309	\$10,302,016	\$4,210,385	\$2,806,924	\$4,527,296	\$3,929,693	\$24,959,032	\$0	\$4,210,385	\$9,824,233	\$71,787,274
31-Dec-32	20-Oct-33	1-Mar-34	132%	\$7,157,655	\$10,508,056	\$4,294,593	\$2,863,062	\$4,617,842	\$4,008,287	\$25,458,213	\$0	\$4,294,593	\$10,020,717	\$73,223,019
31-Dec-33	20-Oct-34	1-Mar-35	135%	\$7,300,808	\$10,718,218	\$4,380,485	\$2,920,323	\$4,710,199	\$4,088,453	\$25,967,377	\$0	\$4,380,485	\$10,221,132	\$74,687,479
31-Dec-34	20-Oct-35	1-Mar-36	137%	\$7,446,825	\$10,932,582	\$4,468,095	\$2,978,730	\$4,804,403	\$4,170,222	\$26,486,724	\$0	\$4,468,095	\$10,425,554	\$76,181,229
31-Dec-35	20-Oct-36	1-Mar-37	140%	\$7,595,761	\$11,151,234	\$4,557,457	\$3,038,304	\$4,900,491	\$4,253,626	\$27,016,459	\$0	\$4,557,457	\$10,634,065	\$77,704,854
31-Dec-36	20-Oct-37	1-Mar-38	143%	\$7,747,676	\$11,374,258	\$4,648,606	\$3,099,070	\$4,998,501	\$4,338,699	\$27,556,788	\$0	\$4,648,606	\$10,846,747	\$79,258,951
31-Dec-37	20-Oct-38	1-Mar-39	146%	\$7,902,630	\$11,601,743	\$4,741,578	\$3,161,052	\$5,098,471	\$4,425,473	\$28,107,924	\$0	\$4,741,578	\$11,063,682	\$80,844,130
31-Dec-38	20-Oct-39	1-Mar-40	149%	\$8,060,682	\$11,833,778	\$4,836,409	\$3,224,273	\$5,200,440	\$4,513,982	\$28,670,082	\$0	\$4,836,409	\$11,284,955	\$82,461,012
31-Dec-39	20-Oct-40	1-Mar-41	152%	\$8,221,896	\$12,070,454	\$4,933,138	\$3,288,758	\$5,304,449	\$4,604,262	\$29,243,484	\$0	\$4,933,138	\$11,510,654	\$84,110,232
31-Dec-40	20-Oct-41	1-Mar-42	155%	\$8,386,334	\$12,311,863	\$5,031,800	\$3,354,534	\$5,410,538	\$4,696,347	\$29,828,354	\$0	\$5,031,800	\$11,740,867	\$85,792,437
31-Dec-41	20-Oct-42	1-Mar-43	158%	\$8,554,061	\$12,558,100	\$5,132,436	\$3,421,624	\$5,518,749	\$4,790,274	\$30,424,921	\$0	\$5,132,436	\$11,975,685	\$87,508,286
31-Dec-42	20-Oct-43	1-Mar-44	161%	\$8,725,142	\$12,809,262	\$5,235,085	\$3,490,057	\$5,629,124	\$4,886,079	\$31,033,419	\$0	\$5,235,085	\$12,215,199	\$89,258,452
31-Dec-43	20-Oct-44	1-Mar-45	164%	\$8,899,645	\$13,065,447	\$5,339,787	\$3,559,858	\$5,741,706	\$4,983,801	\$31,654,087	\$0	\$5,339,787	\$12,459,502	\$91,043,621
31-Dec-44	20-Oct-45	1-Mar-46	167%	\$9,077,638	\$13,326,756	\$5,446,583	\$3,631,055	\$5,856,540	\$5,083,477	\$32,287,169	\$0	\$5,446,583	\$12,708,693	\$92,864,493
31-Dec-45	20-Oct-46	1-Mar-47	171%	\$9,259,190	\$13,593,291	\$5,555,514	\$3,703,676	\$5,973,671	\$5,185,147	\$32,932,913	\$0	\$5,555,514	\$12,962,866	\$94,721,783
31-Dec-46	20-Oct-47	1-Mar-48	174%	\$9,444,374	\$13,865,157	\$5,666,624	\$3,777,750	\$6,093,145	\$5,288,849	\$33,591,571	\$0	\$5,666,624	\$13,222,124	\$96,616,219
Total				\$186,606,620	\$273,954,645	\$108,423,295	\$74,642,648	\$116,584,188	\$104,499,707	\$667,172,669	\$0	\$104,811,804	\$252,987,687	\$1,889,683,263

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales.

²See Schedule XIV.

³Assumes sales revenues from Block F, conference and banquet center, are obligated to pay meals taxes. These revenues are in additional to armory revenues projected on Schedule XX.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XV-B: Projected Meals Tax Revenues - Available for Debt Service and to the City

Calendar Year Ending	Revenue Period Ending ¹	Bond Year Ending	Inflation Factor	Total Restaurant Sales Revenues ¹	Meals Tax Rate ²			Allocation of Meals Tax Revenues		
					Pledged to Debt Service	Available to the City	Total Tax Rate	Pledged to Debt Service	Available to City	Total
31-Dec-18	20-Oct-19	1-Mar-20	100%	\$0	6%	1.5%	7.5%	\$0	\$0	\$0
31-Dec-19	20-Oct-20	1-Mar-21	102%	\$0	6%	1.5%	7.5%	\$0	\$0	\$0
31-Dec-20	20-Oct-21	1-Mar-22	104%	\$0	6%	1.5%	7.5%	\$0	\$0	\$0
31-Dec-21	20-Oct-22	1-Mar-23	106%	\$9,085,881	6%	1.5%	7.5%	\$545,153	\$136,288	\$681,441
31-Dec-22	20-Oct-23	1-Mar-24	108%	\$31,335,728	6%	1.5%	7.5%	\$1,880,144	\$470,036	\$2,350,180
31-Dec-23	20-Oct-24	1-Mar-25	110%	\$51,399,180	6%	1.5%	7.5%	\$3,083,951	\$770,988	\$3,854,939
31-Dec-24	20-Oct-25	1-Mar-26	113%	\$59,605,614	6%	1.5%	7.5%	\$3,576,337	\$894,084	\$4,470,421
31-Dec-25	20-Oct-26	1-Mar-27	115%	\$61,826,984	6%	1.5%	7.5%	\$3,709,619	\$927,405	\$4,637,024
31-Dec-26	20-Oct-27	1-Mar-28	117%	\$65,019,945	6%	1.5%	7.5%	\$3,901,197	\$975,299	\$4,876,496
31-Dec-27	20-Oct-28	1-Mar-29	120%	\$66,320,344	6%	1.5%	7.5%	\$3,979,221	\$994,805	\$4,974,026
31-Dec-28	20-Oct-29	1-Mar-30	122%	\$67,646,751	6%	1.5%	7.5%	\$4,058,805	\$1,014,701	\$5,073,506
31-Dec-29	20-Oct-30	1-Mar-31	124%	\$68,999,686	6%	1.5%	7.5%	\$4,139,981	\$1,034,995	\$5,174,976
31-Dec-30	20-Oct-31	1-Mar-32	127%	\$70,379,680	6%	1.5%	7.5%	\$4,222,781	\$1,055,695	\$5,278,476
31-Dec-31	20-Oct-32	1-Mar-33	129%	\$71,787,274	6%	1.5%	7.5%	\$4,307,236	\$1,076,809	\$5,384,046
31-Dec-32	20-Oct-33	1-Mar-34	132%	\$73,223,019	6%	1.5%	7.5%	\$4,393,381	\$1,098,345	\$5,491,726
31-Dec-33	20-Oct-34	1-Mar-35	135%	\$74,687,479	6%	1.5%	7.5%	\$4,481,249	\$1,120,312	\$5,601,561
31-Dec-34	20-Oct-35	1-Mar-36	137%	\$76,181,229	6%	1.5%	7.5%	\$4,570,874	\$1,142,718	\$5,713,592
31-Dec-35	20-Oct-36	1-Mar-37	140%	\$77,704,854	6%	1.5%	7.5%	\$4,662,291	\$1,165,573	\$5,827,864
31-Dec-36	20-Oct-37	1-Mar-38	143%	\$79,258,951	6%	1.5%	7.5%	\$4,755,537	\$1,188,884	\$5,944,421
31-Dec-37	20-Oct-38	1-Mar-39	146%	\$80,844,130	6%	1.5%	7.5%	\$4,850,648	\$1,212,662	\$6,063,310
31-Dec-38	20-Oct-39	1-Mar-40	149%	\$82,461,012	6%	1.5%	7.5%	\$4,947,661	\$1,236,915	\$6,184,576
31-Dec-39	20-Oct-40	1-Mar-41	152%	\$84,110,232	6%	1.5%	7.5%	\$5,046,614	\$1,261,653	\$6,308,267
31-Dec-40	20-Oct-41	1-Mar-42	155%	\$85,792,437	6%	1.5%	7.5%	\$5,147,546	\$1,286,887	\$6,434,433
31-Dec-41	20-Oct-42	1-Mar-43	158%	\$87,508,286	6%	1.5%	7.5%	\$5,250,497	\$1,312,624	\$6,563,121
31-Dec-42	20-Oct-43	1-Mar-44	161%	\$89,258,452	6%	1.5%	7.5%	\$5,355,507	\$1,338,877	\$6,694,384
31-Dec-43	20-Oct-44	1-Mar-45	164%	\$91,043,621	6%	1.5%	7.5%	\$5,462,617	\$1,365,654	\$6,828,272
31-Dec-44	20-Oct-45	1-Mar-46	167%	\$92,864,493	6%	1.5%	7.5%	\$5,571,870	\$1,392,967	\$6,964,837
31-Dec-45	20-Oct-46	1-Mar-47	171%	\$94,721,783	6%	1.5%	7.5%	\$5,683,307	\$1,420,827	\$7,104,134
31-Dec-46	20-Oct-47	1-Mar-48	174%	\$96,616,219	6%	1.5%	7.5%	\$5,796,973	\$1,449,243	\$7,246,216
Total				\$1,889,683,263				\$113,380,996	\$28,345,249	\$141,726,245

MuniCap, Inc.

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6-Nov-19

¹See Schedule XV-A.

²Provided by the City of Richmond.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVI: Projected Construction Sales Tax Revenues

Revenue Period	Bond Year	Inflation	Total Construction Costs ²										
Ending ¹	Ending	Factor	Block A2	Block A3	Block B	Block C	Block D	Block E	Block F	Block I	Block N	Block U	Total
20-Oct-19	1-Mar-20	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-20	1-Mar-21	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-21	1-Mar-22	100%	\$380,318	\$426,624	\$0	\$0	\$0	\$0	\$20,303,921	\$0	\$0	\$0	\$21,110,863
20-Oct-22	1-Mar-23	100%	\$41,140,202	\$53,987,395	\$3,211,642	\$62,439,850	\$93,885,546	\$10,161,702	\$84,852,663	\$0	\$0	\$8,449,663	\$358,128,664
20-Oct-23	1-Mar-24	100%	\$10,593,479	\$15,633,982	\$29,848,508	\$36,607,890	\$152,337,184	\$5,562,161	\$44,344,938	\$7,678,199	\$0	\$68,139,526	\$370,745,868
20-Oct-24	1-Mar-25	100%	\$0	\$0	\$659,850	\$0	\$2,938,269	\$0	\$0	\$69,449,349	\$65,440,095	\$10,447,061	\$148,934,624
20-Oct-25	1-Mar-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,647,452	\$28,609,055	\$0	\$36,256,507
20-Oct-26	1-Mar-27	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-27	1-Mar-28	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-28	1-Mar-29	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-29	1-Mar-30	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-30	1-Mar-31	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-31	1-Mar-32	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-32	1-Mar-33	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-33	1-Mar-34	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-34	1-Mar-35	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-35	1-Mar-36	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-36	1-Mar-37	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-37	1-Mar-38	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-38	1-Mar-39	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-39	1-Mar-40	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-40	1-Mar-41	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-41	1-Mar-42	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-42	1-Mar-43	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-43	1-Mar-44	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-44	1-Mar-45	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-45	1-Mar-46	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-46	1-Mar-47	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-Oct-47	1-Mar-48	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total			\$52,114,000	\$70,048,001	\$33,720,000	\$99,047,740	\$249,161,000	\$15,723,864	\$149,501,522	\$84,775,000	\$94,049,150	\$87,036,250	\$935,176,526

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales. Assumes sales generated by construction costs and collected by the City through 10/31 are available to pay 3/1 debt service. First year sales are assumed to be collected for the period starting October 20, 2018 through October 20, 2019.

²Total construction costs for the proposed development and timing of construction costs provided by Concord Eastridge. Costs assumed to already include inflation.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVI: Projected Construction Sales Tax Revenues, continued

Revenue Period	Bond Year	Inflation	Total Construction	Percentage of Construction	Estimated Construction	Percentage of Materials Purchased	Estimated Virginia Construction	Construction Sales Tax Revenues Available for Debt Service	
Ending ¹	Ending	Factor	Costs ²	Materials ³	Material Costs	in Virginia ⁴	Material Costs	State Tax Rate ⁵	Total State Revenues
20-Oct-19	1-Mar-20	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-20	1-Mar-21	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-21	1-Mar-22	100%	\$21,110,863	37%	\$7,740,674	75%	\$5,805,506	0.00%	\$0
20-Oct-22	1-Mar-23	100%	\$358,128,664	37%	\$131,314,262	75%	\$98,485,697	0.00%	\$0
20-Oct-23	1-Mar-24	100%	\$370,745,868	37%	\$135,940,585	75%	\$101,955,439	0.00%	\$0
20-Oct-24	1-Mar-25	100%	\$148,934,624	37%	\$54,609,536	75%	\$40,957,152	0.00%	\$0
20-Oct-25	1-Mar-26	100%	\$36,256,507	37%	\$13,294,095	75%	\$9,970,571	0.00%	\$0
20-Oct-26	1-Mar-27	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-27	1-Mar-28	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-28	1-Mar-29	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-29	1-Mar-30	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-30	1-Mar-31	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-31	1-Mar-32	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-32	1-Mar-33	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-33	1-Mar-34	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-34	1-Mar-35	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-35	1-Mar-36	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-36	1-Mar-37	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-37	1-Mar-38	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-38	1-Mar-39	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-39	1-Mar-40	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-40	1-Mar-41	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-41	1-Mar-42	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-42	1-Mar-43	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-43	1-Mar-44	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-44	1-Mar-45	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-45	1-Mar-46	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-46	1-Mar-47	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
20-Oct-47	1-Mar-48	100%	\$0	37%	\$0	75%	\$0	0.00%	\$0
Total			\$935,176,526		\$342,899,153		\$257,174,364		\$0

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales. Assumes sales generated by construction costs and collected by the City through 10/31 are available to pay 3/1 debt service. First year sales are assumed to be collected for the period starting October 20, 2018 through October 20, 2019.

²See previous schedule.

³Represents the cost of materials, components, and supplies as a percentage of total construction costs based on construction of new buildings in Virginia. Source: 2012 Economic Census of the United States.

⁴Assumes 75% of construction materials are purchased in Virginia. **Additional information needed.**

⁵Sales tax is comprised of 4.3% State sales tax and 1.0% City sales tax. Provided by the City of Richmond. A portion of State sales tax rate is pledged to transportation (0.5%) and to education (1.0%). For purposes of estimating debt service coverage from available construction sales tax revenues, projections assume a 0% pledge to remain conservative.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVI: Projected Construction Sales Tax Revenues, continued

Revenue Period	Bond Year	Inflation	Total	Percentage of	Estimated	Percentage of	Estimated Richmond	City Sales	Total City	City and State Sales Tax	
			Construction	Construction	Construction	Materials Purchased	Construction		Sales Tax	Revenues Available for Debt Service	
Ending ¹	Ending	Factor	Costs ²	Materials ³	Material Costs	in Richmond ⁴	Material Costs	Tax Rate ⁵	Revenues	Percentage	Total ²
20-Oct-19	1-Mar-20	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-20	1-Mar-21	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-21	1-Mar-22	100%	\$21,110,863	37%	\$7,740,674	15%	\$1,133,134	1.00%	\$11,331	0%	\$0
20-Oct-22	1-Mar-23	100%	\$358,128,664	37%	\$131,314,262	15%	\$19,222,700	1.00%	\$192,227	0%	\$0
20-Oct-23	1-Mar-24	100%	\$370,745,868	37%	\$135,940,585	15%	\$19,899,934	1.00%	\$198,999	0%	\$0
20-Oct-24	1-Mar-25	100%	\$148,934,624	37%	\$54,609,536	15%	\$7,994,126	1.00%	\$79,941	0%	\$0
20-Oct-25	1-Mar-26	100%	\$36,256,507	37%	\$13,294,095	15%	\$1,946,083	1.00%	\$19,461	0%	\$0
20-Oct-26	1-Mar-27	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-27	1-Mar-28	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-28	1-Mar-29	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-29	1-Mar-30	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-30	1-Mar-31	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-31	1-Mar-32	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-32	1-Mar-33	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-33	1-Mar-34	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-34	1-Mar-35	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-35	1-Mar-36	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-36	1-Mar-37	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-37	1-Mar-38	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-38	1-Mar-39	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-39	1-Mar-40	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-40	1-Mar-41	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-41	1-Mar-42	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-42	1-Mar-43	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-43	1-Mar-44	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-44	1-Mar-45	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-45	1-Mar-46	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-46	1-Mar-47	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
20-Oct-47	1-Mar-48	100%	\$0	37%	\$0	15%	\$0	1.00%	\$0	0%	\$0
Total			\$935,176,526		\$342,899,153		\$50,195,977		\$501,960		\$0

MuniCap, Inc.

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6-Nov-19

¹Sales taxes are due the 20th of the month following the month of sales. Assumes sales generated by construction costs and collected by the City through 10/31 are available to pay 3/1 debt service. First year sales are assumed to be collected for the period starting October 20, 2018 through October 20, 2019.

²See previous schedule.

³Represents the cost of materials, components, and supplies as a percentage of total construction costs based on construction of new buildings in Virginia. Source: 2012 Economic Census of the United States.

⁴Assumes 15% of construction materials are purchased in Richmond. Based on weighted average of local construction spending for commercial and multifamily new construction in sample of Virginia counties as estimated by IMPLAN software by IMPLAN Group LLC.

⁵Represents the 1.0% City sales tax. Provided by the City of Richmond.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVII: Projected Lodging Tax Revenues

Revenue Period Ending	Bond Year Ending	Inflation Factor	Full-Service Hotel						Lodging Tax Revenues			
			Rooms ¹	Rate Per Night ²	Assumed Occupancy ²	Days ³	Total Room Nights	Total Revenues	Lodging Tax ⁴	Total Lodging Tax Revenues	Percent Available for Debt Service ⁴	Total Revenues Available
20-Oct-19	1-Mar-20	100%	0	\$222	63%	304	0	\$0	8.0%	\$0	100%	\$0
20-Oct-20	1-Mar-21	102%	0	\$226	63%	365	0	\$0	8.0%	\$0	100%	\$0
20-Oct-21	1-Mar-22	104%	0	\$230	63%	366	0	\$0	8.0%	\$0	100%	\$0
20-Oct-22	1-Mar-23	106%	0	\$235	65%	365	0	\$0	8.0%	\$0	100%	\$0
20-Oct-23	1-Mar-24	108%	541	\$240	67%	365	132,302	\$31,720,451	8.0%	\$2,537,636	100%	\$2,537,636
20-Oct-24	1-Mar-25	110%	541	\$245	70%	365	138,226	\$33,803,585	8.0%	\$2,704,287	100%	\$2,704,287
20-Oct-25	1-Mar-26	113%	541	\$249	70%	366	138,604	\$34,574,121	8.0%	\$2,765,930	100%	\$2,765,930
20-Oct-26	1-Mar-27	115%	541	\$254	70%	365	138,226	\$35,169,250	8.0%	\$2,813,540	100%	\$2,813,540
20-Oct-27	1-Mar-28	117%	541	\$260	70%	365	138,226	\$35,872,635	8.0%	\$2,869,811	100%	\$2,869,811
20-Oct-28	1-Mar-29	120%	541	\$265	70%	365	138,226	\$36,590,087	8.0%	\$2,927,207	100%	\$2,927,207
20-Oct-29	1-Mar-30	122%	541	\$270	70%	366	138,604	\$37,424,141	8.0%	\$2,993,931	100%	\$2,993,931
20-Oct-30	1-Mar-31	124%	541	\$275	70%	365	138,226	\$38,068,327	8.0%	\$3,045,466	100%	\$3,045,466
20-Oct-31	1-Mar-32	127%	541	\$281	70%	365	138,226	\$38,829,693	8.0%	\$3,106,375	100%	\$3,106,375
20-Oct-32	1-Mar-33	129%	541	\$287	70%	365	138,226	\$39,606,287	8.0%	\$3,168,503	100%	\$3,168,503
20-Oct-33	1-Mar-34	132%	541	\$292	70%	366	138,604	\$40,509,094	8.0%	\$3,240,727	100%	\$3,240,727
20-Oct-34	1-Mar-35	135%	541	\$298	70%	365	138,226	\$41,206,381	8.0%	\$3,296,511	100%	\$3,296,511
20-Oct-35	1-Mar-36	137%	541	\$304	70%	365	138,226	\$42,030,509	8.0%	\$3,362,441	100%	\$3,362,441
20-Oct-36	1-Mar-37	140%	541	\$310	70%	365	138,226	\$42,871,119	8.0%	\$3,429,690	100%	\$3,429,690
20-Oct-37	1-Mar-38	143%	541	\$316	70%	366	138,604	\$43,848,346	8.0%	\$3,507,868	100%	\$3,507,868
20-Oct-38	1-Mar-39	146%	541	\$323	70%	365	138,226	\$44,603,112	8.0%	\$3,568,249	100%	\$3,568,249
20-Oct-39	1-Mar-40	149%	541	\$329	70%	365	138,226	\$45,495,175	8.0%	\$3,639,614	100%	\$3,639,614
20-Oct-40	1-Mar-41	152%	541	\$336	70%	365	138,226	\$46,405,078	8.0%	\$3,712,406	100%	\$3,712,406
20-Oct-41	1-Mar-42	155%	541	\$342	70%	366	138,604	\$47,462,860	8.0%	\$3,797,029	100%	\$3,797,029
20-Oct-42	1-Mar-43	158%	541	\$349	70%	365	138,226	\$48,279,843	8.0%	\$3,862,387	100%	\$3,862,387
20-Oct-43	1-Mar-44	161%	541	\$356	70%	365	138,226	\$49,245,440	8.0%	\$3,939,635	100%	\$3,939,635
20-Oct-44	1-Mar-45	164%	541	\$363	70%	365	138,226	\$50,230,349	8.0%	\$4,018,428	100%	\$4,018,428
20-Oct-45	1-Mar-46	167%	541	\$371	70%	366	138,604	\$51,375,326	8.0%	\$4,110,026	100%	\$4,110,026
20-Oct-46	1-Mar-47	171%	541	\$378	70%	365	138,226	\$52,259,655	8.0%	\$4,180,772	100%	\$4,180,772
20-Oct-47	1-Mar-48	174%	541	\$386	70%	365	138,226	\$53,304,848	8.0%	\$4,264,388	100%	\$4,264,388
Total										\$84,862,857		\$84,862,857

MuniCap, Inc.

S:\CONSULTING\Concord Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]XVII

6-Nov-19

¹See Schedule VIII-B.

²See Schedule VII-C.

³Assumes the hotel opens in January 2019 and revenues collected through October 2019 are available to pay March 1, 2020 debt service. Lodging tax revenues are remitted on a monthly basis.

⁴According to the City of Richmond, 100% of the lodging taxes are pledged to the Greater Richmond Convention Center Authority (GRCCA). Assumes the City makes an exception in this case, and that 100% of the 8% lodging tax rate is available to repay debt service. Additional information needed.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues

Block A2												
Calendar Year Ending	Bond Year Ending	Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$380,318	37%	\$139,451	15%	\$20,414	\$0.19	\$39	\$39
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$41,140,202	37%	\$15,084,789	15%	\$2,208,217	\$0.19	\$4,196	\$4,196
31-Dec-22	1-Mar-24	\$7,027,391	\$0.20	\$14,055	\$10,593,479	37%	\$3,884,288	15%	\$568,609	\$0.19	\$1,080	\$15,135
31-Dec-23	1-Mar-25	\$9,557,252	\$0.20	\$19,115	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$19,115
31-Dec-24	1-Mar-26	\$9,748,397	\$0.20	\$19,497	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$19,497
31-Dec-25	1-Mar-27	\$9,943,365	\$0.20	\$19,887	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$19,887
31-Dec-26	1-Mar-28	\$10,142,232	\$0.20	\$20,284	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$20,284
31-Dec-27	1-Mar-29	\$10,345,077	\$0.20	\$20,690	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$20,690
31-Dec-28	1-Mar-30	\$10,551,978	\$0.20	\$21,104	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$21,104
31-Dec-29	1-Mar-31	\$10,763,018	\$0.20	\$21,526	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$21,526
31-Dec-30	1-Mar-32	\$10,978,278	\$0.20	\$21,957	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$21,957
31-Dec-31	1-Mar-33	\$11,197,844	\$0.20	\$22,396	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$22,396
31-Dec-32	1-Mar-34	\$11,421,800	\$0.20	\$22,844	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$22,844
31-Dec-33	1-Mar-35	\$11,650,236	\$0.20	\$23,300	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$23,300
31-Dec-34	1-Mar-36	\$11,883,241	\$0.20	\$23,766	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$23,766
31-Dec-35	1-Mar-37	\$12,120,906	\$0.20	\$24,242	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$24,242
31-Dec-36	1-Mar-38	\$12,363,324	\$0.20	\$24,727	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$24,727
31-Dec-37	1-Mar-39	\$12,610,591	\$0.20	\$25,221	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$25,221
31-Dec-38	1-Mar-40	\$12,862,802	\$0.20	\$25,726	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$25,726
31-Dec-39	1-Mar-41	\$13,120,059	\$0.20	\$26,240	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$26,240
31-Dec-40	1-Mar-42	\$13,382,460	\$0.20	\$26,765	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$26,765
31-Dec-41	1-Mar-43	\$13,650,109	\$0.20	\$27,300	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$27,300
31-Dec-42	1-Mar-44	\$13,923,111	\$0.20	\$27,846	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$27,846
31-Dec-43	1-Mar-45	\$14,201,573	\$0.20	\$28,403	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$28,403
31-Dec-44	1-Mar-46	\$14,485,605	\$0.20	\$28,971	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$28,971
31-Dec-45	1-Mar-47	\$14,775,317	\$0.20	\$29,551	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$29,551
31-Dec-46	1-Mar-48	\$15,070,823	\$0.20	\$30,142	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$30,142
Total				\$595,554								
											\$5,315	\$600,868

MuniCap, Inc.

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6-Nov-19

¹See Schedule XIV.

²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.

³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Block A3												
Calendar Year Ending	Bond Year Ending	Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0.00	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$426,624	37%	\$156,429	15%	\$22,899	\$0.19	\$44	\$44
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$53,987,395	37%	\$19,795,441	15%	\$2,897,795	\$0.19	\$5,506	\$5,506
31-Dec-22	1-Mar-24	\$2,413,678	\$0.20	\$4,827	\$15,633,982	37%	\$5,732,478	15%	\$839,160	\$0.19	\$1,594	\$6,422
31-Dec-23	1-Mar-25	\$3,282,602	\$0.20	\$6,565	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$6,565
31-Dec-24	1-Mar-26	\$3,348,254	\$0.20	\$6,697	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$6,697
31-Dec-25	1-Mar-27	\$3,415,219	\$0.20	\$6,830	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$6,830
31-Dec-26	1-Mar-28	\$3,483,524	\$0.20	\$6,967	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$6,967
31-Dec-27	1-Mar-29	\$3,553,194	\$0.20	\$7,106	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,106
31-Dec-28	1-Mar-30	\$3,624,258	\$0.20	\$7,249	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,249
31-Dec-29	1-Mar-31	\$3,696,743	\$0.20	\$7,393	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,393
31-Dec-30	1-Mar-32	\$3,770,678	\$0.20	\$7,541	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,541
31-Dec-31	1-Mar-33	\$3,846,092	\$0.20	\$7,692	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,692
31-Dec-32	1-Mar-34	\$3,923,014	\$0.20	\$7,846	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,846
31-Dec-33	1-Mar-35	\$4,001,474	\$0.20	\$8,003	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,003
31-Dec-34	1-Mar-36	\$4,081,503	\$0.20	\$8,163	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,163
31-Dec-35	1-Mar-37	\$4,163,133	\$0.20	\$8,326	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,326
31-Dec-36	1-Mar-38	\$4,246,396	\$0.20	\$8,493	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,493
31-Dec-37	1-Mar-39	\$4,331,324	\$0.20	\$8,663	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,663
31-Dec-38	1-Mar-40	\$4,417,951	\$0.20	\$8,836	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,836
31-Dec-39	1-Mar-41	\$4,506,310	\$0.20	\$9,013	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,013
31-Dec-40	1-Mar-42	\$4,596,436	\$0.20	\$9,193	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,193
31-Dec-41	1-Mar-43	\$4,688,364	\$0.20	\$9,377	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,377
31-Dec-42	1-Mar-44	\$4,782,132	\$0.20	\$9,564	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,564
31-Dec-43	1-Mar-45	\$4,877,774	\$0.20	\$9,756	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,756
31-Dec-44	1-Mar-46	\$4,975,330	\$0.20	\$9,951	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,951
31-Dec-45	1-Mar-47	\$5,074,836	\$0.20	\$10,150	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,150
31-Dec-46	1-Mar-48	\$5,176,333	\$0.20	\$10,353	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,353
Total		\$102,276,554		\$204,553							\$7,144	\$211,697

MuniCap, Inc.

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6-Nov-19

¹See Schedule XIV.
²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.
³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Block B												
Calendar Year Ending	Bond Year Ending	Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$3,211,642	37%	\$1,177,606	15%	\$172,386	\$0.19	\$328	\$328
31-Dec-22	1-Mar-24	\$0	\$0.20	\$0	\$29,848,508	37%	\$10,944,488	15%	\$1,602,131	\$0.19	\$3,044	\$3,044
31-Dec-23	1-Mar-25	\$4,300,763	\$0.20	\$8,602	\$659,850	37%	\$241,946	15%	\$35,418	\$0.19	\$67	\$8,669
31-Dec-24	1-Mar-26	\$5,849,038	\$0.20	\$11,698	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,698
31-Dec-25	1-Mar-27	\$5,966,019	\$0.20	\$11,932	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,932
31-Dec-26	1-Mar-28	\$6,085,339	\$0.20	\$12,171	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,171
31-Dec-27	1-Mar-29	\$6,207,046	\$0.20	\$12,414	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,414
31-Dec-28	1-Mar-30	\$6,331,187	\$0.20	\$12,662	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,662
31-Dec-29	1-Mar-31	\$6,457,811	\$0.20	\$12,916	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,916
31-Dec-30	1-Mar-32	\$6,586,967	\$0.20	\$13,174	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,174
31-Dec-31	1-Mar-33	\$6,718,706	\$0.20	\$13,437	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,437
31-Dec-32	1-Mar-34	\$6,853,080	\$0.20	\$13,706	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,706
31-Dec-33	1-Mar-35	\$6,990,142	\$0.20	\$13,980	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,980
31-Dec-34	1-Mar-36	\$7,129,945	\$0.20	\$14,260	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,260
31-Dec-35	1-Mar-37	\$7,272,544	\$0.20	\$14,545	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,545
31-Dec-36	1-Mar-38	\$7,417,994	\$0.20	\$14,836	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,836
31-Dec-37	1-Mar-39	\$7,566,354	\$0.20	\$15,133	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,133
31-Dec-38	1-Mar-40	\$7,717,681	\$0.20	\$15,435	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,435
31-Dec-39	1-Mar-41	\$7,872,035	\$0.20	\$15,744	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,744
31-Dec-40	1-Mar-42	\$8,029,476	\$0.20	\$16,059	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,059
31-Dec-41	1-Mar-43	\$8,190,065	\$0.20	\$16,380	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,380
31-Dec-42	1-Mar-44	\$8,353,867	\$0.20	\$16,708	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,708
31-Dec-43	1-Mar-45	\$8,520,944	\$0.20	\$17,042	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$17,042
31-Dec-44	1-Mar-46	\$8,691,363	\$0.20	\$17,383	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$17,383
31-Dec-45	1-Mar-47	\$8,865,190	\$0.20	\$17,730	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$17,730
31-Dec-46	1-Mar-48	\$9,042,494	\$0.20	\$18,085	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$18,085
Total				\$346,032								
											\$3,439	\$349,471

MuniCap, Inc.

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6-Nov-19

¹See Schedule XIV.

²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.

³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Calendar Year Ending	Bond Year Ending	Block C										
		Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$62,439,850	37%	\$22,894,685	15%	\$3,351,484	\$0.19	\$6,368	\$6,368
31-Dec-22	1-Mar-24	\$2,810,956	\$0.20	\$5,622	\$36,607,890	37%	\$13,422,936	15%	\$1,964,943	\$0.19	\$3,733	\$9,355
31-Dec-23	1-Mar-25	\$3,822,901	\$0.20	\$7,646	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,646
31-Dec-24	1-Mar-26	\$3,899,359	\$0.20	\$7,799	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,799
31-Dec-25	1-Mar-27	\$3,977,346	\$0.20	\$7,955	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$7,955
31-Dec-26	1-Mar-28	\$4,056,893	\$0.20	\$8,114	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,114
31-Dec-27	1-Mar-29	\$4,138,031	\$0.20	\$8,276	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,276
31-Dec-28	1-Mar-30	\$4,220,791	\$0.20	\$8,442	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,442
31-Dec-29	1-Mar-31	\$4,305,207	\$0.20	\$8,610	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,610
31-Dec-30	1-Mar-32	\$4,391,311	\$0.20	\$8,783	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,783
31-Dec-31	1-Mar-33	\$4,479,137	\$0.20	\$8,958	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$8,958
31-Dec-32	1-Mar-34	\$4,568,720	\$0.20	\$9,137	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,137
31-Dec-33	1-Mar-35	\$4,660,095	\$0.20	\$9,320	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,320
31-Dec-34	1-Mar-36	\$4,753,296	\$0.20	\$9,507	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,507
31-Dec-35	1-Mar-37	\$4,848,362	\$0.20	\$9,697	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,697
31-Dec-36	1-Mar-38	\$4,945,330	\$0.20	\$9,891	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$9,891
31-Dec-37	1-Mar-39	\$5,044,236	\$0.20	\$10,088	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,088
31-Dec-38	1-Mar-40	\$5,145,121	\$0.20	\$10,290	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,290
31-Dec-39	1-Mar-41	\$5,248,023	\$0.20	\$10,496	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,496
31-Dec-40	1-Mar-42	\$5,352,984	\$0.20	\$10,706	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,706
31-Dec-41	1-Mar-43	\$5,460,044	\$0.20	\$10,920	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,920
31-Dec-42	1-Mar-44	\$5,569,244	\$0.20	\$11,138	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,138
31-Dec-43	1-Mar-45	\$5,680,629	\$0.20	\$11,361	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,361
31-Dec-44	1-Mar-46	\$5,794,242	\$0.20	\$11,588	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,588
31-Dec-45	1-Mar-47	\$5,910,127	\$0.20	\$11,820	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,820
31-Dec-46	1-Mar-48	\$6,028,329	\$0.20	\$12,057	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,057
Total				\$238,221							\$10,101	\$248,323

MuniCap, Inc.

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¹See Schedule XIV.
²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.
³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Calendar Year Ending	Bond Year Ending	Block D										
		Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$93,885,546	37%	\$34,424,810	15%	\$5,039,345	\$0.19	\$9,575	\$9,575
31-Dec-22	1-Mar-24	\$0	\$0.20	\$0	\$152,337,184	37%	\$55,857,146	15%	\$8,176,760	\$0.19	\$15,536	\$15,536
31-Dec-23	1-Mar-25	\$4,624,477	\$0.20	\$9,249	\$2,938,269	37%	\$1,077,369	15%	\$157,713	\$0.19	\$300	\$9,549
31-Dec-24	1-Mar-26	\$6,289,288	\$0.20	\$12,579	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,579
31-Dec-25	1-Mar-27	\$6,415,074	\$0.20	\$12,830	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,830
31-Dec-26	1-Mar-28	\$6,543,375	\$0.20	\$13,087	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,087
31-Dec-27	1-Mar-29	\$6,674,243	\$0.20	\$13,348	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,348
31-Dec-28	1-Mar-30	\$6,807,728	\$0.20	\$13,615	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,615
31-Dec-29	1-Mar-31	\$6,943,882	\$0.20	\$13,888	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,888
31-Dec-30	1-Mar-32	\$7,082,760	\$0.20	\$14,166	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,166
31-Dec-31	1-Mar-33	\$7,224,415	\$0.20	\$14,449	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,449
31-Dec-32	1-Mar-34	\$7,368,904	\$0.20	\$14,738	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,738
31-Dec-33	1-Mar-35	\$7,516,282	\$0.20	\$15,033	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,033
31-Dec-34	1-Mar-36	\$7,666,607	\$0.20	\$15,333	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,333
31-Dec-35	1-Mar-37	\$7,819,939	\$0.20	\$15,640	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,640
31-Dec-36	1-Mar-38	\$7,976,338	\$0.20	\$15,953	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,953
31-Dec-37	1-Mar-39	\$8,135,865	\$0.20	\$16,272	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,272
31-Dec-38	1-Mar-40	\$8,298,582	\$0.20	\$16,597	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,597
31-Dec-39	1-Mar-41	\$8,464,554	\$0.20	\$16,929	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,929
31-Dec-40	1-Mar-42	\$8,633,845	\$0.20	\$17,268	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$17,268
31-Dec-41	1-Mar-43	\$8,806,522	\$0.20	\$17,613	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$17,613
31-Dec-42	1-Mar-44	\$8,982,652	\$0.20	\$17,965	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$17,965
31-Dec-43	1-Mar-45	\$9,162,305	\$0.20	\$18,325	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$18,325
31-Dec-44	1-Mar-46	\$9,345,551	\$0.20	\$18,691	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$18,691
31-Dec-45	1-Mar-47	\$9,532,462	\$0.20	\$19,065	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$19,065
31-Dec-46	1-Mar-48	\$9,723,112	\$0.20	\$19,446	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$19,446
Total				\$372,078							\$25,410	\$397,488

MuniCap, Inc.

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6-Nov-19

¹See Schedule XIV.
²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.
³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Block E												
Calendar Year Ending	Bond Year Ending	Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$10,161,702	37%	\$3,725,969	15%	\$545,433	\$0.19	\$1,036	\$1,036
31-Dec-22	1-Mar-24	\$3,935,339	\$0.20	\$7,871	\$5,562,161	37%	\$2,039,466	15%	\$298,551	\$0.19	\$567	\$8,438
31-Dec-23	1-Mar-25	\$5,352,061	\$0.20	\$10,704	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,704
31-Dec-24	1-Mar-26	\$5,459,102	\$0.20	\$10,918	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$10,918
31-Dec-25	1-Mar-27	\$5,568,284	\$0.20	\$11,137	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,137
31-Dec-26	1-Mar-28	\$5,679,650	\$0.20	\$11,359	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,359
31-Dec-27	1-Mar-29	\$5,793,243	\$0.20	\$11,586	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,586
31-Dec-28	1-Mar-30	\$5,909,108	\$0.20	\$11,818	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$11,818
31-Dec-29	1-Mar-31	\$6,027,290	\$0.20	\$12,055	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,055
31-Dec-30	1-Mar-32	\$6,147,836	\$0.20	\$12,296	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,296
31-Dec-31	1-Mar-33	\$6,270,792	\$0.20	\$12,542	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,542
31-Dec-32	1-Mar-34	\$6,396,208	\$0.20	\$12,792	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$12,792
31-Dec-33	1-Mar-35	\$6,524,132	\$0.20	\$13,048	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,048
31-Dec-34	1-Mar-36	\$6,654,615	\$0.20	\$13,309	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,309
31-Dec-35	1-Mar-37	\$6,787,707	\$0.20	\$13,575	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,575
31-Dec-36	1-Mar-38	\$6,923,462	\$0.20	\$13,847	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$13,847
31-Dec-37	1-Mar-39	\$7,061,931	\$0.20	\$14,124	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,124
31-Dec-38	1-Mar-40	\$7,203,169	\$0.20	\$14,406	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,406
31-Dec-39	1-Mar-41	\$7,347,233	\$0.20	\$14,694	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,694
31-Dec-40	1-Mar-42	\$7,494,177	\$0.20	\$14,988	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$14,988
31-Dec-41	1-Mar-43	\$7,644,061	\$0.20	\$15,288	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,288
31-Dec-42	1-Mar-44	\$7,796,942	\$0.20	\$15,594	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,594
31-Dec-43	1-Mar-45	\$7,952,881	\$0.20	\$15,906	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$15,906
31-Dec-44	1-Mar-46	\$8,111,939	\$0.20	\$16,224	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,224
31-Dec-45	1-Mar-47	\$8,274,177	\$0.20	\$16,548	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,548
31-Dec-46	1-Mar-48	\$8,439,661	\$0.20	\$16,879	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$16,879
Total				\$333,510							\$1,604	\$335,114

MuniCap, Inc.

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6-Nov-19

¹See Schedule XIV.

²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.

³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Block F															
Calendar Year Ending	Bond Year Ending	Mixed-Use Retail			Construction						Full-Service Hotel				
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total Hotel Revenues ⁴	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0	\$0.36	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0	\$0.36	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$20,303,921	37%	\$7,444,795	15%	\$1,089,821	\$0.19	\$2,071	\$0	\$0.36	\$0	\$2,071
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$84,852,663	37%	\$31,112,742	15%	\$4,554,501	\$0.19	\$8,654	\$0	\$0.36	\$0	\$8,654
31-Dec-22	1-Mar-24	\$5,190,834	\$0.20	\$10,382	\$44,344,938	37%	\$16,259,862	15%	\$2,380,232	\$0.19	\$4,522	\$31,720,451	\$0.36	\$114,194	\$129,098
31-Dec-23	1-Mar-25	\$7,059,535	\$0.20	\$14,119	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$33,803,585	\$0.36	\$121,693	\$135,812
31-Dec-24	1-Mar-26	\$7,200,725	\$0.20	\$14,401	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$34,574,121	\$0.36	\$124,467	\$138,868
31-Dec-25	1-Mar-27	\$7,344,740	\$0.20	\$14,689	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$35,169,250	\$0.36	\$126,609	\$141,299
31-Dec-26	1-Mar-28	\$7,491,635	\$0.20	\$14,983	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$35,872,635	\$0.36	\$129,141	\$144,125
31-Dec-27	1-Mar-29	\$7,641,467	\$0.20	\$15,283	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$36,590,087	\$0.36	\$131,724	\$147,007
31-Dec-28	1-Mar-30	\$7,794,297	\$0.20	\$15,589	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$37,424,141	\$0.36	\$134,727	\$150,316
31-Dec-29	1-Mar-31	\$7,950,183	\$0.20	\$15,900	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$38,068,327	\$0.36	\$137,046	\$152,946
31-Dec-30	1-Mar-32	\$8,109,186	\$0.20	\$16,218	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$38,829,693	\$0.36	\$139,787	\$156,005
31-Dec-31	1-Mar-33	\$8,271,370	\$0.20	\$16,543	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$39,606,287	\$0.36	\$142,583	\$159,125
31-Dec-32	1-Mar-34	\$8,436,797	\$0.20	\$16,874	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$40,509,094	\$0.36	\$145,833	\$162,706
31-Dec-33	1-Mar-35	\$8,605,533	\$0.20	\$17,211	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$41,206,381	\$0.36	\$148,343	\$165,554
31-Dec-34	1-Mar-36	\$8,777,644	\$0.20	\$17,555	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$42,030,509	\$0.36	\$151,310	\$168,865
31-Dec-35	1-Mar-37	\$8,953,197	\$0.20	\$17,906	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$42,871,119	\$0.36	\$154,336	\$172,242
31-Dec-36	1-Mar-38	\$9,132,261	\$0.20	\$18,265	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$43,848,346	\$0.36	\$157,854	\$176,119
31-Dec-37	1-Mar-39	\$9,314,906	\$0.20	\$18,630	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$44,603,112	\$0.36	\$160,571	\$179,201
31-Dec-38	1-Mar-40	\$9,501,204	\$0.20	\$19,002	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$45,495,175	\$0.36	\$163,783	\$182,785
31-Dec-39	1-Mar-41	\$9,691,228	\$0.20	\$19,382	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$46,405,078	\$0.36	\$167,058	\$186,441
31-Dec-40	1-Mar-42	\$9,885,053	\$0.20	\$19,770	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$47,462,860	\$0.36	\$170,866	\$190,636
31-Dec-41	1-Mar-43	\$10,082,754	\$0.20	\$20,166	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$48,279,843	\$0.36	\$173,807	\$193,973
31-Dec-42	1-Mar-44	\$10,284,409	\$0.20	\$20,569	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$49,245,440	\$0.36	\$177,284	\$197,852
31-Dec-43	1-Mar-45	\$10,490,097	\$0.20	\$20,980	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$50,230,349	\$0.36	\$180,829	\$201,809
31-Dec-44	1-Mar-46	\$10,699,899	\$0.20	\$21,400	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$51,375,326	\$0.36	\$184,951	\$206,351
31-Dec-45	1-Mar-47	\$10,913,897	\$0.20	\$21,828	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$52,259,655	\$0.36	\$188,135	\$209,963
31-Dec-46	1-Mar-48	\$11,132,175	\$0.20	\$22,264	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$53,304,848	\$0.36	\$191,897	\$214,162
Total		\$439,910			\$15,247						\$3,818,829				

MuniCap, Inc.

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6-Nov-19

¹See Schedule XIV.

²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.

³See Schedule XVI.

⁴See Schedule XVII.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Calendar Year Ending	Bond Year Ending	Block I										
		Retail			Construction							
		Total Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-22	1-Mar-24	\$0	\$0.20	\$0	\$7,678,199	37%	\$2,815,349	15%	\$412,130	\$0.19	\$783	\$783
31-Dec-23	1-Mar-25	\$0	\$0.20	\$0	\$69,449,349	37%	\$25,464,842	15%	\$3,727,722	\$0.19	\$7,083	\$7,083
31-Dec-24	1-Mar-26	\$27,841,463	\$0.20	\$55,683	\$7,647,452	37%	\$2,804,075	15%	\$410,480	\$0.19	\$780	\$56,463
31-Dec-25	1-Mar-27	\$37,864,389	\$0.20	\$75,729	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$75,729
31-Dec-26	1-Mar-28	\$38,621,677	\$0.20	\$77,243	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$77,243
31-Dec-27	1-Mar-29	\$39,394,111	\$0.20	\$78,788	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$78,788
31-Dec-28	1-Mar-30	\$40,181,993	\$0.20	\$80,364	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$80,364
31-Dec-29	1-Mar-31	\$40,985,633	\$0.20	\$81,971	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$81,971
31-Dec-30	1-Mar-32	\$41,805,345	\$0.20	\$83,611	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$83,611
31-Dec-31	1-Mar-33	\$42,641,452	\$0.20	\$85,283	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$85,283
31-Dec-32	1-Mar-34	\$43,494,281	\$0.20	\$86,989	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$86,989
31-Dec-33	1-Mar-35	\$44,364,167	\$0.20	\$88,728	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$88,728
31-Dec-34	1-Mar-36	\$45,251,450	\$0.20	\$90,503	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$90,503
31-Dec-35	1-Mar-37	\$46,156,479	\$0.20	\$92,313	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$92,313
31-Dec-36	1-Mar-38	\$47,079,609	\$0.20	\$94,159	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$94,159
31-Dec-37	1-Mar-39	\$48,021,201	\$0.20	\$96,042	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$96,042
31-Dec-38	1-Mar-40	\$48,981,625	\$0.20	\$97,963	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$97,963
31-Dec-39	1-Mar-41	\$49,961,258	\$0.20	\$99,923	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$99,923
31-Dec-40	1-Mar-42	\$50,960,483	\$0.20	\$101,921	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$101,921
31-Dec-41	1-Mar-43	\$51,979,692	\$0.20	\$103,959	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$103,959
31-Dec-42	1-Mar-44	\$53,019,286	\$0.20	\$106,039	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$106,039
31-Dec-43	1-Mar-45	\$54,079,672	\$0.20	\$108,159	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$108,159
31-Dec-44	1-Mar-46	\$55,161,266	\$0.20	\$110,323	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$110,323
31-Dec-45	1-Mar-47	\$56,264,491	\$0.20	\$112,529	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$112,529
31-Dec-46	1-Mar-48	\$57,389,781	\$0.20	\$114,780	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$114,780
Total				\$2,123,002							\$8,646	\$2,131,647

MuniCap, Inc.

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¹See Schedule XIV.
²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.
³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

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6-Nov-19

¹See Schedule XIV.

²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.

³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Calendar Year Ending	Bond Year Ending	Block U										
		Mixed-Use Retail			Construction							
		Total Mixed-Use Retail Sales ¹	Tax Rate (per \$100) ²	BPOL Fee Revenues	Construction Costs ³	Percentage of Construction Materials ³	Estimated Construction Material Costs	Percentage of Materials Purchased in Richmond ³	Estimated Richmond Construction Material Costs	Tax Rate (per \$100) ²	BPOL Fee Revenues	Total BPOL Fee Revenues
31-Dec-18	1-Mar-20	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-20	1-Mar-22	\$0	\$0.20	\$0	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$0
31-Dec-21	1-Mar-23	\$0	\$0.20	\$0	\$8,449,663	37%	\$3,098,220	15%	\$453,539	\$0.19	\$862	\$862
31-Dec-22	1-Mar-24	\$0	\$0.20	\$0	\$68,139,526	37%	\$24,984,572	15%	\$3,657,416	\$0.19	\$6,949	\$6,949
31-Dec-23	1-Mar-25	\$10,035,114	\$0.20	\$20,070	\$10,447,061	37%	\$3,830,601	15%	\$560,750	\$0.19	\$1,065	\$21,136
31-Dec-24	1-Mar-26	\$13,647,755	\$0.20	\$27,296	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$27,296
31-Dec-25	1-Mar-27	\$13,920,711	\$0.20	\$27,841	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$27,841
31-Dec-26	1-Mar-28	\$14,199,125	\$0.20	\$28,398	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$28,398
31-Dec-27	1-Mar-29	\$14,483,107	\$0.20	\$28,966	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$28,966
31-Dec-28	1-Mar-30	\$14,772,769	\$0.20	\$29,546	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$29,546
31-Dec-29	1-Mar-31	\$15,068,225	\$0.20	\$30,136	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$30,136
31-Dec-30	1-Mar-32	\$15,369,589	\$0.20	\$30,739	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$30,739
31-Dec-31	1-Mar-33	\$15,676,981	\$0.20	\$31,354	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$31,354
31-Dec-32	1-Mar-34	\$15,990,521	\$0.20	\$31,981	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$31,981
31-Dec-33	1-Mar-35	\$16,310,331	\$0.20	\$32,621	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$32,621
31-Dec-34	1-Mar-36	\$16,636,538	\$0.20	\$33,273	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$33,273
31-Dec-35	1-Mar-37	\$16,969,268	\$0.20	\$33,939	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$33,939
31-Dec-36	1-Mar-38	\$17,308,654	\$0.20	\$34,617	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$34,617
31-Dec-37	1-Mar-39	\$17,654,827	\$0.20	\$35,310	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$35,310
31-Dec-38	1-Mar-40	\$18,007,923	\$0.20	\$36,016	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$36,016
31-Dec-39	1-Mar-41	\$18,368,082	\$0.20	\$36,736	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$36,736
31-Dec-40	1-Mar-42	\$18,735,444	\$0.20	\$37,471	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$37,471
31-Dec-41	1-Mar-43	\$19,110,152	\$0.20	\$38,220	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$38,220
31-Dec-42	1-Mar-44	\$19,492,355	\$0.20	\$38,985	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$38,985
31-Dec-43	1-Mar-45	\$19,882,203	\$0.20	\$39,764	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$39,764
31-Dec-44	1-Mar-46	\$20,279,847	\$0.20	\$40,560	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$40,560
31-Dec-45	1-Mar-47	\$20,685,444	\$0.20	\$41,371	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$41,371
31-Dec-46	1-Mar-48	\$21,099,152	\$0.20	\$42,198	\$0	37%	\$0	15%	\$0	\$0.19	\$0	\$42,198
Total				\$807,408							\$8,876	\$816,284

MuniCap, Inc.

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¹See Schedule XIV.
²BPOL tax rate provided by the City of Richmond. According to the City of Richmond, different business types are taxed at different rates. Retailers are taxed at \$0.20 per \$100 of gross receipts. Contractors are taxed at \$0.19 per \$100 of gross receipts. Repair, personal and business services and all other business services and occupations not specifically listed or exempted otherwise by law, \$0.36 per \$100.00 of gross receipts.
³See Schedule XVI.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XVIII: Projected BPOL Fee Revenues, continued

Calendar Year Ending	Bond Year Ending	Total BPOL Fee Revenues ¹											Percent Available for Debt Service	Total BPOL Fee Revenues Available
		Block A2	Block A3	Block B	Block C	Block D	Block E	Block F	Block I	Block N	Block U	Total		
31-Dec-18	1-Mar-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100%	\$0
31-Dec-19	1-Mar-21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100%	\$0
31-Dec-20	1-Mar-22	\$39	\$44	\$0	\$0	\$0	\$0	\$2,071	\$0	\$0	\$0	\$2,153	100%	\$2,153
31-Dec-21	1-Mar-23	\$4,196	\$5,506	\$328	\$6,368	\$9,575	\$1,036	\$8,654	\$0	\$0	\$862	\$36,523	100%	\$36,523
31-Dec-22	1-Mar-24	\$15,135	\$6,422	\$3,044	\$9,355	\$15,536	\$8,438	\$129,098	\$783	\$0	\$6,949	\$194,760	100%	\$194,760
31-Dec-23	1-Mar-25	\$19,115	\$6,565	\$8,669	\$7,646	\$9,549	\$10,704	\$135,812	\$7,083	\$6,674	\$21,136	\$232,951	100%	\$232,951
31-Dec-24	1-Mar-26	\$19,497	\$6,697	\$11,698	\$7,799	\$12,579	\$10,918	\$138,868	\$56,463	\$11,691	\$27,296	\$303,505	100%	\$303,505
31-Dec-25	1-Mar-27	\$19,887	\$6,830	\$11,932	\$7,955	\$12,830	\$11,137	\$141,299	\$75,729	\$11,932	\$27,841	\$327,372	100%	\$327,372
31-Dec-26	1-Mar-28	\$20,284	\$6,967	\$12,171	\$8,114	\$13,087	\$11,359	\$144,125	\$77,243	\$12,171	\$28,398	\$333,919	100%	\$333,919
31-Dec-27	1-Mar-29	\$20,690	\$7,106	\$12,414	\$8,276	\$13,348	\$11,586	\$147,007	\$78,788	\$12,414	\$28,966	\$340,597	100%	\$340,597
31-Dec-28	1-Mar-30	\$21,104	\$7,249	\$12,662	\$8,442	\$13,615	\$11,818	\$150,316	\$80,364	\$12,662	\$29,546	\$347,777	100%	\$347,777
31-Dec-29	1-Mar-31	\$21,526	\$7,393	\$12,916	\$8,610	\$13,888	\$12,055	\$152,946	\$81,971	\$12,916	\$30,136	\$354,358	100%	\$354,358
31-Dec-30	1-Mar-32	\$21,957	\$7,541	\$13,174	\$8,783	\$14,166	\$12,296	\$156,005	\$83,611	\$13,174	\$30,739	\$361,445	100%	\$361,445
31-Dec-31	1-Mar-33	\$22,396	\$7,692	\$13,437	\$8,958	\$14,449	\$12,542	\$159,125	\$85,283	\$13,437	\$31,354	\$368,674	100%	\$368,674
31-Dec-32	1-Mar-34	\$22,844	\$7,846	\$13,706	\$9,137	\$14,738	\$12,792	\$162,706	\$86,989	\$13,706	\$31,981	\$376,446	100%	\$376,446
31-Dec-33	1-Mar-35	\$23,300	\$8,003	\$13,980	\$9,320	\$15,033	\$13,048	\$165,554	\$88,728	\$13,980	\$32,621	\$383,568	100%	\$383,568
31-Dec-34	1-Mar-36	\$23,766	\$8,163	\$14,260	\$9,507	\$15,333	\$13,309	\$168,865	\$90,503	\$14,260	\$33,273	\$391,239	100%	\$391,239
31-Dec-35	1-Mar-37	\$24,242	\$8,326	\$14,545	\$9,697	\$15,640	\$13,575	\$172,242	\$92,313	\$14,545	\$33,939	\$399,064	100%	\$399,064
31-Dec-36	1-Mar-38	\$24,727	\$8,493	\$14,836	\$9,891	\$15,953	\$13,847	\$176,119	\$94,159	\$14,836	\$34,617	\$407,477	100%	\$407,477
31-Dec-37	1-Mar-39	\$25,221	\$8,663	\$15,133	\$10,088	\$16,272	\$14,124	\$179,201	\$96,042	\$15,133	\$35,310	\$415,186	100%	\$415,186
31-Dec-38	1-Mar-40	\$25,726	\$8,836	\$15,435	\$10,290	\$16,597	\$14,406	\$182,785	\$97,963	\$15,435	\$36,016	\$423,490	100%	\$423,490
31-Dec-39	1-Mar-41	\$26,240	\$9,013	\$15,744	\$10,496	\$16,929	\$14,694	\$186,441	\$99,923	\$15,744	\$36,736	\$431,960	100%	\$431,960
31-Dec-40	1-Mar-42	\$26,765	\$9,193	\$16,059	\$10,706	\$17,268	\$14,988	\$190,636	\$101,921	\$16,059	\$37,471	\$441,066	100%	\$441,066
31-Dec-41	1-Mar-43	\$27,300	\$9,377	\$16,380	\$10,920	\$17,613	\$15,288	\$193,973	\$103,959	\$16,380	\$38,220	\$449,411	100%	\$449,411
31-Dec-42	1-Mar-44	\$27,846	\$9,564	\$16,708	\$11,138	\$17,965	\$15,594	\$197,852	\$106,039	\$16,708	\$38,985	\$458,399	100%	\$458,399
31-Dec-43	1-Mar-45	\$28,403	\$9,756	\$17,042	\$11,361	\$18,325	\$15,906	\$201,809	\$108,159	\$17,042	\$39,764	\$467,567	100%	\$467,567
31-Dec-44	1-Mar-46	\$28,971	\$9,951	\$17,383	\$11,588	\$18,691	\$16,224	\$206,351	\$110,323	\$17,383	\$40,560	\$477,424	100%	\$477,424
31-Dec-45	1-Mar-47	\$29,551	\$10,150	\$17,730	\$11,820	\$19,065	\$16,548	\$209,963	\$112,529	\$17,730	\$41,371	\$486,457	100%	\$486,457
31-Dec-46	1-Mar-48	\$30,142	\$10,353	\$18,085	\$12,057	\$19,446	\$16,879	\$214,162	\$114,780	\$18,085	\$42,198	\$496,186	100%	\$496,186
Total		\$600,868	\$211,697	\$349,471	\$248,323	\$397,488	\$335,114	\$4,273,985	\$2,131,647	\$344,097	\$816,284	\$9,708,975		\$9,708,975

MuniCap, Inc.

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6-Nov-19

¹See previous schedules.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XIX: Designated Arena Revenues¹

Calendar Year Ending	Bond Year Ending	Inflation Factor	Designated Arena Revenues Available for Debt Service						Total Designated Arena Revenues Available for Debt Service
			Sponsorships ²	All Other District- Wide Sponsorship	Admissions Tax on Ticket Sales ³	Food and Beverage Tax on Concession Sales ³	Incremental Tax on Novelty Sales ³	Business License Tax ³	
31-Dec-18	1-Mar-20	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-19	1-Mar-21	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-20	1-Mar-22	102%	\$2,210,000	\$1,500,000	\$0	\$0	\$0	\$0	\$3,710,000
31-Dec-21	1-Mar-23	104%	\$2,210,000	\$1,500,000	\$523,107	\$137,131	\$31,600	\$33,213	\$4,435,052
31-Dec-22	1-Mar-24	106%	\$2,210,000	\$1,500,000	\$1,067,139	\$279,746	\$64,465	\$67,755	\$5,189,105
31-Dec-23	1-Mar-25	108%	\$2,320,500	\$1,500,000	\$1,088,482	\$285,341	\$65,754	\$69,110	\$5,329,188
31-Dec-24	1-Mar-26	110%	\$2,320,500	\$1,500,000	\$1,110,252	\$291,048	\$67,069	\$70,492	\$5,359,361
31-Dec-25	1-Mar-27	113%	\$2,320,500	\$1,500,000	\$1,132,457	\$296,869	\$68,411	\$71,902	\$5,390,139
31-Dec-26	1-Mar-28	115%	\$2,320,500	\$1,500,000	\$1,155,106	\$302,806	\$69,779	\$73,340	\$5,421,531
31-Dec-27	1-Mar-29	117%	\$2,320,500	\$1,500,000	\$1,178,208	\$308,863	\$71,175	\$74,807	\$5,453,552
31-Dec-28	1-Mar-30	120%	\$2,436,525	\$1,500,000	\$1,201,772	\$315,040	\$72,598	\$76,303	\$5,602,238
31-Dec-29	1-Mar-31	122%	\$2,436,525	\$1,500,000	\$1,225,807	\$321,341	\$74,050	\$77,829	\$5,635,552
31-Dec-30	1-Mar-32	124%	\$2,436,525	\$1,500,000	\$1,250,324	\$327,767	\$75,531	\$79,386	\$5,669,533
31-Dec-31	1-Mar-33	127%	\$2,436,525	\$1,500,000	\$1,275,330	\$334,323	\$77,042	\$80,973	\$5,704,193
31-Dec-32	1-Mar-34	129%	\$2,436,525	\$1,500,000	\$1,300,837	\$341,009	\$78,582	\$82,593	\$5,739,546
31-Dec-33	1-Mar-35	132%	\$2,558,351	\$1,500,000	\$1,326,853	\$347,829	\$80,154	\$84,245	\$5,897,433
31-Dec-34	1-Mar-36	135%	\$2,558,351	\$1,500,000	\$1,353,391	\$354,786	\$81,757	\$85,930	\$5,934,215
31-Dec-35	1-Mar-37	137%	\$2,558,351	\$1,500,000	\$1,380,458	\$361,882	\$83,392	\$87,648	\$5,971,732
31-Dec-36	1-Mar-38	140%	\$2,558,351	\$1,500,000	\$1,408,067	\$369,119	\$85,060	\$89,401	\$6,009,999
31-Dec-37	1-Mar-39	143%	\$2,558,351	\$1,500,000	\$1,436,229	\$376,502	\$86,761	\$91,189	\$6,049,032
31-Dec-38	1-Mar-40	146%	\$2,686,269	\$1,500,000	\$1,464,953	\$384,032	\$88,497	\$93,013	\$6,216,764
31-Dec-39	1-Mar-41	149%	\$2,686,269	\$1,500,000	\$1,494,252	\$391,712	\$90,266	\$94,873	\$6,257,374
31-Dec-40	1-Mar-42	152%	\$2,686,269	\$1,500,000	\$1,524,138	\$399,547	\$92,072	\$96,771	\$6,298,796
31-Dec-41	1-Mar-43	155%	\$2,686,269	\$1,500,000	\$1,554,620	\$407,538	\$93,913	\$98,706	\$6,341,046
31-Dec-42	1-Mar-44	158%	\$2,686,269	\$1,500,000	\$1,585,713	\$415,688	\$95,792	\$100,680	\$6,384,142
31-Dec-43	1-Mar-45	161%	\$2,820,582	\$1,500,000	\$1,617,427	\$424,002	\$97,707	\$102,694	\$6,562,413
31-Dec-44	1-Mar-46	164%	\$2,820,582	\$1,500,000	\$1,649,775	\$432,482	\$99,661	\$104,748	\$6,607,249
31-Dec-45	1-Mar-47	167%	\$2,820,582	\$1,500,000	\$1,682,771	\$441,132	\$101,655	\$106,843	\$6,652,983
31-Dec-46	1-Mar-48	171%	\$2,820,582	\$1,500,000	\$1,716,426	\$449,954	\$103,688	\$108,980	\$6,699,631
Total			\$67,920,554	\$40,500,000	\$34,703,895	\$9,097,491	\$2,096,432	\$2,203,424	\$156,521,797

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6-Nov-19

¹ Provided by Concord Eastridge. Assumes one year lag in revenues collected being applied to debt service. Marketing partnerships and naming rights are assumed to be inflated based on preliminary contract agreements as provided by Concord Eastridge.

² According to Concord Eastridge, district wide sponsorships will grow by 10% every five years.

³ According to Concord Eastridge, revenues are expected to increase at rate of inflation factor.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XX: Other Revenues Available to Repay Debt Service¹

Calendar Year Ending	Bond Year Ending	Inflation Factor	Other Revenues Available for Debt Service				Total Other Revenues Available for Debt Service
			Music Hall Admissions Tax ²	Music Hall Meals Tax ²	New Armory Taxes ²	District-Wide Parking Revenues	
31-Dec-18	1-Mar-20	100%	\$0	\$0	\$0	\$0	\$0
31-Dec-19	1-Mar-21	100%	\$0	\$0	\$0	\$0	\$0
31-Dec-20	1-Mar-22	102%	\$0	\$0	\$0	\$0	\$0
31-Dec-21	1-Mar-23	104%	\$257,671	\$126,206	\$165,174	\$1,000,000	\$1,549,052
31-Dec-22	1-Mar-24	106%	\$262,825	\$128,730	\$168,477	\$2,000,000	\$2,560,033
31-Dec-23	1-Mar-25	108%	\$268,081	\$131,305	\$171,847	\$2,000,000	\$2,571,233
31-Dec-24	1-Mar-26	110%	\$273,443	\$133,931	\$175,284	\$2,000,000	\$2,582,658
31-Dec-25	1-Mar-27	113%	\$278,912	\$136,610	\$178,790	\$2,000,000	\$2,594,311
31-Dec-26	1-Mar-28	115%	\$284,490	\$139,342	\$182,365	\$2,000,000	\$2,606,197
31-Dec-27	1-Mar-29	117%	\$290,180	\$142,129	\$186,013	\$2,000,000	\$2,618,321
31-Dec-28	1-Mar-30	120%	\$295,983	\$144,971	\$189,733	\$2,000,000	\$2,630,688
31-Dec-29	1-Mar-31	122%	\$301,903	\$147,871	\$193,528	\$2,000,000	\$2,643,301
31-Dec-30	1-Mar-32	124%	\$307,941	\$150,828	\$197,398	\$2,000,000	\$2,656,167
31-Dec-31	1-Mar-33	127%	\$314,100	\$153,845	\$201,346	\$2,000,000	\$2,669,291
31-Dec-32	1-Mar-34	129%	\$320,382	\$156,922	\$205,373	\$2,000,000	\$2,682,677
31-Dec-33	1-Mar-35	132%	\$326,789	\$160,060	\$209,480	\$2,000,000	\$2,696,330
31-Dec-34	1-Mar-36	135%	\$333,325	\$163,261	\$213,670	\$2,000,000	\$2,710,257
31-Dec-35	1-Mar-37	137%	\$339,992	\$166,527	\$217,943	\$2,000,000	\$2,724,462
31-Dec-36	1-Mar-38	140%	\$346,792	\$169,857	\$222,302	\$2,000,000	\$2,738,951
31-Dec-37	1-Mar-39	143%	\$353,727	\$173,254	\$226,748	\$2,000,000	\$2,753,730
31-Dec-38	1-Mar-40	146%	\$360,802	\$176,719	\$231,283	\$2,000,000	\$2,768,805
31-Dec-39	1-Mar-41	149%	\$368,018	\$180,254	\$235,909	\$2,000,000	\$2,784,181
31-Dec-40	1-Mar-42	152%	\$375,378	\$183,859	\$240,627	\$2,000,000	\$2,799,864
31-Dec-41	1-Mar-43	155%	\$382,886	\$187,536	\$245,440	\$2,000,000	\$2,815,862
31-Dec-42	1-Mar-44	158%	\$390,544	\$191,287	\$250,349	\$2,000,000	\$2,832,179
31-Dec-43	1-Mar-45	161%	\$398,355	\$195,112	\$255,355	\$2,000,000	\$2,848,823
31-Dec-44	1-Mar-46	164%	\$406,322	\$199,015	\$260,463	\$2,000,000	\$2,865,799
31-Dec-45	1-Mar-47	167%	\$414,448	\$202,995	\$265,672	\$2,000,000	\$2,883,115
31-Dec-46	1-Mar-48	171%	\$422,737	\$207,055	\$270,985	\$2,000,000	\$2,900,777
Total			\$8,676,026	\$4,249,482	\$5,561,555	\$51,000,000	\$69,487,063

MuniCap, Inc.

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6-Nov-19

¹Provided by Concord Eastridge. Assumes one year lag in revenues collected and available to apply to debt service.

²According to Concord Eastridge, revenues are expected to increase at rate of inflation factor.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XXI: Total Projected Revenues Available for Debt Service - Including Dominion Tower Tax Increment Revenues

Calendar Year Ending	Bond Year Ending	Real Property Tax Increment Revenues			Sales Tax Revenues			Other Revenues			Total Revenues Available For Debt Service	
		Projected	Projected	Projected Remaining	Projected	Projected	Projected	Projected Lodging Tax Revenues (Schedule XVII)	Projected BPOL Fee Revenues (Schedule XVIII)	Designated Arena Revenues (Schedule XIX)		Other Revenues Available to Repay Debt Service (Schedule XX)
		TIF District (Schedule XI)	Dominion Towers (Schedule XII)	Expanded TIF District (Schedule XIII)	Operating Sales Tax Revenues (Schedule XIV)	Meals Tax Revenues (Schedule XV)	Construction Sales Tax Revenues (Schedule XVI)					
31-Dec-18	1-Mar-20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-19	1-Mar-21	\$0	\$1,951,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,951,920
31-Dec-20	1-Mar-22	\$29,589	\$2,136,953	\$711,781	\$0	\$0	\$0	\$0	\$2,153	\$3,710,000	\$0	\$6,590,476
31-Dec-21	1-Mar-23	\$44,829	\$3,610,228	\$1,078,384	\$274,848	\$545,153	\$0	\$0	\$36,523	\$4,435,052	\$1,549,052	\$11,574,068
31-Dec-22	1-Mar-24	\$3,930,603	\$5,856,025	\$1,452,319	\$966,844	\$1,880,144	\$0	\$2,537,636	\$194,760	\$5,189,105	\$2,560,033	\$24,567,469
31-Dec-23	1-Mar-25	\$7,163,144	\$6,025,707	\$1,833,732	\$1,410,760	\$3,083,951	\$0	\$2,704,287	\$232,951	\$5,329,188	\$2,571,233	\$30,354,953
31-Dec-24	1-Mar-26	\$8,978,454	\$6,198,783	\$2,222,774	\$1,837,508	\$3,576,337	\$0	\$2,765,930	\$303,505	\$5,359,361	\$2,582,658	\$33,825,310
31-Dec-25	1-Mar-27	\$9,172,672	\$6,375,321	\$2,619,596	\$1,986,696	\$3,709,619	\$0	\$2,813,540	\$327,372	\$5,390,139	\$2,594,311	\$34,989,265
31-Dec-26	1-Mar-28	\$9,370,773	\$6,555,389	\$3,024,355	\$2,085,611	\$3,901,197	\$0	\$2,869,811	\$333,919	\$5,421,531	\$2,606,197	\$36,168,784
31-Dec-27	1-Mar-29	\$9,572,837	\$6,739,059	\$3,437,210	\$2,127,324	\$3,979,221	\$0	\$2,927,207	\$340,597	\$5,453,552	\$2,618,321	\$37,195,327
31-Dec-28	1-Mar-30	\$9,778,942	\$6,926,402	\$3,858,321	\$2,169,870	\$4,058,805	\$0	\$2,993,931	\$347,777	\$5,602,238	\$2,630,688	\$38,366,974
31-Dec-29	1-Mar-31	\$9,989,169	\$7,117,492	\$4,287,854	\$2,213,267	\$4,139,981	\$0	\$3,045,466	\$354,358	\$5,635,552	\$2,643,301	\$39,426,441
31-Dec-30	1-Mar-32	\$10,203,600	\$7,312,403	\$4,725,978	\$2,257,533	\$4,222,781	\$0	\$3,106,375	\$361,445	\$5,669,533	\$2,656,167	\$40,515,816
31-Dec-31	1-Mar-33	\$10,422,320	\$7,511,213	\$5,172,865	\$2,302,683	\$4,307,236	\$0	\$3,168,503	\$368,674	\$5,704,193	\$2,669,291	\$41,626,979
31-Dec-32	1-Mar-34	\$10,645,415	\$7,714,000	\$5,628,689	\$2,348,737	\$4,393,381	\$0	\$3,240,727	\$376,446	\$5,739,546	\$2,682,677	\$42,769,618
31-Dec-33	1-Mar-35	\$10,872,971	\$7,920,842	\$6,093,630	\$2,395,712	\$4,481,249	\$0	\$3,296,511	\$383,568	\$5,897,433	\$2,696,330	\$44,038,245
31-Dec-34	1-Mar-36	\$11,105,079	\$8,131,820	\$6,567,870	\$2,443,626	\$4,570,874	\$0	\$3,362,441	\$391,239	\$5,934,215	\$2,710,257	\$45,217,420
31-Dec-35	1-Mar-37	\$11,341,829	\$8,347,019	\$7,051,594	\$2,492,499	\$4,662,291	\$0	\$3,429,690	\$399,064	\$5,971,732	\$2,724,462	\$46,420,179
31-Dec-36	1-Mar-38	\$11,583,314	\$8,566,521	\$7,544,993	\$2,542,349	\$4,755,537	\$0	\$3,507,868	\$407,477	\$6,009,999	\$2,738,951	\$47,657,008
31-Dec-37	1-Mar-39	\$11,829,628	\$8,790,413	\$8,048,260	\$2,593,195	\$4,850,648	\$0	\$3,568,249	\$415,186	\$6,049,032	\$2,753,730	\$48,898,342
31-Dec-38	1-Mar-40	\$12,080,869	\$9,018,783	\$8,561,592	\$2,645,059	\$4,947,661	\$0	\$3,639,614	\$423,490	\$6,216,764	\$2,768,805	\$50,302,637
31-Dec-39	1-Mar-41	\$12,337,134	\$9,251,721	\$9,085,191	\$2,697,961	\$5,046,614	\$0	\$3,712,406	\$431,960	\$6,257,374	\$2,784,181	\$51,604,541
31-Dec-40	1-Mar-42	\$12,598,525	\$9,489,317	\$9,619,262	\$2,751,920	\$5,147,546	\$0	\$3,797,029	\$441,066	\$6,298,796	\$2,799,864	\$52,943,325
31-Dec-41	1-Mar-43	\$12,865,144	\$9,731,666	\$10,164,014	\$2,806,958	\$5,250,497	\$0	\$3,862,387	\$449,411	\$6,341,046	\$2,815,862	\$54,286,985
31-Dec-42	1-Mar-44	\$13,137,095	\$9,978,861	\$10,719,662	\$2,863,097	\$5,355,507	\$0	\$3,939,635	\$458,399	\$6,384,142	\$2,832,179	\$55,668,577
31-Dec-43	1-Mar-45	\$13,414,485	\$10,231,000	\$11,286,422	\$2,920,359	\$5,462,617	\$0	\$4,018,428	\$467,567	\$6,562,413	\$2,848,823	\$57,212,114
31-Dec-44	1-Mar-46	\$13,697,423	\$10,488,182	\$11,864,517	\$2,978,766	\$5,571,870	\$0	\$4,110,026	\$477,424	\$6,607,249	\$2,865,799	\$58,661,256
31-Dec-45	1-Mar-47	\$13,986,019	\$10,750,508	\$12,454,175	\$3,038,342	\$5,683,307	\$0	\$4,180,772	\$486,457	\$6,652,983	\$2,883,115	\$60,115,677
31-Dec-46	1-Mar-48	\$14,280,388	\$11,018,080	\$13,055,625	\$3,099,109	\$5,796,973	\$0	\$4,264,388	\$496,186	\$6,699,631	\$2,900,777	\$61,611,156
Total		\$274,432,250	\$213,745,626	\$172,170,668	\$60,250,634	\$113,380,996	\$0	\$84,862,857	\$9,708,975	\$156,521,797	\$69,487,063	\$1,154,560,864

**Capital City Opportunity Plan
Richmond, Virginia**

Projected Debt Service Coverage

Capital City Opportunity Plan
Richmond, Virginia

Schedule XXII: Projected Payment of Debt Service and Debt Service Coverage

Bond Year Ending	Net Annual Debt Service ¹			Total Revenues Available for Debt Service ²	Surplus/ (Deficit)	Cumulative Surplus	Debt Service Coverage
	Series A	Series B	Sub-Total				
1-Mar-20	\$0	\$0	\$0	\$0	\$0	\$0	NA
1-Mar-21	\$0	\$0	\$0	\$1,951,920	\$1,951,920	\$1,951,920	NA
1-Mar-22	\$0	\$0	\$0	\$6,590,476	\$6,590,476	\$8,542,396	NA
1-Mar-23	\$6,842,676	\$825,463	\$7,668,139	\$11,526,314	\$3,810,421	\$12,352,817	150%
1-Mar-24	\$14,678,551	\$1,770,740	\$16,449,291	\$25,005,919	\$8,995,079	\$21,347,896	152%
1-Mar-25	\$18,099,900	\$1,898,775	\$19,998,675	\$30,792,429	\$11,231,231	\$32,579,127	154%
1-Mar-26	\$20,130,100	\$1,898,775	\$22,028,875	\$34,261,793	\$12,669,401	\$45,248,527	156%
1-Mar-27	\$19,856,500	\$2,183,775	\$22,040,275	\$35,424,734	\$13,819,928	\$59,068,455	161%
1-Mar-28	\$20,109,275	\$2,203,113	\$22,312,388	\$36,603,219	\$14,725,267	\$73,793,722	164%
1-Mar-29	\$20,369,550	\$2,239,550	\$22,609,100	\$37,628,708	\$15,452,988	\$89,246,711	166%
1-Mar-30	\$20,640,400	\$2,261,638	\$22,902,038	\$38,799,279	\$16,329,547	\$105,576,257	169%
1-Mar-31	\$20,904,625	\$2,295,100	\$23,199,725	\$39,857,649	\$17,089,132	\$122,665,389	172%
1-Mar-32	\$21,175,850	\$2,323,850	\$23,499,700	\$40,945,905	\$17,876,294	\$140,541,684	174%
1-Mar-33	\$21,451,875	\$2,357,888	\$23,809,763	\$42,055,927	\$18,675,112	\$159,216,796	177%
1-Mar-34	\$21,735,500	\$2,381,488	\$24,116,988	\$43,197,402	\$19,508,197	\$178,724,993	179%
1-Mar-35	\$22,009,250	\$2,420,013	\$24,429,263	\$44,464,841	\$20,462,175	\$199,187,168	182%
1-Mar-36	\$22,301,475	\$2,447,013	\$24,748,488	\$45,642,805	\$21,319,702	\$220,506,870	184%
1-Mar-37	\$22,588,875	\$2,477,850	\$25,066,725	\$46,844,328	\$22,201,752	\$242,708,622	187%
1-Mar-38	\$22,884,250	\$2,511,800	\$25,396,050	\$48,079,897	\$23,106,736	\$265,815,358	189%
1-Mar-39	\$23,184,575	\$2,543,138	\$25,727,713	\$49,319,946	\$24,013,837	\$289,829,195	192%
1-Mar-40	\$23,481,825	\$2,576,500	\$26,058,325	\$50,722,929	\$25,084,897	\$314,914,092	195%
1-Mar-41	\$23,788,250	\$2,611,163	\$26,399,413	\$52,023,496	\$26,043,039	\$340,957,131	197%
1-Mar-42	\$24,095,275	\$2,646,400	\$26,741,675	\$53,360,916	\$27,036,832	\$367,993,963	200%
1-Mar-43	\$24,409,600	\$2,676,488	\$27,086,088	\$54,703,185	\$28,033,297	\$396,027,260	202%
1-Mar-44	\$24,727,375	\$2,716,063	\$27,443,438	\$56,083,357	\$29,054,700	\$425,081,960	204%
1-Mar-45	\$25,049,750	\$2,748,675	\$27,798,425	\$57,625,446	\$30,240,354	\$455,322,314	207%
1-Mar-46	\$25,372,600	\$2,783,963	\$28,156,563	\$59,073,112	\$31,328,406	\$486,650,720	210%
1-Mar-47	\$25,706,800	\$2,820,838	\$28,527,638	\$60,526,027	\$32,408,740	\$519,059,460	212%
1-Mar-48	\$26,037,400	\$2,858,213	\$28,895,613	\$62,019,970	\$33,533,172	\$552,592,632	215%
Total	\$561,632,102	\$61,478,265	\$623,110,367	\$1,165,131,932	\$552,592,632		

MuniCap, Inc.

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6-Nov-19

¹See Schedules II-A and II-B.

²Total available revenues include projected revenues from Schedule XXI, additional debt service reserve fund earnings and a deduction for administrative expenses.

**Capital City Opportunity Plan
Richmond, Virginia**

Schedule XXIII: Summary of Turbo Redemptions¹

Bond Year Ending	Year Number	Net Available for Turbo Redemptions						Calculation of Cash Flow for Turbo Redemption					
		Total Available Revenues ²	Deposit To Project Fund ³	Tax-Exempt & Taxable Interest Due	Capitalized Interest	Tax-Exempt & Taxable Stated Principal	Net Available Revenues After Stated P&I	Deposit to Stabilization Fund	Net Available Revenues After Stabilization Fund	50% Net Available Revenues After Stated P & I	Prior Year Excess Revenues	Release of Cash DSRF & Stabilization Fund	Cash Flows for Turbo
1-Mar-20	-	-	-	-	-	-	-	-	-	-	-	-	-
1-Mar-21	1	\$1,952	\$1,952	\$16,169	(\$16,169)	-	-	-	-	-	-	-	-
1-Mar-22	2	\$6,590	\$6,590	\$17,639	(\$17,639)	-	-	-	-	-	-	-	-
1-Mar-23	3	\$11,526	-	\$17,639	(\$9,971)	-	\$3,858	\$3,858	-	-	-	-	-
1-Mar-24	4	\$25,006	-	\$17,639	(\$1,189)	-	\$8,556	\$8,557	-	-	-	-	-
1-Mar-25	5	\$30,792	-	\$17,639	-	\$2,360	\$10,793	\$10,794	-	-	-	-	-
1-Mar-26	6	\$34,262	-	\$17,509	-	\$4,520	\$12,233	\$5,687	\$6,546	\$3,272	-	-	\$3,272
1-Mar-27	7	\$35,425	-	\$17,076	-	\$4,780	\$13,569	-	\$13,569	\$6,785	\$3	-	\$6,788
1-Mar-28	8	\$36,603	-	\$16,425	-	\$5,320	\$14,858	-	\$14,858	\$7,429	\$2	-	\$7,431
1-Mar-29	9	\$37,629	-	\$15,707	-	\$5,915	\$16,007	-	\$16,007	\$8,004	\$2	-	\$8,006
1-Mar-30	10	\$38,799	-	\$14,923	-	\$6,540	\$17,336	-	\$17,336	\$8,668	\$0	-	\$8,668
1-Mar-31	11	\$39,858	-	\$14,066	-	\$7,205	\$18,587	-	\$18,586	\$9,293	\$3	-	\$9,296
1-Mar-32	12	\$40,946	-	\$13,137	-	\$7,910	\$19,899	-	\$19,899	\$9,950	\$1	-	\$9,951
1-Mar-33	13	\$42,056	-	\$12,130	-	\$8,665	\$21,261	-	\$21,261	\$10,631	\$1	-	\$10,632
1-Mar-34	14	\$43,197	-	\$11,042	-	\$9,460	\$22,695	-	\$22,696	\$11,348	\$2	-	\$11,350
1-Mar-35	15	\$44,465	-	\$9,868	-	\$10,305	\$24,292	-	\$24,291	\$12,146	\$4	-	\$12,150
1-Mar-36	16	\$45,643	-	\$8,602	-	\$11,205	\$25,836	-	\$25,836	\$12,918	\$0	-	\$12,918
1-Mar-37	17	\$46,844	-	\$7,241	-	\$12,155	\$27,448	-	\$27,449	\$13,725	\$3	-	\$13,728
1-Mar-38	18	\$48,080	-	\$5,780	-	\$13,170	\$29,130	-	\$29,130	\$14,565	\$3	-	\$14,568
1-Mar-39	19	\$49,320	-	\$4,214	-	\$14,245	\$30,861	-	\$30,861	\$15,431	\$2	-	\$15,433
1-Mar-40	20	\$50,723	-	\$2,539	-	\$15,380	\$32,804	-	\$32,804	\$16,402	\$3	\$57,552	\$73,957
1-Mar-41	21	\$52,023	-	-	-	-	\$52,023	-	\$52,023	\$26,012	-	(\$487)	\$25,525
1-Mar-42	22	\$53,361	-	-	-	-	\$53,361	-	\$53,361	\$26,681	-	(\$487)	\$26,193
1-Mar-43	23	\$54,703	-	-	-	-	\$54,703	-	\$54,703	\$27,352	-	(\$487)	\$26,864
1-Mar-44	24	\$56,083	-	-	-	-	\$56,083	-	\$56,083	\$28,042	-	(\$487)	\$27,555
1-Mar-45	25	\$57,625	-	-	-	-	\$57,625	-	\$57,625	\$28,813	-	(\$487)	\$28,326
1-Mar-46	26	\$59,073	-	-	-	-	\$59,073	-	\$59,073	\$29,537	-	(\$487)	\$29,049
1-Mar-47	27	\$60,526	-	-	-	-	\$60,526	-	\$60,526	\$30,263	-	(\$487)	\$29,776
1-Mar-48	28	\$62,020	-	-	-	-	\$62,020	-	\$62,020	\$31,010	-	(\$487)	\$30,523
Total	28	\$1,165,132	\$8,542	\$256,981	(\$44,967)	\$139,135	\$805,441	\$28,896	\$776,545	\$388,273	\$30	\$53,656	\$441,958

MuniCap, Inc.

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43,776

¹Debt service projections prepared by Citi as of 10/29/2019. Preliminary, subject to change. Amounts are in thousands.

²Total available revenues will include projected revenues from Schedule XXI, additional debt service reserve fund earnings and a deduction for administrative expenses when updated debt service is provided by Citi.

³Excess revenues from bond years ending 2021 and 2022 are deposited to the Project Fund.

Capital City Opportunity Plan
Richmond, Virginia

Schedule XXIII: Summary of Turbo Redemptions, continued¹

Bond Year Ending	Cash Flows for Turbo ²	Tax Exempt Turbo Redemptions					Taxable Turbo Redemptions					Excess Cash Flows After All Turbo
		Beginning Balance	5.50% Interest	Stated Principal	Turbo Redemption	Ending Balance	Beginning Balance	7.25% Interest	Stated Principal	Turbo Redemption	Ending Balance	
1-Mar-20	-	\$286,180	-	-	-	\$286,180	\$26,190	-	-	-	\$26,190	-
1-Mar-21	-	\$286,180	\$14,428	-	-	\$286,180	\$26,190	\$1,741	-	-	\$26,190	-
1-Mar-22	-	\$286,180	\$15,740	-	-	\$286,180	\$26,190	\$1,899	-	-	\$26,190	-
1-Mar-23	-	\$286,180	\$15,740	-	-	\$286,180	\$26,190	\$1,899	-	-	\$26,190	-
1-Mar-24	-	\$286,180	\$15,740	-	-	\$286,180	\$26,190	\$1,899	-	-	\$26,190	-
1-Mar-25	-	\$286,180	\$15,740	\$2,360	-	\$286,180	\$26,190	\$1,899	-	-	\$26,190	-
1-Mar-26	\$3,272	\$286,180	\$15,610	\$4,520	\$3,000	\$276,300	\$26,190	\$1,899	-	\$270	\$25,920	\$3
1-Mar-27	\$6,788	\$276,300	\$15,197	\$4,495	\$6,220	\$265,585	\$25,920	\$1,879	\$285	\$565	\$25,070	\$2
1-Mar-28	\$7,431	\$265,585	\$14,607	\$4,995	\$6,810	\$253,780	\$25,070	\$1,818	\$325	\$620	\$24,125	\$2
1-Mar-29	\$8,006	\$253,780	\$13,958	\$5,530	\$7,335	\$240,195	\$24,125	\$1,749	\$385	\$670	\$23,070	\$0
1-Mar-30	\$8,668	\$240,195	\$13,250	\$6,105	\$7,940	\$226,870	\$23,070	\$1,673	\$435	\$725	\$21,910	\$3
1-Mar-31	\$9,296	\$226,870	\$12,478	\$6,705	\$8,520	\$211,645	\$21,910	\$1,588	\$500	\$775	\$20,635	\$1
1-Mar-32	\$9,951	\$211,645	\$11,640	\$7,345	\$9,120	\$195,180	\$20,635	\$1,496	\$565	\$830	\$19,240	\$1
1-Mar-33	\$10,632	\$195,180	\$10,735	\$8,025	\$9,740	\$177,415	\$19,240	\$1,395	\$640	\$890	\$17,710	\$2
1-Mar-34	\$11,350	\$177,415	\$9,758	\$8,750	\$10,395	\$158,270	\$17,710	\$1,284	\$710	\$950	\$16,050	\$4
1-Mar-35	\$12,150	\$158,270	\$8,705	\$9,505	\$11,135	\$137,630	\$16,050	\$1,164	\$800	\$1,015	\$14,235	\$0
1-Mar-36	\$12,918	\$137,630	\$7,570	\$10,320	\$11,835	\$115,475	\$14,235	\$1,032	\$885	\$1,080	\$12,270	\$3
1-Mar-37	\$13,728	\$115,475	\$6,351	\$11,175	\$12,575	\$91,725	\$12,270	\$890	\$980	\$1,150	\$10,140	\$3
1-Mar-38	\$14,568	\$91,725	\$5,045	\$12,085	\$13,345	\$66,295	\$10,140	\$735	\$1,085	\$1,220	\$7,835	\$2
1-Mar-39	\$15,433	\$66,295	\$3,646	\$13,050	\$14,140	\$39,105	\$7,835	\$568	\$1,195	\$1,290	\$5,350	\$3
1-Mar-40	\$73,957	\$39,105	\$2,151	\$14,064	\$25,040	-	\$5,350	\$388	\$1,314	\$4,035	-	\$44,882
1-Mar-41	\$25,525	-	-	-	-	-	-	-	-	-	-	\$25,525
1-Mar-42	\$26,193	-	-	-	-	-	-	-	-	-	-	\$26,193
1-Mar-43	\$26,864	-	-	-	-	-	-	-	-	-	-	\$26,864
1-Mar-44	\$27,555	-	-	-	-	-	-	-	-	-	-	\$27,555
1-Mar-45	\$28,326	-	-	-	-	-	-	-	-	-	-	\$28,326
1-Mar-46	\$29,049	-	-	-	-	-	-	-	-	-	-	\$29,049
1-Mar-47	\$29,776	-	-	-	-	-	-	-	-	-	-	\$29,776
1-Mar-48	\$30,523	-	-	-	-	-	-	-	-	-	-	\$30,523
Total	\$441,958		\$228,088	\$129,030	\$157,150			\$28,893	\$10,105	\$16,085		\$268,723

MuniCap, Inc.

S:\CONSULTING\Concord Eastridge\Projections\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]XXIII (3)

¹Debt service projections prepared by Citi as of 10/29/2019. Preliminary, subject to change. Amounts are in thousands.

²See previous schedule.

Capital City Opportunity Plan Richmond, Virginia

Appendices

***Capital City Opportunity Plan
Richmond, Virginia***

Appendix A: Estimated Sales Data

Development Type ¹	Sales PSF	Type of SF	Adjusted Sales PSF/Unit ²	Average SF Per Store
<i>Restaurant</i>				
Potbelly Sandwich Shop	\$436	Gross	\$436	2,300
Buffalo Wild Wings	\$469	Selling	\$352	6,200
Panera Bread	\$302	Gross	\$302	4,500
Texas Roadhouse	\$527	Selling	\$395	7,100
Red Robin	\$466	Selling	\$350	5,800
Chipotle Mexican Grill	\$885	Selling	\$664	2,530
Weighted average sale PSF			\$389	4,738
<i>Retail</i>				
Men's Warehouse	\$472	Selling	\$354	5,710
New York & Company	\$350	Selling	\$263	5,201
Abercrombie & Fitch	\$360	Gross	\$360	7,824
Finish Line	\$369	Gross	\$369	3,808
Radioshack	\$329	Gross	\$329	2,426
Foot Locker	\$460	Gross	\$460	2,400
Weighted average sale PSF			\$347	4,562

MuniCap, Inc.

actions\[Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx]A

6-Nov-19

¹Sales data based on 2017 BizMiner Sales Report. Additional information on potential tenants needed.

²Adjusted sales per square foot represents the gross or selling square footage. Selling square footage assumes 75% of gross square footage as selling space.

Capital City Opportunity Plan
Richmond, Virginia

Appendix B: Expanded TIF District Base Value 2020¹

Account Identifier	Property Address	Owner	Acres	Value As Of ³	Base Value		
					Land	Improvement	Total
Taxable parcels							
W0000016031	529 E Broad St	HRIP MILLER & RHOADS	1.05	01/01/20	\$3,757,000	\$38,803,000	\$42,560,000
W0000006027	700 E Main St	700 MAIN LLC	0.46	01/01/20	\$1,788,000	\$33,104,000	\$34,892,000
W0000005012	7 N 8th St	800 EAST MAIN LLC	0.49	01/01/20	\$3,295,000	\$22,361,000	\$25,656,000
W0000003021	700 E Franklin St	700 CENTER RESIDENTIAL LLC	0.53	01/01/20	\$5,600,000	\$21,286,000	\$26,886,000
W0000010008	823 E Main St	FNB PROPERTY OWNER LLC	0.18	01/01/20	\$1,260,000	\$18,432,000	\$19,692,000
W0000049008	219 E Broad St	JEMALS BROAD LLC	0.93	01/01/20	\$6,400,000	\$27,332,000	\$33,732,000
N0000002026	710 E Broad St	MID ATLANTIC PROPCO LLC	0.40	01/01/20	\$1,428,000	\$10,599,000	\$12,027,000
W0000034016	4 N 4th St	BUGATTI II LLC	0.48	01/01/20	\$1,850,000	\$6,971,000	\$8,821,000
W0000010009	838 E Cary St	FNB PROPERTY OWNER LLC	0.61	01/01/20	\$2,940,000	\$5,791,000	\$8,731,000
W0000005024	800 E Main St	800 EAST MAIN LLC	0.26	01/01/20	\$1,175,000	\$3,547,000	\$4,722,000
W0000064008	115 E Broad St	SHERMAN HUBERT COMPANY LLC	0.22	01/01/20	\$705,000	\$3,959,000	\$4,664,000
N0000062013	528 N 2nd St	HIPPODROME TAYLOR MANSION LLC	0.51	01/01/20	\$1,004,000	\$4,134,000	\$5,138,000
W0000015012	525 E Grace St	525 GRACE LLC	0.23	01/01/20	\$775,000	\$4,288,000	\$5,063,000
W0000015017	101 N 5th St	JOHN MARSHALL BUILDING LLC	0.95	01/01/20	\$7,075,000	\$36,875,000	\$43,950,000
W0000013034	521 E Main St	EAST MAIN ST I LLC	0.28	01/01/20	\$962,000	\$2,995,000	\$3,957,000
W0000023009	421 E Franklin St	BROAD LLC	0.11	01/01/20	\$500,000	\$1,858,000	\$2,358,000
W0000005021	814 E Main St	APPLE REIT NINE INC	0.20	01/01/20	\$792,000	\$3,002,000	\$3,794,000
W0000064010	119 E Broad St	JEWELRY BUILDING LLC	0.11	01/01/20	\$210,000	\$1,889,000	\$2,099,000
N0000005019	626 E Broad St	BROAD SEVEN L L C	0.21	01/01/20	\$736,000	\$3,116,000	\$3,852,000
N0000026029	300 E Broad St	THE MARK ON BROAD LLC	0.13	01/01/20	\$425,000	\$1,804,000	\$2,229,000
W0000036017	306 E Grace St	306 GRACE LLC	0.09	01/01/20	\$195,000	\$1,636,000	\$1,831,000
W0000049002	205 E Broad St	TOFEB LC	0.12	01/01/20	\$285,000	\$1,557,000	\$1,842,000
N0000026020	316 E Broad St	316 EAST BROAD STREET LLC	0.26	01/01/20	\$560,000	\$3,050,000	\$3,610,000
W0000049015	214 E Grace St	213 EAST BROAD STREET LLC	0.10	01/01/20	\$210,000	\$1,403,000	\$1,613,000
W0000048012	116 N 3rd St	RANDYMAC III LLC	0.12	01/01/20	\$350,000	\$1,240,000	\$1,590,000
W0000003013	108 N 8th St	VIRGINIA CREDIT UNION LEAGUE	0.08	01/01/20	\$312,000	\$1,723,000	\$2,035,000
N0000040021	210 E Leigh St	WEST END SELF STORAGE LLC	0.86	01/01/20	\$945,000	\$1,647,000	\$2,592,000
W00000047027	7 N 2nd St	AMERICAN YOUTH HOSTELS INC	0.11	01/01/20	\$315,000	\$1,148,000	\$1,463,000
W0000048005	213 E Grace St	CHURCHILL BROAD PROPERTIES LLC	0.15	01/01/20	\$500,000	\$1,701,000	\$2,201,000
W0000025022	404 E Grace St	MAIDA ENTERPRISES LLC	0.05	01/01/20	\$115,000	\$973,000	\$1,088,000
W0000025019	412 E Grace St	412 E GRACE LLC	0.07	01/01/20	\$168,000	\$976,000	\$1,144,000
N0000038015	412 N 3rd St	412 SOLAR LLC	0.30	01/01/20	\$450,000	\$1,771,000	\$2,221,000
W0000025016	420 E Grace St	420 E GRACE RICHMOND LLC	0.10	01/01/20	\$300,000	\$1,042,000	\$1,342,000
W0000013001	501 E Main St	OCULAR 501 LLC	0.06	01/01/20	\$275,000	\$943,000	\$1,218,000
W0000049006	213 E Broad St	213 EAST BROAD STREET LLC	0.08	01/01/20	\$150,000	\$985,000	\$1,135,000
W0000049004	209 E Broad St	URBANCORE HOLDINGS LLC	0.06	01/01/20	\$105,000	\$945,000	\$1,050,000
W0000025018	416 E Grace St	MONTALDOS LLC	0.10	01/01/20	\$180,000	\$982,000	\$1,162,000
W0000032023	117 S 3rd St	RIVERSTONE PROPERTIES LLC	0.32	01/01/20	\$660,000	\$1,316,000	\$1,976,000
W0000036013	316 E Grace St	316 E GRACE DEVELOPMENT LLC	0.06	01/01/20	\$280,000	\$680,000	\$960,000
N0000026026	308 E Broad St	JR COMMERCIAL PROPERTIES LLC	0.10	01/01/20	\$200,000	\$645,000	\$845,000
W0000036021	207 N 3rd St	RANDYMAC II LLC	0.05	01/01/20	\$135,000	\$610,000	\$745,000
W0000016152	30 N 6th St U806	HILL STEPHEN G	0.00	01/01/20	\$112,000	\$421,000	\$533,000
W0000063003	105 E Grace St	SHILOH DEVELOPMENT RICHMOND LLC	0.10	01/01/20	\$179,000	\$625,000	\$804,000
W0000016164	30 N 6th St U818	HRIP MILLER & RHOADS	0.00	01/01/20	\$102,000	\$386,000	\$488,000
N0000062010	119 E Leigh St	119 LEIGH LP	0.08	01/01/20	\$164,000	\$488,000	\$652,000
N0000038017	220 E Marshall St	E MARSHALL PROPERTIES LLC	0.14	01/01/20	\$212,000	\$1,682,000	\$1,894,000
N0000039021	210 E Clay St	210 E CLAY STREET LLC	0.11	01/01/20	\$164,000	\$525,000	\$689,000
W0000016163	30 N 6th St U817	HRIP MILLER & RHOADS	0.00	01/01/20	\$92,000	\$346,000	\$438,000
W0000048008	217 E Grace St	EAST GRACE ST LLC	0.04	01/01/20	\$90,000	\$545,000	\$635,000
W0000016151	30 N 6th St U805	BARTA BERNHARD AND MONIKA	0.00	01/01/20	\$84,000	\$314,000	\$398,000
W0000064003	105 E Broad St	BOOKWRIGHT PROPERTIES LLC	0.07	01/01/20	\$186,000	\$940,000	\$1,126,000
W0000016133	30 N 6th St U702	HRIP MILLER & RHOADS	0.00	01/01/20	\$88,000	\$331,000	\$419,000
W0000016147	30 N 6th St U801	HRIP MILLER & RHOADS	0.00	01/01/20	\$88,000	\$331,000	\$419,000
W0000016154	30 N 6th St U808	HRIP MILLER & RHOADS	0.00	01/01/20	\$86,000	\$323,000	\$409,000
W0000016155	30 N 6th St U809	HRIP MILLER & RHOADS	0.00	01/01/20	\$86,000	\$323,000	\$409,000
W0000016149	30 N 6th St U803	HRIP MILLER & RHOADS	0.00	01/01/20	\$85,000	\$319,000	\$404,000
W0000016150	30 N 6th St U804	HRIP MILLER & RHOADS	0.00	01/01/20	\$85,000	\$319,000	\$404,000
N0000038010	219 E Clay St	YCNEC LLC	0.06	01/01/20	\$107,000	\$390,000	\$497,000
W0000016095	30 N 6th St U416	HRIP MILLER & RHOADS	0.00	01/01/20	\$82,000	\$309,000	\$391,000
W0000016125	30 N 6th St U607	HRIP MILLER & RHOADS	0.00	01/01/20	\$82,000	\$309,000	\$391,000
W0000016148	30 N 6th St U802	HRIP MILLER & RHOADS	0.00	01/01/20	\$82,000	\$309,000	\$391,000
W0000016153	30 N 6th St U807	HRIP MILLER & RHOADS	0.00	01/01/20	\$82,000	\$309,000	\$391,000
W0000016156	30 N 6th St U810	HRIP MILLER & RHOADS	0.00	01/01/20	\$82,000	\$309,000	\$391,000
W0000016160	30 N 6th St U814	HRIP MILLER & RHOADS	0.00	01/01/20	\$82,000	\$309,000	\$391,000
W0000016161	30 N 6th St U815	HRIP MILLER & RHOADS	0.00	01/01/20	\$80,000	\$301,000	\$381,000
W0000016162	30 N 6th St U816	HRIP MILLER & RHOADS	0.00	01/01/20	\$80,000	\$301,000	\$381,000
W0000016069	30 N 6th St U316	HRIP MILLER & RHOADS	0.00	01/01/20	\$78,000	\$292,000	\$370,000
W0000016112	30 N 6th St U507	HRIP MILLER & RHOADS	0.00	01/01/20	\$75,000	\$283,000	\$358,000
W0000016120	30 N 6th St U602	HRIP MILLER & RHOADS	0.00	01/01/20	\$74,000	\$277,000	\$351,000
W0000016048	30 N 6th St U216	HRIP MILLER & RHOADS	0.00	01/01/20	\$73,000	\$273,000	\$346,000
W0000016107	30 N 6th St U502	HRIP MILLER & RHOADS	0.00	01/01/20	\$72,000	\$269,000	\$341,000
W0000016081	30 N 6th St U402	HRIP MILLER & RHOADS	0.00	01/01/20	\$71,000	\$265,000	\$336,000
W0000016056	30 N 6th St U302	HRIP MILLER & RHOADS	0.00	01/01/20	\$69,000	\$261,000	\$330,000
W0000016119	30 N 6th St U601	HRIP MILLER & RHOADS	0.00	01/01/20	\$69,000	\$261,000	\$330,000
W0000016132	30 N 6th St U701	HRIP MILLER & RHOADS	0.00	01/01/20	\$69,000	\$261,000	\$330,000
W0000016034	30 N 6th St U202	HRIP MILLER & RHOADS	0.00	01/01/20	\$67,000	\$251,000	\$318,000
W0000016106	30 N 6th St U501	VYBORNÝ DAVID AND GEORGE	0.00	01/01/20	\$67,000	\$251,000	\$318,000
W0000016140	30 N 6th St U709	HRIP MILLER & RHOADS	0.00	01/01/20	\$67,000	\$251,000	\$318,000
N0000062053	112 I E Clay St	TWO STREET DEVELOPMENT LLC	0.00	01/01/20	\$114,000	\$344,000	\$458,000
W0000016091	30 N 6th St U412	HRIP MILLER & RHOADS	0.00	01/01/20	\$64,000	\$242,000	\$306,000
W0000016080	30 N 6th St U401	HRIP MILLER & RHOADS	0.00	01/01/20	\$64,000	\$242,000	\$306,000
W0000016055	30 N 6th St U301	HRIP MILLER & RHOADS	0.00	01/01/20	\$62,000	\$234,000	\$296,000
W0000016096	30 N 6th St U417	HRIP MILLER & RHOADS	0.00	01/01/20	\$62,000	\$234,000	\$296,000
W0000016122	30 N 6th St U604	HRIP MILLER & RHOADS	0.00	01/01/20	\$62,000	\$234,000	\$296,000
W0000016134	30 N 6th St U703	HRIP MILLER & RHOADS	0.00	01/01/20	\$62,000	\$234,000	\$296,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000016137	:30 N 6th St U706	HRIP MILLER & RHOADS	0.00	01/01/20	\$62,000	\$234,000	\$296,000
W0000016138	:30 N 6th St U707	HRIP MILLER & RHOADS	0.00	01/01/20	\$62,000	\$234,000	\$296,000
N0000037036	313 N 2nd St	HENDERSON REALTY LLC	0.04	01/01/20	\$96,000	\$302,000	\$398,000
W0000016066	:30 N 6th St U312	HRIP MILLER & RHOADS	0.00	01/01/20	\$61,000	\$228,000	\$289,000
W0000016033	:30 N 6th St U201	HRIP MILLER & RHOADS	0.00	01/01/20	\$59,000	\$224,000	\$283,000
W0000016109	:30 N 6th St U504	HRIP MILLER & RHOADS	0.00	01/01/20	\$59,000	\$224,000	\$283,000
W0000016142	:30 N 6th St U711	HRIP MILLER & RHOADS	0.00	01/01/20	\$59,000	\$224,000	\$283,000
N0000038007	213 E Clay St	MTJW LLC	0.12	01/01/20	\$238,000	\$221,000	\$459,000
W0000016044	:30 N 6th St U212	HRIP MILLER & RHOADS	0.00	01/01/20	\$58,000	\$220,000	\$278,000
W0000016092	:30 N 6th St U413	LOHR JOHN R AND SUSAN CHASE	0.00	01/01/20	\$54,000	\$202,000	\$256,000
W0000016157	:30 N 6th St U811	HRIP MILLER & RHOADS	0.00	01/01/20	\$58,000	\$220,000	\$278,000
W0000016070	:30 N 6th St U317	RETAIL ALLIANCE PARTNERS LLC	0.00	01/01/20	\$57,000	\$216,000	\$273,000
W0000016083	:30 N 6th St U404	CHANG ERIC S AND CLAUDIA F AND	0.00	01/01/20	\$56,000	\$211,000	\$267,000
W0000061001	101 E Main St	BRADLEY MALCOLM B	0.05	01/01/20	\$79,000	\$205,000	\$284,000
W0000060612	20 N 8th St	GF HOLDINGS LLC	0.05	01/01/20	\$169,000	\$421,000	\$590,000
N0000039003	211 E Leigh St	CARVER HOMES LLC	0.06	01/01/20	\$104,000	\$202,000	\$306,000
W0000016058	:30 N 6th St U304	WRIGHT PATTI B	0.00	01/01/20	\$55,000	\$207,000	\$262,000
W0000016165	:30 N 6th St U313	HRIP MILLER & RHOADS	0.00	01/01/20	\$55,000	\$207,000	\$262,000
N0000062007	113 E Leigh St	CARVER HOMES LLC	0.06	01/01/20	\$45,000	\$249,000	\$294,000
W0000016089	:30 N 6th St U410	HRIP MILLER & RHOADS	0.00	01/01/20	\$54,000	\$202,000	\$256,000
W0000016127	:30 N 6th St U609	HRIP MILLER & RHOADS	0.00	01/01/20	\$54,000	\$202,000	\$256,000
W0000016036	:30 N 6th St U204	HRIP MILLER & RHOADS	0.00	01/01/20	\$52,000	\$197,000	\$249,000
W0000016045	:30 N 6th St U213	HRIP MILLER & RHOADS	0.00	01/01/20	\$52,000	\$197,000	\$249,000
W0000016097	:30 N 6th St U418	HRIP MILLER & RHOADS	0.00	01/01/20	\$52,000	\$197,000	\$249,000
W0000016064	:30 N 6th St U310	HRIP MILLER & RHOADS	0.00	01/01/20	\$51,000	\$192,000	\$243,000
W0000016088	:30 N 6th St U409	HRIP MILLER & RHOADS	0.00	01/01/20	\$51,000	\$192,000	\$243,000
W0000016090	:30 N 6th St U411	HRIP MILLER & RHOADS	0.00	01/01/20	\$51,000	\$192,000	\$243,000
W0000016093	:30 N 6th St U414	HRIP MILLER & RHOADS	0.00	01/01/20	\$51,000	\$192,000	\$243,000
W0000016139	:30 N 6th St U708	HRIP MILLER & RHOADS	0.00	01/01/20	\$51,000	\$192,000	\$243,000
N0000062001	101 E Leigh St	KING HARPER	0.03	01/01/20	\$35,000	\$248,000	\$283,000
N0000061019	402 1/2 N 2nd St	FAR NIA LLC	0.04	01/01/20	\$100,000	\$268,000	\$368,000
W0000016042	:30 N 6th St U210	HRIP MILLER & RHOADS	0.00	01/01/20	\$50,000	\$188,000	\$238,000
W0000016065	:30 N 6th St U311	HRIP MILLER & RHOADS	0.00	01/01/20	\$50,000	\$188,000	\$238,000
W0000016071	:30 N 6th St U318	BROADWAY JAMES S AND NANCY J	0.00	01/01/20	\$46,000	\$171,000	\$217,000
W0000016158	:30 N 6th St U812	HRIP MILLER & RHOADS	0.00	01/01/20	\$50,000	\$188,000	\$238,000
W0000016063	:30 N 6th St U309	HRIP MILLER & RHOADS	0.00	01/01/20	\$49,000	\$184,000	\$233,000
W0000016087	:30 N 6th St U408	HRIP MILLER & RHOADS	0.00	01/01/20	\$49,000	\$184,000	\$233,000
W0000016135	:30 N 6th St U704	HRIP MILLER & RHOADS	0.00	01/01/20	\$49,000	\$184,000	\$233,000
W0000016136	:30 N 6th St U705	HRIP MILLER & RHOADS	0.00	01/01/20	\$49,000	\$184,000	\$233,000
N0000039068	12 E Clay St U4A	SIBAL OSCAR AND AMABEL	0.00	01/01/20	\$50,000	\$190,000	\$240,000
W0000016041	:30 N 6th St U209	HRIP MILLER & RHOADS	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000016062	:30 N 6th St U308	HRIP MILLER & RHOADS	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000016067	:30 N 6th St U314	HRIP MILLER & RHOADS	0.00	01/01/20	\$55,000	\$207,000	\$262,000
N0000061018	404 N 2nd St	MONROVIA LLC	0.05	01/01/20	\$115,000	\$202,000	\$317,000
W0000016040	:30 N 6th St U208	HRIP MILLER & RHOADS	0.00	01/01/20	\$46,000	\$175,000	\$221,000
W0000016043	:30 N 6th St U211	HRIP MILLER & RHOADS	0.00	01/01/20	\$46,000	\$175,000	\$221,000
W0000016046	:30 N 6th St U214	HRIP MILLER & RHOADS	0.00	01/01/20	\$46,000	\$175,000	\$221,000
W0000016061	:30 N 6th St U307	HRIP MILLER & RHOADS	0.00	01/01/20	\$46,000	\$175,000	\$221,000
W0000016086	:30 N 6th St U407	MILLER & RHOADS RESIDENTIAL	0.00	01/01/20	\$46,000	\$175,000	\$221,000
N0000039060	12 E Clay St U2A	BIRATU DESTA	0.00	01/01/20	\$48,000	\$179,000	\$227,000
N0000039064	12 E Clay St U3A	ABEDI SHARAREH	0.00	01/01/20	\$48,000	\$179,000	\$227,000
W0000016039	:30 N 6th St U207	HRIP MILLER & RHOADS	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000016098	:30 N 6th St U419	HRIP MILLER & RHOADS	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000016114	:30 N 6th St U509	HRIP MILLER & RHOADS	0.00	01/01/20	\$48,000	\$180,000	\$228,000
N0000062034	106 1/2 E Clay St	NORDHEIM STEVEN L TRUSTEE	0.07	01/01/20	\$50,000	\$221,000	\$271,000
W0000016049	:30 N 6th St U217	HRIP MILLER & RHOADS	0.00	01/01/20	\$46,000	\$175,000	\$221,000
W0000016050	:30 N 6th St U218	TODD MELVIN LORENZO JR	0.00	01/01/20	\$46,000	\$175,000	\$221,000
W0000016072	:30 N 6th St U319	HRIP MILLER & RHOADS	0.00	01/01/20	\$46,000	\$175,000	\$221,000
N0000039061	12 E Clay St U2B	MCMAHON QUENTIN	0.00	01/01/20	\$45,000	\$169,000	\$214,000
N0000039065	12 E Clay St U3B	JAMISON KIANA M	0.00	01/01/20	\$45,000	\$169,000	\$214,000
N0000039069	12 E Clay St U4B	CHAU VINH QUOC	0.00	01/01/20	\$45,000	\$169,000	\$214,000
N0000062006	111 E Leigh St	CARVER HOMES LLC	0.06	01/01/20	\$45,000	\$231,000	\$276,000
N0000064032	609 N 1st St	MEDRANO LUIS A AND SAMAH	0.05	01/01/20	\$45,000	\$178,000	\$223,000
N0000062050	525 N 1st St	BLINN MARY BETH AND ROBERT C	0.06	01/01/20	\$45,000	\$252,000	\$297,000
W0000016051	:30 N 6th St U219	HRIP MILLER & RHOADS	0.00	01/01/20	\$44,000	\$166,000	\$210,000
W0000016159	:30 N 6th St U813	HRIP MILLER & RHOADS	0.00	01/01/20	\$44,000	\$166,000	\$210,000
W0000046024	200 E Cary St	200 E CARY LLC	0.05	01/01/20	\$89,000	\$344,000	\$433,000
N0000039063	12 E Clay St U2D	RODRIGUEZ ROBERT A	0.00	01/01/20	\$42,000	\$160,000	\$202,000
N0000039067	12 E Clay St U3D	ABBITT MADELINE	0.00	01/01/20	\$42,000	\$160,000	\$202,000
N0000039071	12 E Clay St U4D	KAUL RICH A	0.00	01/01/20	\$42,000	\$160,000	\$202,000
N0000062063	12 E Clay St U4B	HURLOCKER PAUL A AND KRISTEN L	0.00	01/01/20	\$55,000	\$209,000	\$264,000
N0000062064	12 E Clay St U4C	NARDONE VINCENT J	0.00	01/01/20	\$55,000	\$209,000	\$264,000
W0000016052	:30 N 6th St U220	HRIP MILLER & RHOADS	0.00	01/01/20	\$42,000	\$157,000	\$199,000
W0000016053	:30 N 6th St U221	HRIP MILLER & RHOADS	0.00	01/01/20	\$42,000	\$157,000	\$199,000
W0000016054	:30 N 6th St U222	HRIP MILLER & RHOADS	0.00	01/01/20	\$42,000	\$157,000	\$199,000
N0000065023	700 N 2nd St	700 N 2ND STREET LLC	0.10	01/01/20	\$180,000	\$1,209,000	\$1,389,000
W0000016094	:30 N 6th St U415	HRIP MILLER & RHOADS	0.00	01/01/20	\$41,000	\$152,000	\$193,000
W0000016121	:30 N 6th St U603	HRIP MILLER & RHOADS	0.00	01/01/20	\$41,000	\$152,000	\$193,000
W0000016124	:30 N 6th St U606	HRIP MILLER & RHOADS	0.00	01/01/20	\$41,000	\$152,000	\$193,000
N0000061035	415 N 1st St	415 FIRST STREET LLC	0.04	01/01/20	\$80,000	\$258,000	\$338,000
W0000016108	:30 N 6th St U503	HRIP MILLER & RHOADS	0.00	01/01/20	\$39,000	\$148,000	\$187,000
W0000016111	:30 N 6th St U506	HRIP MILLER & RHOADS	0.00	01/01/20	\$39,000	\$148,000	\$187,000
W0000016123	:30 N 6th St U605	HRIP MILLER & RHOADS	0.00	01/01/20	\$39,000	\$148,000	\$187,000
N0000061001	101 E Clay St	101 E CLAY ST LLC	0.09	01/01/20	\$174,000	\$303,000	\$477,000
N0000039014	510 1/2 N 3rd St	EMERITUS PROPERTY MANAGEMENT	0.04	01/01/20	\$67,000	\$166,000	\$233,000
W0000016082	:30 N 6th St U403	HRIP MILLER & RHOADS	0.00	01/01/20	\$38,000	\$144,000	\$182,000
W0000016085	:30 N 6th St U406	BRADFELD RICHARD R	0.00	01/01/20	\$38,000	\$144,000	\$182,000
W0000016110	:30 N 6th St U505	HRIP MILLER & RHOADS	0.00	01/01/20	\$38,000	\$144,000	\$182,000
N0000064035	615 N 1st St	JONES MEGAN W AND	0.05	01/01/20	\$45,000	\$220,000	\$265,000
W0000016057	:30 N 6th St U303	HRIP MILLER & RHOADS	0.00	01/01/20	\$37,000	\$138,000	\$175,000
W0000016060	:30 N 6th St U306	VU BAO THE & NGUYEN OANH PHU T	0.00	01/01/20	\$37,000	\$138,000	\$175,000
W0000016068	:30 N 6th St U315	HRIP MILLER & RHOADS	0.00	01/01/20	\$37,000	\$138,000	\$175,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000016084	:30 N 6th St U405	HRIP MILLER & RHOADS	0.00	01/01/20	\$37,000	\$138,000	\$175,000
N0000039062	12 E Clay St U2C	GRAVES REYNOLDO V	0.00	01/01/20	\$33,000	\$124,000	\$157,000
N0000039066	12 E Clay St U3C	CROFT SETH M	0.00	01/01/20	\$33,000	\$124,000	\$157,000
N0000039070	12 E Clay St U4C	KUMAR SHARAD AND SINHA INDIRA	0.00	01/01/20	\$33,000	\$124,000	\$157,000
W0000016038	:30 N 6th St U206	JONES STEVEN C AND KAREN H	0.00	01/01/20	\$36,000	\$134,000	\$170,000
W0000016059	:30 N 6th St U305	HRIP MILLER & RHOADS	0.00	01/01/20	\$36,000	\$134,000	\$170,000
W0000016129	:30 N 6th St U611	HRIP MILLER & RHOADS	0.00	01/01/20	\$36,000	\$134,000	\$170,000
W0000061032	5 S 1st St	PRUETT ROBERT	0.03	01/01/20	\$50,000	\$170,000	\$220,000
N0000062054	12 E Clay St U2A	HAIDER SAIMA	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062055	12 E Clay St U2B	FREY JACOB T	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062056	12 E Clay St U2C	LEFTON JASON S	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062057	12 E Clay St U2D	KRAFCIK RICHARD JR	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062058	12 E Clay St U3A	RUGLESS LAURA WALSH	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062059	12 E Clay St U3B	WOLFE LUKE G	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062060	12 E Clay St U3C	HARPER CURT E	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062061	12 E Clay St U3D	ESCANELLAS JAIME A AND JAIME	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062062	12 E Clay St U4A	HAYS NADINE B AND MARK A	0.00	01/01/20	\$43,000	\$160,000	\$203,000
N0000062065	12 E Clay St U4D	WIMMER CLIFTON	0.00	01/01/20	\$43,000	\$160,000	\$203,000
W0000016035	:30 N 6th St U203	ROULEAU LOUIS J	0.00	01/01/20	\$35,000	\$130,000	\$165,000
W0000016037	:30 N 6th St U205	HRIP MILLER & RHOADS	0.00	01/01/20	\$35,000	\$130,000	\$165,000
W0000016047	:30 N 6th St U215	HRIP MILLER & RHOADS	0.00	01/01/20	\$35,000	\$130,000	\$165,000
W0000016141	:30 N 6th St U710	HRIP MILLER & RHOADS	0.00	01/01/20	\$35,000	\$130,000	\$165,000
W0000016144	:30 N 6th St U713	HRIP MILLER & RHOADS	0.00	01/01/20	\$35,000	\$130,000	\$165,000
N0000062004	107 E Leigh St	LAGRONE SAMUEL R AND	0.05	01/01/20	\$45,000	\$231,000	\$276,000
N0000061005	105 E Clay St	CHARLES & CO	0.06	01/01/20	\$126,000	\$236,000	\$362,000
N0000064031	607 N 1st St	CALOS MARGARET IRINA	0.05	01/01/20	\$45,000	\$186,000	\$231,000
W0000063005	109 E Grace St	109 EAST GRACE STREET LLC	0.14	01/01/20	\$246,000	\$343,000	\$589,000
N0000062009	117 E Leigh St	EGGLESTON NEVERETTE A III	0.06	01/01/20	\$45,000	\$207,000	\$252,000
W0000016103	:30 N 6th St U424	HRIP MILLER & RHOADS	0.00	01/01/20	\$34,000	\$126,000	\$160,000
N0000061006	105 1/2 E Clay St	RENE & CO	0.06	01/01/20	\$126,000	\$236,000	\$362,000
W0000016074	:30 N 6th St U321	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016099	:30 N 6th St U420	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016100	:30 N 6th St U421	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016101	:30 N 6th St U422	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016116	:30 N 6th St U511	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016126	:30 N 6th St U608	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016143	:30 N 6th St U712	HRIP MILLER & RHOADS	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000016145	:30 N 6th St U714	MARSHALL DANIEL W III	0.00	01/01/20	\$32,000	\$121,000	\$153,000
W0000014023	6 N 6th St UCS	GRIMMETT TOM R TRUSTEE THE	0.11	01/01/20	\$50,000	\$247,000	\$297,000
W0000016073	:30 N 6th St U320	HRIP MILLER & RHOADS	0.00	01/01/20	\$31,000	\$117,000	\$148,000
W0000016075	:30 N 6th St U322	HRIP MILLER & RHOADS	0.00	01/01/20	\$31,000	\$117,000	\$148,000
W0000016077	:30 N 6th St U324	HRIP MILLER & RHOADS	0.00	01/01/20	\$31,000	\$117,000	\$148,000
W0000016128	:30 N 6th St U610	HRIP MILLER & RHOADS	0.00	01/01/20	\$31,000	\$117,000	\$148,000
W0000016130	:30 N 6th St U612	HRIP MILLER & RHOADS	0.00	01/01/20	\$31,000	\$117,000	\$148,000
W0000016146	:30 N 6th St U715	JONES JAMES A	0.00	01/01/20	\$29,000	\$107,000	\$136,000
N0000037042	325 A N 2nd St	DNM LLC	0.00	01/01/20	\$27,000	\$101,000	\$128,000
N0000061008	109 E Clay St	GREY DOMINION PROPERTIES LLC	0.06	01/01/20	\$45,000	\$172,000	\$217,000
W0000006010	26 N 8th St	MARSHALL DANIAL W III	0.02	01/01/20	\$84,000	\$278,000	\$362,000
W0000006015	16 N 8th St	HAMMOND AUBREY F JR AND	0.03	01/01/20	\$88,000	\$262,000	\$350,000
W0000014041	6 N 6th St U5C	HYPES FINANCIAL GROUP LLC	0.00	01/01/20	\$48,000	\$180,000	\$228,000
N0000062008	115 E Leigh St	EGGLESTON NEVERETTE A III	0.06	01/01/20	\$45,000	\$159,000	\$204,000
W0000014036	6 N 6th St U4C	FERNANDEZ ANDREW	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000016113	:30 N 6th St U508	HRIP MILLER & RHOADS	0.00	01/01/20	\$30,000	\$112,000	\$142,000
W0000016115	:30 N 6th St U510	HRIP MILLER & RHOADS	0.00	01/01/20	\$30,000	\$112,000	\$142,000
W0000016117	:30 N 6th St U512	SANDHU SUKHWINDER S AND	0.00	01/01/20	\$30,000	\$112,000	\$142,000
W0000014031	6 N 6th St U3C	PRAKASH KARANVIR AND GITA	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014026	6 N 6th St U2C	MCINTYRE EDWARD VAUGHN JR AND	0.00	01/01/20	\$48,000	\$180,000	\$228,000
N0000062005	109 E Leigh St	GLADWELL DAVID A AND SARAH R	0.05	01/01/20	\$45,000	\$218,000	\$263,000
W0000014042	6 N 6th St U5D	ONEILL EGAN JOHN F AND	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014037	6 N 6th St U4D	HAAS MICHAEL AND AMBER	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014040	6 N 6th St U5B	CORRELL WILLIAM D & CURTIS J &	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014030	6 N 6th St U3B	NGUYEN CONG T AND	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014035	6 N 6th St U4B	ANDREWS KAREN L	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014025	6 N 6th St U2B	KIM TONG W	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014032	6 N 6th St U3D	KHATRI ANIL AND SADHNA	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000016102	:30 N 6th St U423	HRIP MILLER & RHOADS	0.00	01/01/20	\$29,000	\$107,000	\$136,000
W0000016104	:30 N 6th St U425	YAUGER ROBERT RAY	0.00	01/01/20	\$29,000	\$107,000	\$136,000
W0000016131	:30 N 6th St U613	WANG WILLIAM P AND JENNIFER S	0.00	01/01/20	\$29,000	\$107,000	\$136,000
W0000014027	6 N 6th St U2D	SAVAGE CHELSEA	0.00	01/01/20	\$48,000	\$180,000	\$228,000
W0000014043	6 N 6th St U5E	INNELLA MICHAEL R	0.00	01/01/20	\$42,000	\$158,000	\$200,000
W0000014038	6 N 6th St U4E	KLEINMAN ANNETTE E	0.00	01/01/20	\$42,000	\$158,000	\$200,000
W0000014028	6 N 6th St U2E	PARNELL AMY E	0.00	01/01/20	\$42,000	\$158,000	\$200,000
W0000014033	6 N 6th St U3E	DHILLON MANJIT AND SUKHPINDER	0.00	01/01/20	\$42,000	\$158,000	\$200,000
N0000037050	09 E Marshall St UB	321 N 2ND LLC	0.00	01/01/20	\$33,000	\$126,000	\$159,000
W0000016118	:30 N 6th St U513	TURNAGE JAMES NEIL & BONNIE D	0.00	01/01/20	\$30,000	\$112,000	\$142,000
N0000039055	212 1B E Clay St	RATHORE ANIL KUMAR SINGH AND	0.00	01/01/20	\$35,000	\$100,000	\$135,000
W0000014039	6 N 6th St U5A	BLACK JAMES E JR	0.00	01/01/20	\$37,000	\$140,000	\$177,000
W0000014034	6 N 6th St U4A	RECINOS EVAN J	0.00	01/01/20	\$37,000	\$140,000	\$177,000
W0000014029	6 N 6th St U3A	FLORES DEIMAN A AND YAJAIRA G	0.00	01/01/20	\$37,000	\$140,000	\$177,000
W0000014024	6 N 6th St U2A	GLASCOCK ANNA JANE	0.00	01/01/20	\$37,000	\$140,000	\$177,000
W0000016076	:30 N 6th St U323	KOWALKE DAVID M JR & CYNTHIA R	0.00	01/01/20	\$26,000	\$99,000	\$125,000
W0000016079	:30 N 6th St U326	HRIP MILLER & RHOADS	0.00	01/01/20	\$26,000	\$99,000	\$125,000
W0000016105	:30 N 6th St U426	AUSTIN TERRY L & KATHY STEVENS	0.00	01/01/20	\$26,000	\$99,000	\$125,000
N0000037044	:15 N 2nd St UB	FREDERICK JEFFREY M AND AMY N	0.00	01/01/20	\$27,000	\$103,000	\$130,000
N0000037045	:17 N 2nd St UB	GOODRICH DALE R AND LAUREN H	0.00	01/01/20	\$27,000	\$103,000	\$130,000
N0000037046	:19 N 2nd St UB	DA MINGXIA	0.00	01/01/20	\$27,000	\$103,000	\$130,000
N0000037047	:21 N 2nd St UB	DA MINGXIA	0.00	01/01/20	\$27,000	\$103,000	\$130,000
N0000037048	:23 N 2nd St UB	BROWNE JERROLD A AND JENNIFER H	0.00	01/01/20	\$27,000	\$103,000	\$130,000
N0000037049	:25 N 2nd St UB	ORBAN GABRIELLA AND MICHELLE	0.00	01/01/20	\$27,000	\$103,000	\$130,000
N0000037043	327 A N 2nd St	DNM LLC	0.00	01/01/20	\$23,000	\$123,000	\$146,000
N0000039054	212 1A E Clay St	CARLISLE GROUP LLC	0.00	01/01/20	\$35,000	\$78,000	\$113,000
W0000048021	12 E Franklin St U1	HAMNER NANCY DABNEY	0.00	01/01/20	\$53,000	\$198,000	\$251,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000048022	12 E Franklin St U2	KIP KEPHART CHARITABLE SUPPORT	0.00	01/01/20	\$44,000	\$167,000	\$211,000
W0000048023	12 E Franklin St U3	MATNEY TRAVIS AND JENNIFER	0.00	01/01/20	\$55,000	\$207,000	\$262,000
W0000048024	12 E Franklin St U4	KIP KEPHART CHARITABLE SUPPORT	0.00	01/01/20	\$45,000	\$171,000	\$216,000
N0000037037	315 A N 2nd St	NORTH SECOND LLC	0.00	01/01/20	\$18,000	\$101,000	\$119,000
N0000037038	317 A N 2nd St	NORTH SECOND LLC	0.00	01/01/20	\$18,000	\$101,000	\$119,000
N0000037039	319 A N 2nd St	SHAKOOR DAWUD A AND BETTY J	0.00	01/01/20	\$18,000	\$71,000	\$89,000
N0000037040	321 A N 2nd St	321 N 2ND LLC	0.00	01/01/20	\$18,000	\$134,000	\$152,000
N0000037041	323 A N 2nd St	PMD INVESTMENTS LLC	0.00	01/01/20	\$18,000	\$71,000	\$89,000
N0000039056	212 1C E Clay St	BAGBY LAMONT	0.00	01/01/20	\$35,000	\$57,000	\$92,000
N0000039057	212 1D E Clay St	TRE HOLDINGS LLC	0.00	01/01/20	\$35,000	\$37,000	\$72,000
N0000039058	212 1E E Clay St	TRE HOLDINGS LLC	0.00	01/01/20	\$35,000	\$32,000	\$67,000
N0000039059	212 1F E Clay St	HAYES FRANCES L AND DWAYNE A	0.00	01/01/20	\$35,000	\$32,000	\$67,000
E0000048001	200 S 10th St	KIRELAND SOUTH 10TH STREET LLC	0.38	01/01/20	\$2,007,000	\$65,282,000	\$67,289,000
E0000048005	910 E Byrd St	KIRELAND SOUTH 10TH STREET LLC	0.20	01/01/20	\$1,030,000	\$7,948,000	\$8,978,000
E0000062001	915 E Cary St	RP JAMES CENTER LLC	0.63	01/01/20	\$3,291,000	\$0	\$3,291,000
E0000062004	901 E Cary St	RP JAMES CENTER LLC	1.15	01/01/20	\$6,331,000	\$46,543,000	\$52,874,000
E0000079001	909 E Main St	909 MAIN LLC	0.39	01/01/20	\$2,051,000	\$1,676,000	\$3,727,000
E0000079006	911 E Main St	PARMA RICHMOND LLC	0.89	01/01/20	\$4,634,000	\$50,500,000	\$55,134,000
E0000079008	925 E Main St	STROTMAYER ROBERT W	0.06	01/01/20	\$311,000	\$0	\$311,000
E0000079010	929 E Main St	KALAFATIS EVERETT P & NICHOLAS E	0.04	01/01/20	\$199,000	\$0	\$199,000
E0000079012	937 E Main St	TOMBROCK CORP	0.03	01/01/20	\$179,000	\$0	\$179,000
E0000079031	900 E Cary St	PARMA RICHMOND LLC	0.51	01/01/20	\$2,672,000	\$1,234,000	\$3,906,000
E0000098016	901 Bank St	BIJOY LLC	0.13	01/01/20	\$390,000	\$4,528,000	\$4,918,000
N0000002008	310 N 8th St	BUCKHEAD INVESTMENTS LLC	0.23	01/01/20	\$547,000	\$13,000	\$560,000
N0000005001B	315 N 6th St	RICHMOND REDEVELOPMENT AND	0.84	01/01/20	\$195,000	\$56,000	\$251,000
N0000005022	600 E Broad St	RICHMOND EQUITIES LLC	0.63	01/01/20	\$2,261,000	\$17,932,000	\$20,193,000
N0000006021	510 E Marshall St	HOSPITAL HOSPITALITY HOUSE OF	0.10	01/01/20	\$240,000	\$172,000	\$412,000
N0000006025B	411 N 6th St	RICHMOND REDEVELOPMENT AND	0.49	01/01/20	\$397,000	\$1,756,000	\$2,153,000
N0000010001B	01 B E Marshall St	APPLE SEVEN SPE RICHMOND INC	0.03	01/01/20	\$8,000	\$65,000	\$73,000
N0000011034	530 E Marshall St	RICHMOND REDEVELOPMENT AND	0.22	01/01/20	\$369,000	\$260,000	\$629,000
N0000011032	550 E Marshall St	RICHMOND REDEVELOPMENT AND	0.40	01/01/20	\$678,000	\$105,000	\$783,000
N0000013020	600 E Leigh St	PHILIP MORRIS USA INC	0.43	01/01/20	\$7,293,000	\$262,923,000	\$270,216,000
N0000023001	737 N 5th St	LS BIOTECH EIGHT LLC	2.64	01/01/20	\$4,252,000	\$67,662,000	\$71,914,000
N0000024068	500 E Jackson St	PHILIP MORRIS USA INC	2.96	01/01/20	\$4,907,000	\$40,319,000	\$45,226,000
N0000026016	326 E Broad St	MONUMENT DEVELOPMENT ELEVEN	0.13	01/01/20	\$660,000	\$394,000	\$1,054,000
N0000026018	324 E Broad St	HOKIEHUDDLE LLC	0.05	01/01/20	\$136,000	\$237,000	\$373,000
N0000026019	322 E Broad St	SC BROAD ST LLC	0.05	01/01/20	\$140,000	\$136,000	\$276,000
N0000026025	310 E Broad St	BAXANI CHANDRU M AND DAYAL	0.05	01/01/20	\$148,000	\$155,000	\$303,000
N0000029020	308 E Leigh St	DAY RICHARD G	0.11	01/01/20	\$119,000	\$179,000	\$298,000
N0000029021	306 E Leigh St	JACKSON RICHARD A	0.11	01/01/20	\$171,000	\$176,000	\$347,000
N0000029022	304 E Leigh St	JACKSON RICHARD A	0.10	01/01/20	\$157,000	\$167,000	\$324,000
N0000029023	300 E Leigh St	JACKSON RICHARD A	0.05	01/01/20	\$87,000	\$0	\$87,000
N0000029027	621 N 3rd St	REESE ALAN G	0.29	01/01/20	\$421,000	\$387,000	\$808,000
N0000029040	605 N 3rd St	JACKSON RICHARD A	0.00	01/01/20	\$3,000	\$0	\$3,000
N0000030027	700 N 4th St	UNITED NETWORK FOR ORGAN SHARI	1.50	01/01/20	\$3,136,000	\$13,502,000	\$16,638,000
N0000037013	310 N 3rd St	JEMALS UNITED WAY LLC	0.64	01/01/20	\$1,145,000	\$10,000	\$1,155,000
N0000037016	224 E Broad St	JEMALS UNITED WAY LLC	0.27	01/01/20	\$704,000	\$3,932,000	\$4,636,000
N0000037022	216 E Broad St	216 E BROAD LLC	0.07	01/01/20	\$199,000	\$108,000	\$307,000
N0000037023	214 E Broad St	214 E BROAD LLC	0.07	01/01/20	\$196,000	\$94,000	\$290,000
N0000037024	212 E Broad St	JEMALS HARPERS LLC	0.11	01/01/20	\$307,000	\$402,000	\$709,000
N0000037026	208 E Broad St	JEMALS HARPERS LLC	0.05	01/01/20	\$144,000	\$191,000	\$335,000
N0000037027	206 E Broad St	206 E BROAD LLC	0.10	01/01/20	\$296,000	\$93,000	\$389,000
N0000037029	200 E Broad St	JEMALS HARPERS II LLC	0.15	01/01/20	\$427,000	\$599,000	\$1,026,000
N0000037035	311 N 2nd St	MF DEVELOPMENT LLC	0.04	01/01/20	\$96,000	\$296,000	\$392,000
N0000038001	201 E Clay St	F & J INVESTMENT LLC	0.04	01/01/20	\$81,000	\$350,000	\$431,000
N0000038002	203 E Clay St	LEE MURIEL A	0.04	01/01/20	\$79,000	\$202,000	\$281,000
N0000038003	205 E Clay St	HIAJW LLC	0.04	01/01/20	\$79,000	\$168,000	\$247,000
N0000038004	207 E Clay St	WESLEY BRIAN THORNTON	0.04	01/01/20	\$94,000	\$158,000	\$252,000
N0000038005	209 E Clay St	HIAJW LLC	0.05	01/01/20	\$89,000	\$223,000	\$312,000
N0000038006	211 E Clay St	BOATWRIGHT JOSEPH W III	0.07	01/01/20	\$138,000	\$167,000	\$305,000
N0000038009	217 E Clay St	HUNTER HORACE F	0.05	01/01/20	\$101,000	\$205,000	\$306,000
N0000038011	221 E Clay St	221 EAST CLAY LLC	0.05	01/01/20	\$101,000	\$505,000	\$606,000
N0000038019	216 E Marshall St	E MARSHALL PROPERTIES LLC	0.06	01/01/20	\$164,000	\$4,000	\$168,000
N0000038025	200 E Marshall St	200 EAST MARSHALL STREET LLC	0.76	01/01/20	\$1,973,000	\$35,000	\$2,008,000
N0000039001	207 E Leigh St	JACKSON PROPERTY HOLDINGS LLC	0.06	01/01/20	\$104,000	\$163,000	\$267,000
N0000039002	207 1/2 E Leigh St	STRATIOU VLASIS T	0.05	01/01/20	\$94,000	\$111,000	\$205,000
N0000039004	213 E Leigh St	COGDELL ALMA FLORENCE	0.06	01/01/20	\$104,000	\$66,000	\$170,000
N0000039005	215 E Leigh St	CARTER JAMES D	0.05	01/01/20	\$104,000	\$20,000	\$124,000
N0000039006	217 E Leigh St	JACKSON PROPERTY HOLDINGS LLC	0.05	01/01/20	\$104,000	\$134,000	\$238,000
N0000039007	524 N 3rd St	HOT SPOT LLC	0.03	01/01/20	\$45,000	\$0	\$45,000
N0000039008	522 N 3rd St	HOT SPOT LLC	0.03	01/01/20	\$57,000	\$0	\$57,000
N0000039009	520 N 3rd St	HOT SPOT LLC	0.07	01/01/20	\$127,000	\$0	\$127,000
N0000039010	518 N 3rd St	EGGLESTON PLAZA II LP	0.10	01/01/20	\$172,000	\$6,000	\$178,000
N0000039011	516 N 3rd St	FULCHER ANN-MARIE AND	0.11	01/01/20	\$119,000	\$241,000	\$360,000
N0000039012	514 N 3rd St	H & T ASSOCIATES OF RICHMOND	0.08	01/01/20	\$132,000	\$4,000	\$136,000
N0000039013	512 N 3rd St	THIRD STREET LLC	0.04	01/01/20	\$68,000	\$193,000	\$261,000
N0000039015	510 N 3rd St	LAMBERT LEONARD W & SYLVIA J	0.04	01/01/20	\$68,000	\$180,000	\$248,000
N0000039022	208 E Clay St	THORNTON JULIA M ESTATE	0.11	01/01/20	\$223,000	\$269,000	\$492,000
N0000039023	206 E Clay St	HOWLETTE PARTNERS IV LLC	0.11	01/01/20	\$205,000	\$275,000	\$480,000
N0000039026	501 N 2nd St	UNITED NETWORK FOR ORGAN	0.93	01/01/20	\$1,099,000	\$2,898,000	\$3,997,000
N0000039045	209 E Leigh St	STRATIOU VLASIS T	0.07	01/01/20	\$109,000	\$160,000	\$269,000
N0000039050	510 Rear N 3rd St	THORNTON WILLIAM S AND	0.03	01/01/20	\$45,000	\$2,000	\$47,000
N0000039052	514 Rear N 3rd St	H & T ASSOCIATES OF RICHMOND, VA	0.02	01/01/20	\$28,000	\$1,000	\$29,000
N0000040028	603 N 2nd St	ALX FAMILY PROPERTIES LLC	0.03	01/01/20	\$51,000	\$0	\$51,000
N0000040034	615 N 2nd St	ALX FAMILY PROPERTIES LLC	0.08	01/01/20	\$153,000	\$0	\$153,000
N0000040035	617 N 2nd St	OLD MANCHESTER PLAZA III LP	0.06	01/01/20	\$108,000	\$56,000	\$164,000
N0000040036	203 E Jackson St	CARTER ENTERPRISES INC	0.01	01/01/20	\$14,000	\$5,000	\$19,000
N0000041060	700 N 3rd St	CLUB 533 INC	0.40	01/01/20	\$192,000	\$578,000	\$770,000
N0000060009	320 N 2nd St	JEMALS STANDARD DRUG STORE LLC	0.26	01/01/20	\$577,000	\$245,000	\$822,000
N0000060013	316 N 2nd St	316 N 2ND ST LLC	0.05	01/01/20	\$118,000	\$144,000	\$262,000
N0000060015	314 N 2nd St	JAMAL'S STANDARD DRUG STORE LLC	0.05	01/01/20	\$114,000	\$246,000	\$360,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
N0000060016	312 N 2nd St	312 N 2ND LLC	0.04	01/01/20	\$96,000	\$700,000	\$796,000
N0000060017	310 N 2nd St	JEMALS STANDARD DRUG STORE LLC	0.23	01/01/20	\$470,000	\$120,000	\$590,000
N0000060018	308 N 2nd St	JEMAL'S STANDARD DRUG STORE LLC	0.06	01/01/20	\$131,000	\$159,000	\$290,000
N0000060022	124 E Broad St	JEMALS HARPERS II LLC	0.15	01/01/20	\$434,000	\$406,000	\$840,000
N0000060024	118 E Broad St	JEMALS STANDARD DRUG STORE LLC	0.07	01/01/20	\$198,000	\$238,000	\$436,000
N0000060025	116 E Broad St	116 E BROAD LLC	0.07	01/01/20	\$205,000	\$175,000	\$380,000
N0000060026	114 E Broad St	JEMALS STANDARD DRUG LLC	0.07	01/01/20	\$200,000	\$248,000	\$448,000
N0000060027	112 E Broad St	JEMALS STANDARD DRUG STORE	0.06	01/01/20	\$171,000	\$152,000	\$323,000
N0000060028	110 E Broad St	JEMALS STANDARD DRUG STORE LLC	0.81	01/01/20	\$671,000	\$299,000	\$970,000
N0000060032	102 E Broad St	JEMALS STANDARD DRUG STORE LLC	0.07	01/01/20	\$200,000	\$149,000	\$349,000
N0000060033	100 E Broad St	MCCORMICK MELVIN	0.03	01/01/20	\$91,000	\$139,000	\$230,000
N0000060037	315 N 1st St	WALKER ROW PARTNERSHIP INC	0.05	01/01/20	\$122,000	\$155,000	\$277,000
N0000060039	319 N 1st St	CONSOLIDATED BUILDING CORP	0.06	01/01/20	\$146,000	\$3,000	\$149,000
N0000060041	101 E Marshall St	CONSOLIDATED BANK & TRUST CO	0.06	01/01/20	\$144,000	\$3,000	\$147,000
N0000061003	103 E Clay St	100 EAST MARSHALL STREET LLC	0.14	01/01/20	\$281,000	\$7,000	\$288,000
N0000061007	107 E Clay St	DOUGLAS WEDELIN JANNA	0.05	01/01/20	\$45,000	\$69,000	\$114,000
N0000061009	111 E Clay St	THOMAS GEORGE W JR	0.05	01/01/20	\$45,000	\$157,000	\$202,000
N0000061010	113 E Clay St	THOMAS GEORGE W JR	0.05	01/01/20	\$45,000	\$74,000	\$119,000
N0000061011	422 N 2nd St	THORNTON JULIA M ESTATE	0.10	01/01/20	\$200,000	\$134,000	\$334,000
N0000061020	402 N 2nd St	JOHNSON HARVEY C JR &	0.06	01/01/20	\$147,000	\$91,000	\$238,000
N0000061021	400 N 2nd St	MANGUM CAROLYN	0.05	01/01/20	\$129,000	\$218,000	\$347,000
N0000061023	106 E Marshall St	100 EAST MARSHALL STREET LLC	0.08	01/01/20	\$197,000	\$216,000	\$413,000
N0000061029	100 E Marshall St	100 EAST MARSHALL STREET LLC	0.77	01/01/20	\$1,336,000	\$36,000	\$1,372,000
N0000061030	407 N 1st St	HAGGINS BARKSDALE W	0.04	01/01/20	\$90,000	\$139,000	\$229,000
N0000061032	409 N 1st St	HAGGINS BARKSDALE W	0.02	01/01/20	\$44,000	\$74,000	\$118,000
N0000061033	411 N 1st St	CONCEPTES IN CATERING LLC	0.06	01/01/20	\$109,000	\$140,000	\$249,000
N0000062002	103 E Leigh St	FOWLER CHRISTINE P A	0.05	01/01/20	\$45,000	\$207,000	\$252,000
N0000062003	105 E Leigh St	DANIEL WANDA E	0.05	01/01/20	\$45,000	\$199,000	\$244,000
N0000062020	16 Comm N 2nd St	STALLINGS RONALD A	0.00	01/01/20	\$35,000	\$104,000	\$139,000
N0000062021	514 N 2nd St	STALLINGS RONALD A	0.08	01/01/20	\$156,000	\$4,000	\$160,000
N0000062033	108 E Clay St	STALLINGS WANDA D TRUSTEE	0.11	01/01/20	\$223,000	\$5,000	\$228,000
N0000062035	106 E Clay St	721 WEST CLAY STREET LLC	0.07	01/01/20	\$50,000	\$162,000	\$212,000
N0000062036	104 1/2 E Clay St	CLAY COURT APARTMENTS LLC	0.06	01/01/20	\$45,000	\$286,000	\$331,000
N0000062037	104 E Clay St	CLAY COURT APARTMENTS LLC	0.06	01/01/20	\$45,000	\$286,000	\$331,000
N0000062038	102 E Clay St	BRAME ANGELA M	0.06	01/01/20	\$45,000	\$252,000	\$297,000
N0000062039	100 E Clay St	WILKES ANGELA T	0.05	01/01/20	\$45,000	\$252,000	\$297,000
N0000062040	505 N 1st St	BOYLE PROPERTIES LLC	0.03	01/01/20	\$35,000	\$141,000	\$176,000
N0000062041	507 N 1st St	VIGEANT JAMES AND FINCH SUSAN S	0.03	01/01/20	\$35,000	\$164,000	\$199,000
N0000062042	509 N 1st St	JACKSON WARD PARTNERS L P	0.03	01/01/20	\$15,000	\$133,000	\$148,000
N0000062043	511 N 1st St	JACKSON WARD PARTNERS L P	0.06	01/01/20	\$15,000	\$78,000	\$93,000
N0000062044	513 N 1st St	ARMSTEAD JANET E	0.06	01/01/20	\$45,000	\$126,000	\$171,000
N0000062045	515 N 1st St	BLINN ROBERT C AND MARY BETH	0.06	01/01/20	\$45,000	\$169,000	\$214,000
N0000062046	517 N 1st St	JACKSON WARD PARTNERS L P	0.06	01/01/20	\$15,000	\$133,000	\$148,000
N0000062047	519 N 1st St	JACKSON WARD PARTNERS L P	0.06	01/01/20	\$15,000	\$133,000	\$148,000
N0000062048	521 N 1st St	JACKSON WARD PARTNERS L P	0.06	01/01/20	\$30,000	\$155,000	\$185,000
N0000062049	523 N 1st St	WALKER ANDREW B	0.06	01/01/20	\$45,000	\$134,000	\$179,000
N0000062051	527 N 1st St	ARCZA ANDREW	0.02	01/01/20	\$25,000	\$124,000	\$149,000
N0000064001	101 E Jackson St	ALX FAMILY PROPERTIES LLC	0.05	01/01/20	\$45,000	\$0	\$45,000
N0000064003	103 E Jackson St	ALX FAMILY PROPERTIES LLC	0.05	01/01/20	\$45,000	\$0	\$45,000
N0000064005	630 N 2nd St	ALX FAMILY PROPERTIES LLC	0.11	01/01/20	\$195,000	\$0	\$195,000
N0000064009	612 N 2nd St	ALX FAMILY PROPERTIES LLC	0.03	01/01/20	\$47,000	\$0	\$47,000
N0000064010	610 N 2nd St	ALX FAMILY PROPERTIES LLC	0.03	01/01/20	\$48,000	\$0	\$48,000
N0000064011	606 N 2nd St	ALX FAMILY PROPERTIES LLC	0.17	01/01/20	\$293,000	\$0	\$293,000
N0000064022	110 1/2 E Leigh St	KALYAN ROHAN AND WANG DANIELLE	0.08	01/01/20	\$50,000	\$313,000	\$363,000
N0000064023	108 E Leigh St	FOX JEFFREY S	0.08	01/01/20	\$50,000	\$180,000	\$230,000
N0000064024	106 E Leigh St	FOX JEFFREY S	0.08	01/01/20	\$50,000	\$174,000	\$224,000
N0000064025	104 E Leigh St	FOX JEFFREY S	0.08	01/01/20	\$50,000	\$174,000	\$224,000
N0000064026	102 E Leigh St	LAWRENCE RUSS B AND	0.07	01/01/20	\$50,000	\$313,000	\$363,000
N0000064027	100 E Leigh St	JOHNSON AUGUSTUS IV AND MARY K	0.07	01/01/20	\$50,000	\$390,000	\$440,000
N0000064028	601 1/2 N 1st St	JOHNSON LOUISE P AND	0.05	01/01/20	\$45,000	\$168,000	\$213,000
N0000064029	603 N 1st St	PUNTORIERO MICHAEL J	0.05	01/01/20	\$45,000	\$156,000	\$201,000
N0000064030	605 N 1st St	BRADSHAW JUSOLYN M	0.05	01/01/20	\$45,000	\$135,000	\$180,000
N0000064033	611 N 1st St	FIELDS NORBERT E	0.05	01/01/20	\$45,000	\$130,000	\$175,000
N0000064034	613 N 1st St	SOLANO RUMANO	0.05	01/01/20	\$45,000	\$106,000	\$151,000
N0000064036	617 N 1st St	LEMON MICHAEL B	0.05	01/01/20	\$45,000	\$137,000	\$182,000
N0000064037	619 N 1st St	LEMON MICHAEL B	0.05	01/01/20	\$77,000	\$138,000	\$215,000
N0000064040	01 Rear E Jackson St	ALX FAMILY PROPERTIES LLC	0.05	01/01/20	\$76,000	\$0	\$76,000
N0000065022	706 N 2nd St	700 N 2ND STREET LLC	0.05	01/01/20	\$45,000	\$239,000	\$284,000
N0000065025	110 E Jackson St	700 N 2ND STREET LLC	0.11	01/01/20	\$58,000	\$5,000	\$63,000
W0000002004B	111 N 8th St	SAINT PAULS PROTESTANT	0.64	01/01/20	\$1,120,000	\$164,000	\$1,284,000
W0000003007	118 N 8th St	CSG PROPERTIES LLC	0.15	01/01/20	\$430,000	\$178,000	\$608,000
W0000003010	112 N 8th St	700 CENTER RESIDENTIAL LLC	0.29	01/01/20	\$1,075,000	\$2,745,000	\$3,820,000
W0000003016	102 N 8th St	IM RICHARD AND 102 N 8TH LLC	0.02	01/01/20	\$72,000	\$181,000	\$253,000
W0000003017	100 N 8th St	STRATIOU PETE V	0.02	01/01/20	\$75,000	\$226,000	\$301,000
W0000006001	21 N 7th St	JEMAL'S 701 FRANKLIN LLC	0.28	01/01/20	\$1,091,000	\$6,711,000	\$7,802,000
W0000006004	707 E Franklin St	TFF HOLDINGS LLC	0.18	01/01/20	\$683,000	\$392,000	\$1,075,000
W0000006006	709 E Franklin St	JEMALS UNION LLC	0.21	01/01/20	\$771,000	\$269,000	\$1,040,000
W0000006008	715 E Franklin St	CUKA LLC	0.03	01/01/20	\$111,000	\$129,000	\$240,000
W0000006009	28 N 8th St	WESTOVER PROPERTIES LLC	0.02	01/01/20	\$84,000	\$256,000	\$340,000
W0000006011	24 N 8th St	MORCIO LLC	0.02	01/01/20	\$84,000	\$211,000	\$295,000
W0000006014	18 N 8th St	VIRGINIA PROFESSIONAL FIRE FIGHTERS	0.02	01/01/20	\$84,000	\$188,000	\$272,000
W0000006016	14 N 8th St	ELKANAH LLC	0.02	01/01/20	\$84,000	\$241,000	\$325,000
W0000006017	12 N 8th St	CREDITS & DEBITS LLC	0.02	01/01/20	\$85,000	\$197,000	\$282,000
W0000006018	6 N 8th St	JEMALS SECURITY FEDERAL LLC	0.19	01/01/20	\$676,000	\$23,000	\$699,000
W0000006021	730 E Main St	JEMALS SECURITY FEDERAL LLC	0.27	01/01/20	\$944,000	\$290,000	\$1,234,000
W0000008011	110 N 7th St	SMITH CHARLES W JR TRS AND	0.07	01/01/20	\$166,000	\$2,000	\$168,000
W0000008012	108 N 7th St	108 NORTH 7TH STREET RICHMOND	0.05	01/01/20	\$120,000	\$36,000	\$156,000
W0000008013	100 N 7th St	7TH AND FRANKLIN ASSOCIATES LLC	0.11	01/01/20	\$255,000	\$227,000	\$482,000
W0000008016	516 E Franklin St	GIG PROPERTIES LLC	0.06	01/01/20	\$141,000	\$165,000	\$306,000
W0000010001	801 E Main St	PLAZA ASSOCIATES L L C	0.41	01/01/20	\$1,765,000	\$19,335,000	\$21,100,000
W0000010007	819 E Main St	819-821 EAST MAIN STREET	0.14	01/01/20	\$597,000	\$1,788,000	\$2,385,000
W0000010018	800 E Cary St	TOP HAT PROPERTIES L L C	0.30	01/01/20	\$1,302,000	\$898,000	\$2,200,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000010019	13 S 8th St	TOP HAT PROPERTIES L L C	0.18	01/01/20	\$793,000	\$7,000	\$800,000
W0000011014	705 E Main St	DOMINION RESOURCES INC	0.70	01/01/20	\$3,036,000	\$28,606,000	\$31,642,000
W0000011020	720 E Cary St	DOMINION RESOURCES INC	0.11	01/01/20	\$499,000	\$9,000	\$508,000
W0000012001	9 S 6th St	GOODWYN'S SONS H W	0.49	01/01/20	\$1,914,000	\$3,993,000	\$5,907,000
W0000012007	619 E Main St	FEZZER HOLDINGS LLC	0.12	01/01/20	\$279,000	\$376,000	\$655,000
W0000012009	623 E Main St	FEZZER HOLDINGS LLC	0.12	01/01/20	\$282,000	\$582,000	\$864,000
W0000012010	629 E Main St	JEMALS RICHMOND HOLDINGS LLC	0.26	01/01/20	\$1,027,000	\$7,212,000	\$8,239,000
W0000012016	620 E Cary St	DOMINION RESOURCES INC	0.44	01/01/20	\$1,737,000	\$657,000	\$2,394,000
W0000012022	600 E Cary St	GOODWYN HILTON W JR AND	0.45	01/01/20	\$1,755,000	\$824,000	\$2,579,000
W0000013003	505 E Main St	MCCABE NICOLE F	0.03	01/01/20	\$67,000	\$223,000	\$290,000
W0000013018	10 S 6th St	JEMALS LEAF TOBACCO LLC	0.60	01/01/20	\$1,048,000	\$1,154,000	\$2,202,000
W0000013025	508 E Cary St	PMF PROPERTIES LLC	0.25	01/01/20	\$536,000	\$536,000	\$1,072,000
W0000013028	9 S 5th St	5TH STREET HOLDINGS LLC	0.25	01/01/20	\$456,000	\$291,000	\$747,000
W0000013031	7 S 5th St	POLLARD & BAGBY INC	0.22	01/01/20	\$482,000	\$13,000	\$495,000
W0000014001	507 E Franklin St	G SQUARE INC	0.09	01/01/20	\$224,000	\$120,000	\$344,000
W0000014002	509 E Franklin St	G SQUARE INC	0.37	01/01/20	\$964,000	\$906,000	\$1,870,000
W0000014007	532 E Main St	GREENE COMPANY LLC	0.27	01/01/20	\$702,000	\$2,288,000	\$2,990,000
W0000014013B	1 N 5th St	SECOND PRESBYTERIAN CHURCH OF	0.13	01/01/20	\$185,000	\$391,000	\$576,000
W0000014019	13 N 5th St	SECOND PRESBYTERIAN CHURCH OF	0.31	01/01/20	\$665,000	\$1,052,000	\$1,717,000
W0000014022	501 E Franklin St	501 FRANKLIN LLC	0.24	01/01/20	\$634,000	\$2,740,000	\$3,374,000
W0000015001	501 E Grace St	501-521 E GRACE STREET LLC	0.21	01/01/20	\$372,000	\$662,000	\$1,034,000
W0000015005	509 E Grace St	501-521 E GRACE STREET LLC	0.17	01/01/20	\$287,000	\$125,000	\$412,000
W0000015008	521 E Grace St	501-521 E GRACE STREET LLC	0.25	01/01/20	\$429,000	\$119,000	\$548,000
W0000015018	117 N 5th St	5TH STREET LOT LC	0.08	01/01/20	\$195,000	\$21,000	\$216,000
W0000017006	801 E Cary St	EH1 LC	0.25	01/01/20	\$1,085,000	\$2,000	\$1,087,000
W0000018025	701 E Cary St	DOMINION RESOURCES INC	1.92	01/01/20	\$10,036,000	\$45,048,000	\$55,084,000
W0000019002	600 E Canal St	DOMINION RESOURCES SERVICES INC	1.83	01/01/20	\$7,972,000	\$155,952,000	\$163,924,000
W0000020001	110 S 6th St	PEARSALL EVELYN P AND	0.57	01/01/20	\$1,234,000	\$242,000	\$1,476,000
W0000020002	118 S 6th St	RIVERSTONE PROPERTIES LLC	0.36	01/01/20	\$773,000	\$8,000	\$781,000
W0000020017	127 S 5th St	RIVERSTONE PROPERTIES LLC	0.35	01/01/20	\$767,000	\$8,000	\$775,000
W0000020021	107 S 5th St	GAMBELS HILL VENTURE L C	0.69	01/01/20	\$1,497,000	\$6,427,000	\$7,924,000
W0000021001	401 E Cary St	RIVERSTONE PROPERTIES LLC	1.96	01/01/20	\$4,274,000	\$93,000	\$4,367,000
W0000022005	409 E Main St	PROGRESS DODSON LLC	0.35	01/01/20	\$770,000	\$919,000	\$1,689,000
W0000022010	2 S 5th St	POLLARD & BAGBY INC	0.10	01/01/20	\$206,000	\$494,000	\$700,000
W0000022014	4 S 5th St	ROYAL FLUSH PROPERTIES LLC	0.18	01/01/20	\$400,000	\$396,000	\$796,000
W0000023001	419 E Franklin St	JEMALS 411 LLC	0.78	01/01/20	\$2,047,000	\$11,529,000	\$13,576,000
W0000023011	2 N 5th St	BOWLES JANE M S	0.15	01/01/20	\$315,000	\$327,000	\$642,000
W0000023013	418 E Main St	416 E MAIN LLC	0.05	01/01/20	\$157,000	\$270,000	\$427,000
W0000023014	414 E Main St	SOTOS GEORGE & HRISOULA	0.03	01/01/20	\$77,000	\$79,000	\$156,000
W0000023015	412 E Main St	SOTOS GEORGE & CHRISOULA	0.03	01/01/20	\$80,000	\$75,000	\$155,000
W0000023016	408 E Main St	J M J CORP	0.08	01/01/20	\$256,000	\$115,000	\$371,000
W0000023017	406 E Main St	406 E MAIN STREET SERIES OF THE	0.07	01/01/20	\$206,000	\$130,000	\$336,000
W0000023020	400 E Main St	JMJ CORPORATION	0.12	01/01/20	\$212,000	\$165,000	\$377,000
W0000023021	9 N 4th St	MASSAD JOHN S SR & JOHN S JR &	0.05	01/01/20	\$128,000	\$125,000	\$253,000
W0000023022	11 N 4th St	J M J CORP	0.12	01/01/20	\$316,000	\$481,000	\$797,000
W0000023024	13 N 4th St	JEMALS 411 LLC	0.10	01/01/20	\$150,000	\$3,000	\$153,000
W0000024001	401 E Grace St	G FOUR LC	0.15	01/01/20	\$367,000	\$1,034,000	\$1,401,000
W0000024006	415 E Grace St	5TH & GRACE ASSOCIATES LLC	0.14	01/01/20	\$346,000	\$1,434,000	\$1,780,000
W0000024008	114 N 5th St	112 N 5TH STREET LLC	0.13	01/01/20	\$272,000	\$458,000	\$730,000
W0000024009	110 N 5th St	MELKONIAN ARA & HAIKANOUCHE	0.06	01/01/20	\$130,000	\$275,000	\$405,000
W0000024010	422 E Franklin St	IMPERIAL BUILDING PROPERTY L C	0.26	01/01/20	\$680,000	\$1,633,000	\$2,313,000
W0000024017	400 E Franklin St	CENTENARY PARKING CORP	0.36	01/01/20	\$941,000	\$26,000	\$967,000
W0000025015	424 E Grace St	KANAWHA HOLDINGS LLC	0.08	01/01/20	\$201,000	\$367,000	\$568,000
W0000025020	410 E Grace St	406-410 E GRACE ST LLC	0.14	01/01/20	\$334,000	\$76,000	\$410,000
W0000025023	402 E Grace St	JEMALS 402 GRACE LLC	0.05	01/01/20	\$117,000	\$120,000	\$237,000
W0000029001	555 E Canal St	SANDHU CORPORATION OF VIRGINIA	0.91	01/01/20	\$3,964,000	\$9,651,000	\$13,615,000
W0000031024	201 S 3rd St	GAMBLES HILL THIRD STREET LLC	0.66	01/01/20	\$1,434,000	\$473,000	\$1,907,000
W0000032001	311 E Cary St	RIVERSTONE PROPERTIES LLC	0.26	01/01/20	\$544,000	\$12,000	\$556,000
W0000032004	315 E Cary St	RIVERSTONE PROPERTIES LLC	0.08	01/01/20	\$158,000	\$4,000	\$162,000
W0000032005	100 S 4th St	RIVERSTONE PROPERTIES LLC	0.02	01/01/20	\$42,000	\$1,000	\$43,000
W0000032006	102 S 4th St	RIVERSTONE PROPERTIES LLC	0.02	01/01/20	\$46,000	\$1,000	\$47,000
W0000032007	104 S 4th St	RIVERSTONE PROPERTIES LLC	0.02	01/01/20	\$46,000	\$1,000	\$47,000
W0000032008	106 S 4th St	RIVERSTONE PROPERTIES LLC	0.02	01/01/20	\$46,000	\$1,000	\$47,000
W0000032009	108 S 4th St	RIVERSTONE PROPERTIES LLC	0.02	01/01/20	\$46,000	\$1,000	\$47,000
W0000032011	110 S 4th St	RIVERSTONE PROPERTIES LLC	0.04	01/01/20	\$91,000	\$2,000	\$93,000
W0000032012	116 S 4th St	RIVERSTONE PROPERTIES LLC	0.28	01/01/20	\$585,000	\$13,000	\$598,000
W0000032018	126 S 4th St	RIVERSTONE PROPERTIES LLC	0.20	01/01/20	\$418,000	\$9,000	\$427,000
W0000032024	115 S 3rd St	RIVERSTONE PROPERTIES LLC	0.21	01/01/20	\$440,000	\$10,000	\$450,000
W0000032026	111 S 3rd St	RIVERSTONE PROPERTIES LLC	0.09	01/01/20	\$189,000	\$4,000	\$193,000
W0000032027	107 S 3rd St	RIVERSTONE PROPERTIES LLC	0.05	01/01/20	\$94,000	\$2,000	\$96,000
W0000032032	101 S 3rd St	RIVERSTONE PROPERTIES LLC	0.12	01/01/20	\$242,000	\$5,000	\$247,000
W0000032035	109 S 3rd St	RIVERSTONE PROPERTIES LLC	0.09	01/01/20	\$189,000	\$4,000	\$193,000
W0000032036	105 S 3rd St	RIVERSTONE PROPERTIES LLC	0.05	01/01/20	\$94,000	\$2,000	\$96,000
W0000032037	103 S 3rd St	RIVERSTONE PROPERTIES LLC	0.06	01/01/20	\$135,000	\$3,000	\$138,000
W0000033001	301 E Main St	DOWNTOWN RICHMOND BUILDING	0.58	01/01/20	\$1,263,000	\$27,000	\$1,290,000
W0000033007	309 E Main St	DOWNTOWN RICHMOND BUILDING	0.28	01/01/20	\$610,000	\$13,000	\$623,000
W0000033010	317 E Main St	DOWNTOWN RICHMOND BUILDING	0.19	01/01/20	\$408,000	\$9,000	\$417,000
W0000033012	8 S 4th St	DOWNTOWN RICHMOND BUILDING	0.24	01/01/20	\$474,000	\$11,000	\$485,000
W0000033014	318 E Cary St	DOWNTOWN RICHMOND BUILDING	0.26	01/01/20	\$512,000	\$12,000	\$524,000
W0000033020	302 E Cary St	DOWNTOWN RICHMOND BUILDING	0.41	01/01/20	\$801,000	\$161,000	\$962,000
W0000034012	14 N 4th St	MASSAD JOHN S SR & JOHN S JR &	0.03	01/01/20	\$60,000	\$25,000	\$85,000
W0000034013	12 N 4th St	MASSAD JOHN S SR & JOHN S JR &	0.04	01/01/20	\$77,000	\$29,000	\$106,000
W0000034014	8 N 4th St	J M J CORP	0.06	01/01/20	\$135,000	\$328,000	\$463,000
W0000034022	306 E Main St	DPS PROPERTIES INC	0.13	01/01/20	\$320,000	\$317,000	\$637,000
W0000034024	304 E Main St	304 E MAIN STREET LLC	0.04	01/01/20	\$93,000	\$367,000	\$460,000
W0000034025	300 E Main St	ST ALBAN'S LOFTS LLC	0.09	01/01/20	\$210,000	\$879,000	\$1,089,000
W0000034026	9 N 3rd St	9 NORTH THIRD LLC	0.18	01/01/20	\$432,000	\$582,000	\$1,014,000
W0000034030	15 N 3rd St	PRICE PATRICK L JR & ANN W	0.05	01/01/20	\$124,000	\$199,000	\$323,000
W0000034031	117 N 3rd St	PROPERTIES OF MJM LLC	0.05	01/01/20	\$115,000	\$5,000	\$120,000
W0000035006	300 E Franklin St	WORLD MEDIA ENTERPRISES INC	1.96	01/01/20	\$4,272,000	\$16,021,000	\$20,293,000
W0000036001	301 E Broad St	BROAD ASSOCIATES LLC	0.23	01/01/20	\$645,000	\$674,000	\$1,319,000
W0000036002	307 E Broad St	YU YOUNG K	0.08	01/01/20	\$237,000	\$356,000	\$593,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000036003	309 E Broad St	DODSON DEV E BROAD LLC	0.27	01/01/20	\$765,000	\$1,246,000	\$2,011,000
W0000036007	317 E Broad St	DODSON DEV E BROAD LLC	0.05	01/01/20	\$136,000	\$158,000	\$294,000
W0000036008	321 E Broad St	4TH & BROAD ASSOCIATES LLC	0.12	01/01/20	\$346,000	\$583,000	\$929,000
W0000036009	212 N 4th St	4TH & BROAD ASSOCIATES LLC	0.09	01/01/20	\$175,000	\$56,000	\$231,000
W0000036010	210 N 4th St	4TH & BROAD ASSOCIATES LLC	0.11	01/01/20	\$217,000	\$83,000	\$300,000
W0000036011	200 N 4th St	GINN GRACE M FAMILY TRUST	0.16	01/01/20	\$372,000	\$692,000	\$1,064,000
W0000036014	314 E Grace St	FOLLEY JOSEPH M & SHELIA E	0.06	01/01/20	\$151,000	\$84,000	\$235,000
W0000036015	312 E Grace St	HKM&F LLC	0.13	01/01/20	\$313,000	\$132,000	\$445,000
W0000036016	316 A E Grace St	316 E GRACE DEVELOPMENT LLC	0.01	01/01/20	\$29,000	\$0	\$29,000
W0000036018	304 E Grace St	IR SILK TRADING LLC	0.06	01/01/20	\$149,000	\$153,000	\$302,000
W0000036019	302 E Grace St	IR GRACE STREET LLC	0.06	01/01/20	\$149,000	\$71,000	\$220,000
W0000036020	300 E Grace St	300 E GRACE LLC	0.06	01/01/20	\$150,000	\$800,000	\$950,000
W0000036022	209 N 3rd St	9 SOUTH 5TH STREET LLC	0.04	01/01/20	\$72,000	\$145,000	\$217,000
W0000036023	209 Rear N 3rd St	306 GRACE LLC	0.01	01/01/20	\$20,000	\$1,000	\$21,000
W0000036025	08 Rear E Grace St	HKM&F LLC	0.04	01/01/20	\$70,000	\$5,000	\$75,000
W0000044001	200 S 3rd St	GAMBLES HILL THIRD STREET LLC	0.56	01/01/20	\$1,098,000	\$219,000	\$1,317,000
W0000045001	203 E Cary St	708 LLC	0.59	01/01/20	\$1,279,000	\$3,168,000	\$4,447,000
W0000045006	112 S 3rd St	VIRGINIA EDUCATION ASSOC INC	0.09	01/01/20	\$168,000	\$29,000	\$197,000
W0000045008	116 S 3rd St	VIRGINIA EDUCATION ASSOC INC	0.33	01/01/20	\$645,000	\$941,000	\$1,586,000
W0000045015	119 S 2nd St	708 LLC	0.31	01/01/20	\$600,000	\$18,000	\$618,000
W0000045022	201 E Cary St	HOSPITALITY 201 LLC	0.54	01/01/20	\$1,049,000	\$5,613,000	\$6,662,000
W0000046001	201 E Main St	MONROE WARD PROPERTIES SERIES 2	0.17	01/01/20	\$299,000	\$20,000	\$319,000
W0000046004	211 E Main St	MONROE WARD PROPERTIES SERIES 1	0.27	01/01/20	\$347,000	\$1,464,000	\$1,811,000
W0000046007	213 E Main St	MONROE WARD PROPERTIES SERIES 3	0.26	01/01/20	\$456,000	\$65,000	\$521,000
W0000046011	219 E Main St	GAYTON INVESTMENT CORP	0.21	01/01/20	\$356,000	\$33,000	\$389,000
W0000046015	10 S 3rd St	10 SOUTH THIRD STREET LLC	0.14	01/01/20	\$235,000	\$358,000	\$593,000
W0000046016	12 S 3rd St	RKHH LLC	0.08	01/01/20	\$146,000	\$524,000	\$670,000
W0000046018	16 S 3rd St	PEARSALL EVELYN P AND	0.25	01/01/20	\$434,000	\$18,000	\$452,000
W0000046020	210 E Cary St	C M D PROPERTIES L L C	0.10	01/01/20	\$168,000	\$8,000	\$176,000
W0000046021	208 E Cary St	C M D PROPERTIES L L C	0.09	01/01/20	\$151,000	\$238,000	\$389,000
W0000046022	206 E Cary St	206 EAST CARY LLC	0.10	01/01/20	\$170,000	\$226,000	\$396,000
W0000046023	202 E Cary St	202 EAST CARY LLC	0.05	01/01/20	\$89,000	\$289,000	\$378,000
W0000046025	11 S 2nd St	BEATING THE ODDS IL HOUSING I	0.06	01/01/20	\$103,000	\$237,000	\$340,000
W0000047001	201 E Franklin St	JEMALS CHAMBER OF COMMERCE	0.45	01/01/20	\$790,000	\$926,000	\$1,716,000
W0000047009	215 E Franklin St	BOLLING HAXALL HOUSE FOUNDATION	0.13	01/01/20	\$226,000	\$65,000	\$291,000
W0000047011	16 N 3rd St	BOLLING HAXALL HOUSE FOUNDATION	0.11	01/01/20	\$193,000	\$58,000	\$251,000
W0000047014	12 N 3rd St	FLODA PROPERTIES LLC	0.03	01/01/20	\$45,000	\$154,000	\$199,000
W0000047015	218 E Main St	3RD STREET LLC	0.06	01/01/20	\$108,000	\$241,000	\$349,000
W0000047016	214 E Main St	GHARSE SURESH P & SEEMA S	0.12	01/01/20	\$209,000	\$290,000	\$499,000
W0000047019	210 E Main St	GOODWYNS H W SONS	0.14	01/01/20	\$245,000	\$298,000	\$543,000
W0000047020	206 E Main St	CRESTAR BANK	0.30	01/01/20	\$517,000	\$165,000	\$682,000
W0000047025	200 E Main St	200 E MAIN LLC	0.03	01/01/20	\$52,000	\$336,000	\$388,000
W0000047026	5 N 2nd St	CRESTAR BANK	0.02	01/01/20	\$32,000	\$0	\$32,000
W0000048007	215 E Grace St	CHURCHILL BROAD PROPERTIES LLC	0.08	01/01/20	\$165,000	\$625,000	\$790,000
W0000048009	219 E Grace St	DIXON FRED PROPERTIES LLC	0.04	01/01/20	\$71,000	\$212,000	\$283,000
W0000048010	223 E Grace St	THIRD & GRACE LLC	0.08	01/01/20	\$147,000	\$72,000	\$219,000
W0000048015	100 N 3rd St	LORRAINE INVESTMENTS LLC	0.13	01/01/20	\$222,000	\$40,000	\$262,000
W0000048017	214 E Franklin St	LORRAINE INVESTMENTS LLC	0.11	01/01/20	\$185,000	\$305,000	\$490,000
W0000049001	201 E Broad St	JEMALS HARPERS II LLC	0.08	01/01/20	\$223,000	\$368,000	\$591,000
W0000049005	211 E Broad St	CHOI BOK K & JUNG	0.06	01/01/20	\$170,000	\$343,000	\$513,000
W0000049016	212 E Grace St	CINER SHARON A	0.14	01/01/20	\$251,000	\$140,000	\$391,000
W0000049017	201 N 2nd St	201 N 2ND LLC	0.24	01/01/20	\$418,000	\$157,000	\$575,000
W0000060001	101 E Cary St	MADISON AVENUE INVESTMENTS LLC	0.06	01/01/20	\$95,000	\$611,000	\$706,000
W0000060002	103 E Cary St	ROYGULCHARON SUWIT	0.10	01/01/20	\$175,000	\$360,000	\$535,000
W0000060003	105 E Cary St	ECS LLC	0.11	01/01/20	\$188,000	\$377,000	\$565,000
W0000060004	107 E Cary St	FOR IS FORCE FOR US LLC	0.11	01/01/20	\$187,000	\$498,000	\$685,000
W0000060005	109 E Cary St	SMITH LESTOURGEON LLC	0.18	01/01/20	\$315,000	\$442,000	\$757,000
W0000060007	113 E Cary St	FOLEY PROPERTIES L L C	0.16	01/01/20	\$272,000	\$145,000	\$417,000
W0000060009	117 E Cary St	FABIANO LISA S AND MICHAEL J	0.06	01/01/20	\$107,000	\$476,000	\$583,000
W0000060010	100 S 2nd St	FOLEY PROPERTIES L L C	0.03	01/01/20	\$43,000	\$3,000	\$46,000
W0000060011	102 S 2nd St	FOLEY PROPERTIES L L C	0.03	01/01/20	\$43,000	\$3,000	\$46,000
W0000060012	108 S 2nd St	GOODRICH DALE R	0.03	01/01/20	\$59,000	\$2,000	\$61,000
W0000060013	110 S 2nd St	GOODRICH DALE R	0.03	01/01/20	\$59,000	\$2,000	\$61,000
W0000060014	112 S 2nd St	GOODRICH DALE R	0.32	01/01/20	\$558,000	\$235,000	\$793,000
W0000060022	112 E Canal St	SMITH LESTOURGEON LLC	0.12	01/01/20	\$213,000	\$57,000	\$270,000
W0000060023	119 S 1st St	FIRST AND CANAL LLC	0.44	01/01/20	\$1,050,000	\$5,956,000	\$7,006,000
W0000060029	107 S 1st St	AG AND H PROPERTIES LLC	0.07	01/01/20	\$117,000	\$506,000	\$623,000
W0000060030	105 S 1st St	ROBERTS THOMAS H & SHARI L	0.03	01/01/20	\$56,000	\$243,000	\$299,000
W0000061006	107 E Main St	MILLER ROBERT W JR	0.27	01/01/20	\$461,000	\$22,000	\$483,000
W0000061009	115 E Main St	ELPAR	0.11	01/01/20	\$192,000	\$186,000	\$378,000
W0000061010	119 E Main St	SMITH CHARLES W JR TRS AND	0.04	01/01/20	\$66,000	\$135,000	\$201,000
W0000061011	121 E Main St	SMITH CHARLES W JR TRS AND	0.04	01/01/20	\$73,000	\$99,000	\$172,000
W0000061012	123 E Main St	SMITH CHARLES W JR TRS AND	0.04	01/01/20	\$62,000	\$74,000	\$136,000
W0000061013	125 E Main St	BURFORD DOUGLAS J & NANCY C	0.05	01/01/20	\$83,000	\$348,000	\$431,000
W0000061014	6 S 2nd St	TATUM JERRY F AND LOIS R TRS	0.06	01/01/20	\$103,000	\$4,000	\$107,000
W0000061016	14 S 2nd St	TATUM JERRY F AND LOIS R TRS	0.17	01/01/20	\$290,000	\$224,000	\$514,000
W0000061018	16 S 2nd St	E H K ASSOCIATES	0.04	01/01/20	\$66,000	\$503,000	\$569,000
W0000061019	114 E Cary St	NICE LC	0.14	01/01/20	\$237,000	\$614,000	\$851,000
W0000061022	110 E Cary St	108-110 EAST CARY STREET LLC	0.09	01/01/20	\$158,000	\$615,000	\$773,000
W0000061023	108 E Cary St	108-110 EAST CARY STREET LLC	0.10	01/01/20	\$169,000	\$578,000	\$747,000
W0000061024	106 E Cary St	STOPOVER LLC	0.12	01/01/20	\$216,000	\$170,000	\$386,000
W0000061025	104 E Cary St	104 E CARY STREET LLC	0.04	01/01/20	\$72,000	\$530,000	\$602,000
W0000061026	102 E Cary St	JOPAU REAL ESTATE LLC	0.04	01/01/20	\$69,000	\$260,000	\$329,000
W0000061027	100 E Cary St	HILLCREST LEGACY LLC	0.04	01/01/20	\$75,000	\$353,000	\$428,000
W0000061028	15 S 1st St	HILLCREST LEGACY LLC	0.04	01/01/20	\$60,000	\$180,000	\$240,000
W0000061029	11 S 1st St	HILLCREST LEGACY LLC	0.03	01/01/20	\$50,000	\$184,000	\$234,000
W0000061030	9 S 1st St	COLONIAL PLATING SHOP LLC	0.03	01/01/20	\$48,000	\$137,000	\$185,000
W0000061031	7 S 1st St	BILLS OFFICE LLC	0.03	01/01/20	\$48,000	\$166,000	\$214,000
W0000061033	1 S 1st St	FIRST STREET LLC	0.06	01/01/20	\$100,000	\$216,000	\$316,000
W0000061034	14 Rear S 2nd St	TATUM JERRY F AND LOIS R TRS	0.03	01/01/20	\$45,000	\$155,000	\$200,000
W0000061036	17 Rear E Main St	ELPAR	0.04	01/01/20	\$61,000	\$7,000	\$68,000
W0000062016	100 E Main St	ADAMSON V CASSEL JR &	0.21	01/01/20	\$358,000	\$297,000	\$655,000

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000063002	103 E Grace St	ARTPROP LLC	0.23	01/01/20	\$394,000	\$1,002,000	\$1,396,000
W0000063006	111 E Grace St	CDI GRACE LLC	0.10	01/01/20	\$170,000	\$244,000	\$414,000
W0000063007	115 E Grace St	OBENSHAIN RICHARD FOUNDATION	0.12	01/01/20	\$210,000	\$308,000	\$518,000
W0000063008	117 E Grace St	OLIVER CLARENCE & ORA L	0.09	01/01/20	\$161,000	\$63,000	\$224,000
W0000063010	121 E Grace St	DEMENTI BUILDING LLC	0.07	01/01/20	\$121,000	\$457,000	\$578,000
W0000063011	116 N 2nd St	DEMENTI BUILDING LLC	0.05	01/01/20	\$78,000	\$4,000	\$82,000
W0000063012	114 N 2nd St	HARNSBERGER DOUGLAS J AND	0.04	01/01/20	\$66,000	\$281,000	\$347,000
W0000063013	116 E Franklin St	FRANKLIN & SECOND LLC	0.18	01/01/20	\$483,000	\$3,910,000	\$4,393,000
W0000063017	114 E Franklin St	JEMALS LINDEN ROW LLC	0.09	01/01/20	\$160,000	\$215,000	\$375,000
W0000063020	110 E Franklin St	FIRST AND FRANKLIN LLC	0.64	01/01/20	\$1,118,000	\$3,653,000	\$4,771,000
W0000064001	221 N 1st St	1ST AND BROAD LLC	0.07	01/01/20	\$184,000	\$699,000	\$883,000
W0000064002	103 E Broad St	AQUARIAN PROPERTIES LLC	0.07	01/01/20	\$209,000	\$841,000	\$1,050,000
W0000064004	107 E Broad St	HAGGINS BARKSDALE W	0.07	01/01/20	\$186,000	\$563,000	\$749,000
W0000064005	109 E Broad St	GUEYE AWA THIAM	0.07	01/01/20	\$187,000	\$309,000	\$496,000
W0000064006	111 E Broad St	111 EAST BROAD STREET LLC	0.05	01/01/20	\$143,000	\$216,000	\$359,000
W0000064013	216 N 2nd St	JEWELRY BUILDING LLC	0.08	01/01/20	\$135,000	\$0	\$135,000
W0000064015	122 E Grace St	JEFFERSON NATIONAL BANK	0.54	01/01/20	\$939,000	\$574,000	\$1,513,000
W0000064021	108 E Grace St	CAMPUS SYDNOR LLC	0.40	01/01/20	\$580,000	\$5,196,000	\$5,776,000
W0000024019	102 N 5th St	VIRGINIA HEALTH INFORMATION	0.07	01/01/20	\$153,000	\$524,000	\$677,000
W0000025024B	400 E Grace St	400 EAST GRACE STREET LIMITED	0.11	01/01/20	\$590,000	\$2,001,000	\$2,591,000
N0000062052	110 E Clay St	STALLINGS WANDA D	0.16	01/01/20	\$314,000	\$7,000	\$321,000
W0000061040	103 I E Main St	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$40,000	\$97,000	\$137,000
W0000061041	105 I E Main St	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$40,000	\$97,000	\$137,000
W0000061042	03 E Main St U2	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$19,000	\$72,000	\$91,000
W0000061043	05 E Main St U2	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$19,000	\$72,000	\$91,000
W0000061044	03 E Main St U3	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$20,000	\$75,000	\$95,000
W0000061045	05 E Main St U3	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$20,000	\$75,000	\$95,000
W0000061046	03 E Main St U4	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$20,000	\$75,000	\$95,000
W0000061047	05 E Main St U4	NORDHEIM STEVEN L LIVING TRUST	0.00	01/01/20	\$20,000	\$75,000	\$95,000
W0000048020	!12 A E Franklin St	212 A EAST FRANKLIN STREET LLC	0.00	01/01/20	\$48,000	\$146,000	\$194,000
N0000013055	01 A E Jackson St	PHILIP MORRIS USA INC	0.04	01/01/20	\$48,000	\$1,190,000	\$1,238,000
W0000009020	623 E Broad St	VIRGINIA PERFORMING ARTS FOUNDATION	0.76	01/01/20	\$2,724,000	\$0	\$2,724,000
N0000062066	16 N 2nd St U1D	STALLINGS RONALD A	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062067	16 N 2nd St U1E	STALLINGS RONALD A	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062068	16 N 2nd St U2A	STALLINGS RONALD A	0.00	01/01/20	\$42,000	\$160,000	\$202,000
N0000062069	16 N 2nd St U2B	STALLINGS RONALD A	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062070	16 N 2nd St U2C	MOON RUSSELL S III	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062071	16 N 2nd St U2D	STALLINGS RONALD A	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062072	16 N 2nd St U2E	STALLINGS RONALD A	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062073	16 N 2nd St U3A	CRIDER KENNETH L & TERRY F &	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062074	16 N 2nd St U3B	STALLINGS RONALD A	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062075	16 N 2nd St U3C	DIFRANCO DANIELLE R AND GARY J	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062076	16 N 2nd St U3D	DOLAN MATTHEW	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000062077	16 N 2nd St U3E	SQUIER STUART P	0.00	01/01/20	\$18,000	\$70,000	\$88,000
N0000039053	12 E Clay St UB1	R ALEXANDER INC	0.00	01/01/20	\$13,000	\$50,000	\$63,000
N0000010030B	500 E Broad St	APPLE SEVEN SPE RICHMOND INC	1.66	01/01/20	\$5,914,000	\$37,476,000	\$43,390,000
N0000065030B	713 N 1st St	JACKSON WARD MULTIFAMILY LLC	0.58	01/01/20	\$120,000	\$437,000	\$557,000
N0000015025B	616 N 8th St	VIRGINIA BIOTECHNOLOGY	0.50	01/01/20	\$149,000	\$16,000	\$165,000
N0000015031B	602 N 8th St	VIRGINIA BIOTECHNOLOGY	0.09	01/01/20	\$52,000	\$1,000	\$53,000
N0000015038B	708 E Leigh St	VIRGINIA BIOTECHNOLOGY	0.82	01/01/20	\$188,000	\$89,000	\$277,000
N0000015046B	607 N 7th St	VIRGINIA BIOTECHNOLOGY	0.51	01/01/20	\$150,000	\$24,000	\$174,000
N0000029002B	626 N 4th St	VIRGINIA BIOTECHNOLOGY	0.51	01/01/20	\$102,000	\$8,000	\$110,000
N0000029012B	608 N 4th St	VIRGINIA BIOTECHNOLOGY	0.49	01/01/20	\$98,000	\$8,000	\$106,000
N0000029034B	301 E Jackson St	VIRGINIA BIOTECHNOLOGY	0.04	01/01/20	\$12,000	\$1,000	\$13,000
N0000010030T	500 E Broad St	APPLE SEVEN SPE RICHMOND INC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
N0000005022T	600 E Broad St	RICHMOND EQUITIES LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000049008T	219 E Broad St	JEMALS BROAD LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000063013T	116 E Franklin St	FRANKLIN & SECOND LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000010008T	823 E Main St	FNB PROPERTY OWNER LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000011014T	705 E Main St	DOMINION RESOURCES INC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
E0000079006T	911 E Main St	PARMA RICHMOND LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000002003T	819 E Grace St	SAINT PAULS PROTESTANT	0.00	01/01/20	\$49,000	\$1,000	\$50,000
W0000003021T	718 E Franklin St	700 CENTER RESIDENTIAL LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000029001T	555 E Canal St	SANDHU CORPORATION OF VIRGINIA	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000048025	10 E Franklin St UA	AHMADI ARASH	0.00	01/01/20	\$51,000	\$191,000	\$242,000
W0000048026	10 E Franklin St UB	BRADEN WILLIAM T AND SUSAN R	0.00	01/01/20	\$110,000	\$412,000	\$522,000
W0000048027	10 E Franklin St UC	GOMPERT DAVID C AND CYNTHIA A	0.00	01/01/20	\$106,000	\$401,000	\$507,000
W0000048001B	107 N 2nd St	THE MEWS CONDOMINIUM	0.38	01/01/20	\$1,000	\$3,000	\$4,000
N0000039073	541 N 2nd St	EGGLESTON PLAZA II LP	0.00	01/01/20	\$135,000	\$263,000	\$398,000
W0000013035	513 E Main St	507 MAIN ST PROPERTY LLC	0.21	01/01/20	\$454,000	\$0	\$454,000
W0000017020	00 E Canal St P1	LEX RICHMOND TENANT LP	1.45	01/01/20	\$6,363,000	\$91,689,000	\$98,052,000
N0000065004B	736 N 2nd St	JACKSON WARD SENIOR LLC	0.62	01/01/20	\$1,080,000	\$0	\$1,080,000
N0000065012B	726 N 2nd St	JACKSON WARD MULTIFAMILY LLC	0.60	01/01/20	\$555,000	\$0	\$555,000
N0000065033B	701 N 1st St	JACKSON WARD MULTIFAMILY LLC	0.56	01/01/20	\$720,000	\$0	\$720,000
N0000039039B	535 N 2nd St	EGGLESTON PLAZA II LP	0.04	01/01/20	\$72,000	\$140,000	\$212,000
N0000039072B	539 N 2nd St	EGGLESTON PLAZA II LP	1.18	01/01/20	\$480,000	\$2,327,000	\$2,807,000
W0000015012T	525 E Grace St	525 GRACE LLC	0.00	01/01/20	\$49,000	\$1,000	\$50,000
W0000025016T	420 E Grace St	420 E GRACE RICHMOND LLC	0.00	01/01/20	\$149,000	\$1,000	\$150,000
W0000024020	05 E Grace St U2	THE HONEY SHOP AT GRACE LLC	0.00	01/01/20	\$115,000	\$107,000	\$222,000
W0000024021	05 E Grace St U1	THE HONEY SHOP AT GRACE LLC	0.00	01/01/20	\$98,000	\$162,000	\$260,000
Subtotal taxable parcels					\$268,405,000	\$1,479,833,000	\$1,748,238,000

Account Identifier	Property Address	Owner	Acres	Value As Of ³	Base Value		
					Land	Improvement	Total
<i>Tax-Exempt parcels</i>							
N0000007001	601 E Leigh St	CITY OF RICHMOND	7.36	01/01/20	\$0	\$0	\$0
W0000061021	112 E Cary St	SUFI ORDER	0.09	01/01/20	\$0	\$0	\$0
N0000039039	535 N 2nd St	EGGLESTON PLAZA II LP	0.04	01/01/20	\$0	\$0	\$0
E0000048002	911 E Canal St	CITY OF RICHMOND	0.24	01/01/20	\$0	\$0	\$0
E0000048003	210 S 10th St	CITY OF RICHMOND	0.57	01/01/20	\$0	\$0	\$0
E0000048004	901 E Canal St	CITY OF RICHMOND	0.45	01/01/20	\$0	\$0	\$0
E0000098015	900 E Main St	COMMONWEALTH OF VIRGINIA	0.81	01/01/20	\$0	\$0	\$0
E0000175001	900 E Broad St	CITY OF RICHMOND	1.80	01/01/20	\$0	\$0	\$0
N0000001001	800 E Broad St	COMMONWEALTH OF VIRGINIA	1.77	01/01/20	\$0	\$0	\$0
N0000002001	311 N 7th St	COMMONWEALTH OF VIRGINIA	0.71	01/01/20	\$0	\$0	\$0
N0000002016	730 E Broad St	CITY OF RICHMOND	0.39	01/01/20	\$0	\$0	\$0
N0000003001	400 N 8th St	UNITED STATES OF AMERICA	2.13	01/01/20	\$0	\$0	\$0
N0000004001	318 E Marshall St	ASSOCIATION FOR THE	0.33	01/01/20	\$0	\$0	\$0
N0000004002	400 N 9th St	CITY OF RICHMOND	1.08	01/01/20	\$0	\$0	\$0
N0000005001	507 E Marshall St	CITY OF RICHMOND	0.84	01/01/20	\$0	\$0	\$0
N0000006004	406 N 7th St	RICHMOND REDEVELOPMENT AND	0.57	01/01/20	\$0	\$0	\$0
N0000006018	512 E Marshall St	SEVENTH & MARSHALL CORP	0.30	01/01/20	\$0	\$0	\$0
N0000006025	408 A N 7th St	RICHMOND REDEVELOPMENT AND	0.43	01/01/20	\$0	\$0	\$0
N0000007001	601 E Leigh St	CITY OF RICHMOND	7.36	01/01/20	\$0	\$0	\$0
N0000008001	501 N 7th St	CITY OF RICHMOND	1.94	01/01/20	\$0	\$0	\$0
N0000009001	808 E Clay St	CITY OF RICHMOND	1.71	01/01/20	\$0	\$0	\$0
N0000010001	01 A E Marshall St	RICHMOND REDEVELOPMENT AND	0.00	01/01/20	\$0	\$0	\$0
N0000011033	500 E Marshall St	CITY OF RICHMOND	1.58	01/01/20	\$0	\$0	\$0
N0000016001	800 E Leigh St	VIRGINIA COMMONWEALTH UNIV	0.59	01/01/20	\$0	\$0	\$0
N0000016002	810 E Leigh St	VIRGINIA COMMONWEALTH UNIV	1.47	01/01/20	\$0	\$0	\$0
N0000016003	900 Turpin St	VIRGINIA COMMONWEALTH UNIV	3.69	01/01/20	\$0	\$0	\$0
N0000017028	416 E Broad St	GREATER RICHMOND CONVENTION	2.25	01/01/20	\$0	\$0	\$0
N0000019051	403 N 3rd St	GREATER RICHMOND CONVENTION	11.11	01/01/20	\$0	\$0	\$0
N0000020012	401 E Jackson St	VIRGINIA BIOTECHNOLOGY	1.37	01/01/20	\$0	\$0	\$0
N0000021003	700 N 5th St	COMMONWEALTH OF VIRGINIA	2.35	01/01/20	\$0	\$0	\$0
N0000025055	700 N 8th St	REYNOLDS J SARGEANT COMMUNITY	2.18	01/01/20	\$0	\$0	\$0
N0000025056	663 N 7th St	STATE BOARD FOR COMM COLLEGES	0.13	01/01/20	\$0	\$0	\$0
N0000025057	650 N 8th St	STATE BOARD FOR COMM COLLEGES	0.15	01/01/20	\$0	\$0	\$0
N0000026001	311 E Marshall St	GREATER RICHMOND CONVENTION	0.99	01/01/20	\$0	\$0	\$0
N0000029024	609 N 3rd St	GREATER RICHMOND CONVENTION	0.03	01/01/20	\$0	\$0	\$0
N0000029025	611 N 3rd St	GREATER RICHMOND CONVENTION	0.03	01/01/20	\$0	\$0	\$0
N0000029026	613 N 3rd St	GREATER RICHMOND CONVENTION	0.06	01/01/20	\$0	\$0	\$0
N0000029032	625 N 3rd St	GREATER RICHMOND CONVENTION	0.03	01/01/20	\$0	\$0	\$0
N0000029033	631 N 3rd St	GREATER RICHMOND CONVENTION	0.02	01/01/20	\$0	\$0	\$0
N0000037001	15 N 2nd St UA	TWO STREET CONDOMINIUM	0.13	01/01/20	\$0	\$0	\$0
N0000038008	215 E Clay St	212 EAST CLAY STREET	0.06	01/01/20	\$0	\$0	\$0
N0000039016	212 E Clay St	212 EAST CLAY STREET CONDO	0.22	01/01/20	\$0	\$0	\$0
N0000039041	541 N 2nd St	EGGLESTON PLAZA CONDOMINIUM	0.19	01/01/20	\$0	\$0	\$0
N0000040001	207 E Jackson St	THIRD STREET BETHEL A M E CH TR	0.03	01/01/20	\$0	\$0	\$0
N0000040002	209 E Jackson St	THIRD STREET BETHEL A M E CH TR	0.01	01/01/20	\$0	\$0	\$0
N0000040003	213 E Jackson St	THIRD STREET BETHEL A M E CH TR	0.02	01/01/20	\$0	\$0	\$0
N0000040004	217 E Jackson St	THIRD STREET BETHEL A M E CH TR	0.02	01/01/20	\$0	\$0	\$0
N0000040005	620 N 3rd St	THIRD STREET BETHEL A M E CH TR	0.03	01/01/20	\$0	\$0	\$0
N0000040006	618 N 3rd St	THIRD STREET BETHEL A M E CH TR	0.03	01/01/20	\$0	\$0	\$0
N0000040007	614 N 3rd St	THIRD STREET BETHEL A M E CH TR	0.18	01/01/20	\$0	\$0	\$0
N0000040010	608 N 3rd St	THIRD STREET BETHEL A M E CH TR	0.49	01/01/20	\$0	\$0	\$0
N0000040029	605 N 2nd St	MOCHA TEMPLE NO 7	0.08	01/01/20	\$0	\$0	\$0
N0000040031	609 N 2nd St	MOCHA TEMPLE NO 7	0.09	01/01/20	\$0	\$0	\$0
N0000040032	611 N 2nd St	MOCHA TEMPLE NO 7	0.09	01/01/20	\$0	\$0	\$0
N0000040033	613 N 2nd St	MOCHA TEMPLE NO 7	0.09	01/01/20	\$0	\$0	\$0
N0000041035	701 N 2nd St	RICHMOND REDEVELOPMENT AND	0.16	01/01/20	\$0	\$0	\$0
N0000041062	745 N 2nd St	RICHMOND REDEVELOPMENT AND	0.69	01/01/20	\$0	\$0	\$0
N0000041100	0 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.09	01/01/20	\$0	\$0	\$0
N0000041101	2 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041102	4 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041103	6 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041104	8 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041105	0 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041106	2 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041107	4 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041108	6 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041109	8 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.09	01/01/20	\$0	\$0	\$0
N0000041110	723 N 2nd St	RICHMOND REDEVELOPMENT AND	0.09	01/01/20	\$0	\$0	\$0
N0000041111	3 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041112	5 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041113	7 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041114	9 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041115	1 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041116	3 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041117	5 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.08	01/01/20	\$0	\$0	\$0
N0000041118	7 Maggie L. Walker Pl	RICHMOND REDEVELOPMENT AND	0.13	01/01/20	\$0	\$0	\$0
N0000041119	703 N 2nd St	RICHMOND REDEVELOPMENT AND	0.07	01/01/20	\$0	\$0	\$0
N0000041120	705 N 2nd St	RICHMOND REDEVELOPMENT AND	0.09	01/01/20	\$0	\$0	\$0
N0000041121	707 N 2nd St	RICHMOND REDEVELOPMENT AND	0.09	01/01/20	\$0	\$0	\$0
N0000041122	709 N 2nd St	RICHMOND REDEVELOPMENT AND	0.09	01/01/20	\$0	\$0	\$0
N0000062022	112 E Clay St	2C CONDOMINIUM	0.18	01/01/20	\$0	\$0	\$0
N0000064015	602 N 2nd St	UNITED STATES OF AMERICA	0.02	01/01/20	\$0	\$0	\$0
N0000064017	600 N 2nd St	UNITED STATES OF AMERICA	0.11	01/01/20	\$0	\$0	\$0
N0000064019	114 E Leigh St	UNITED STATES OF AMERICA	0.05	01/01/20	\$0	\$0	\$0
N0000064020	112 E Leigh St	UNITED STATES OF AMERICA	0.08	01/01/20	\$0	\$0	\$0
N0000064021	110 A E Leigh St	UNITED STATES OF AMERICA	0.10	01/01/20	\$0	\$0	\$0
N0000065004	736 N 2nd St	RICHMOND REDEVELOPMENT AND	0.62	01/01/20	\$0	\$0	\$0
N0000065012	726 N 2nd St	RICHMOND REDEVELOPMENT AND	0.60	01/01/20	\$0	\$0	\$0
N0000065030	713 N 1st St	RICHMOND REDEVELOPMENT AND	0.74	01/01/20	\$0	\$0	\$0
N0000065033	701 N 1st St	RICHMOND REDEVELOPMENT AND	0.56	01/01/20	\$0	\$0	\$0

Account Identifier	Property Address	Owner	Acres	Value As Of ¹	Base Value		
					Land	Improvement	Total
W0000001012	200 N 9th St	COMMONWEALTH OF VIRGINIA	1.31	01/01/20	\$0	\$0	\$0
W0000001015	808 E Grace St	SULLIVAN WALTER F BISHOP	0.24	01/01/20	\$0	\$0	\$0
W0000001017	804 E Grace St	SULLIVAN WALTER F BISHOP	0.24	01/01/20	\$0	\$0	\$0
W0000002003	819 E Grace St	SAINT PAULS PROTESTANT	0.23	01/01/20	\$0	\$0	\$0
W0000002004	815 E Grace St	SAINT PAULS PROTESTANT	0.64	01/01/20	\$0	\$0	\$0
W0000002010	107 N 8th St	COMMONWEALTH OF VIRGINIA	1.01	01/01/20	\$0	\$0	\$0
W0000003001	703 E Grace St	CHESAPEAKE & POTOMAC	0.28	01/01/20	\$0	\$0	\$0
W0000003002	701 E Grace St	AT&T COMMUNICATIONS OF VA INC	0.87	01/01/20	\$0	\$0	\$0
W0000004001	703 E Broad St	UNITED STATES OF AMERICA	1.81	01/01/20	\$0	\$0	\$0
W0000005017	838 E Main St	VIRGINIA COMMONWEALTH UNIV	0.33	01/01/20	\$0	\$0	\$0
W0000007002	601 E Franklin St	COMMONWEALTH OF VIRGINIA	0.88	01/01/20	\$0	\$0	\$0
W0000007025	600 E Main St	COMMONWEALTH OF VIRGINIA	1.07	01/01/20	\$0	\$0	\$0
W0000008001	609 E Grace St	CITY OF RICHMOND	1.47	01/01/20	\$0	\$0	\$0
W0000008008	116 N 7th St	CITY OF RICHMOND	0.05	01/01/20	\$0	\$0	\$0
W0000008009	114 N 7th St	CITY OF RICHMOND	0.05	01/01/20	\$0	\$0	\$0
W0000008010	112 N 7th St	CITY OF RICHMOND	0.07	01/01/20	\$0	\$0	\$0
W0000011001	703 E Main St	COMMONWEALTH OF VIRGINIA	0.47	01/01/20	\$0	\$0	\$0
W0000011022	7 S 7th St	COMMONWEALTH OF VIRGINIA	0.76	01/01/20	\$0	\$0	\$0
W0000014006	6 N 6th St	SIX NORTH SIXTH CONDOMINIUM	0.16	01/01/20	\$0	\$0	\$0
W0000014013	5 N 5th St	SECOND PRESBYTERIAN CHURCH OF	0.13	01/01/20	\$0	\$0	\$0
W0000014014	9 N 5th St	SECOND PRESBYTERIAN CHURCH OF	0.37	01/01/20	\$0	\$0	\$0
W0000017009	800 E Canal St	GATEWAY PLAZA CONDOMINIUM	1.45	01/01/20	\$0	\$0	\$0
W0000022001	400 E Cary St	COMMONWEALTH OF VIRGINIA	0.91	01/01/20	\$0	\$0	\$0
W0000022013	8 S 5th St	AMERICAN NATIONAL RED CROSS	0.28	01/01/20	\$0	\$0	\$0
W0000023010	6 N 5th St	YOUNG WOMENS CHRISTIAN ASSN	0.24	01/01/20	\$0	\$0	\$0
W0000024003	405 E Grace St	RUELAINE CONDOMINIUM UNIT	0.09	01/01/20	\$0	\$0	\$0
W0000024004	409 E Grace St	CENTENARY UNITED METHODIST	0.38	01/01/20	\$0	\$0	\$0
W0000024018	111 N 4th St	VCUREF	0.18	01/01/20	\$0	\$0	\$0
W0000025001	401 E Broad St	CITY OF RICHMOND	1.05	01/01/20	\$0	\$0	\$0
W0000030007	407 E Canal St	RICHMOND BALLETT BUILDING CORP	0.76	01/01/20	\$0	\$0	\$0
W0000034001	333 E Franklin St	COMMONWEALTH OF VIRGINIA	0.73	01/01/20	\$0	\$0	\$0
W0000038001	701 E Canal St	CITY OF RICHMOND	2.81	01/01/20	\$0	\$0	\$0
W0000047028	211 E Franklin St	BOLLING HAXALL HOUSE FOUNDATION	0.36	01/01/20	\$0	\$0	\$0
W0000048001	107 N 2nd St	CITY OF RICHMOND	0.39	01/01/20	\$0	\$0	\$0
W0000048018	212 E Franklin St	FRANKLIN ST SPEAKEASIES CONDO	0.11	01/01/20	\$0	\$0	\$0
W0000048019	210 E Franklin St	THE MEWS CONDOMINIUM UNIT	0.11	01/01/20	\$0	\$0	\$0
W0000061002	103 E Main St	VALENTINE HOUSE CONDOMINIUM	0.09	01/01/20	\$0	\$0	\$0
W0000062001	101 E Franklin St	CITY OF RICHMOND	1.74	01/01/20	\$0	\$0	\$0
N0000007003	00 A E Marshall St	CITY OF RICHMOND	0.05	01/01/20	\$0	\$0	\$0
N0000011002	00 B E Marshall St	CITY OF RICHMOND	0.01	01/01/20	\$0	\$0	\$0
W0000025024	400 E Grace St	RICHMOND REDEVELOPMENT AND	0.00	01/01/20	\$0	\$0	\$0
W0000009001	612 E Grace St	VIRGINIA PERFORMING ARTS FOUNDATION	0.49	01/01/20	\$0	\$0	\$0
W0000005007	801 E Franklin St	COMMONWEALTH OF VIRGINIA	0.61	01/01/20	\$0	\$0	\$0
N0000020013	600 P1 N 5th St	VIRGINIA BIOTECHNOLOGY	0.61	01/01/20	\$0	\$0	\$0
N0000020014	600 P2 N 5th St	VIRGINIA BIOTECHNOLOGY	0.61	01/01/20	\$0	\$0	\$0
N0000020015	600 P3 N 5th St	VIRGINIA BIOTECHNOLOGY	0.61	01/01/20	\$0	\$0	\$0
N0000020016	600 P4 N 5th St	CITY OF RICHMOND	0.43	01/01/20	\$0	\$0	\$0
N0000020017	600 P5 N 5th St	CITY OF RICHMOND	0.60	01/01/20	\$0	\$0	\$0
N0000020018	600 P6 N 5th St	CITY OF RICHMOND	0.58	01/01/20	\$0	\$0	\$0
W0000016013	501 E Broad St	MILLER & RHOADS MASTER CONDO	1.81	01/01/20	\$0	\$0	\$0
N0000020036	607 N 4th St	VIRGINIA BIOTECHNOLOGY	0.61	01/01/20	\$0	\$0	\$0
N0000031001	800 N 3rd St	CITY OF RICHMOND	1.19	01/01/20	\$0	\$0	\$0
W00000332026	221 W Canal St	VIRGINIA COMMONWEALTH UNIV	0.06	01/01/20	\$0	\$0	\$0
W0000016032	230 R N 6th St	MILLER & RHOADS RESIDENTIAL	1.04	01/01/20	\$0	\$0	\$0
N0000004003	825 E Clay St	JOHN MARSHALL FOUNDATION	0.40	01/01/20	\$0	\$0	\$0
W0000009018	602 E Grace St	CITY OF RICHMOND	0.55	01/01/20	\$0	\$0	\$0
N0000062078	516 N 2nd St	STUDIO 516 CONDOMINIUM	0.02	01/01/20	\$0	\$0	\$0
W0000038002		RICHMOND METROPOLITAN AUTH	1.30	01/01/20	\$0	\$0	\$0
W0000038003		RICHMOND METROPOLITAN AUTH	0.41	01/01/20	\$0	\$0	\$0
W0000332001		RICHMOND METROPOLITAN AUTH	6.61	01/01/20	\$0	\$0	\$0
W0000332002		RICHMOND METROPOLITAN AUTH	1.70	01/01/20	\$0	\$0	\$0
W0000332003		RICHMOND METROPOLITAN AUTH	4.82	01/01/20	\$0	\$0	\$0
W0000332004		RICHMOND METROPOLITAN AUTH	10.87	01/01/20	\$0	\$0	\$0
W0000332005		RICHMOND METROPOLITAN AUTH	1.77	01/01/20	\$0	\$0	\$0
W0000332006		RICHMOND METROPOLITAN AUTH	1.71	01/01/20	\$0	\$0	\$0
W0000332007		RICHMOND METROPOLITAN AUTH	1.68	01/01/20	\$0	\$0	\$0
W0000332008		RICHMOND METROPOLITAN AUTH	3.79	01/01/20	\$0	\$0	\$0
N0000010030	500 A E Broad St	RICHMOND REDEVELOPMENT AND	0.00	01/01/20	\$0	\$0	\$0
N0000015025	616 N 8th St	VIRGINIA BIOTECHNOLOGY	0.50	01/01/20	\$0	\$0	\$0
N0000015031	602 N 8th St	VIRGINIA BIOTECHNOLOGY	0.09	01/01/20	\$0	\$0	\$0
N0000015038	708 E Leigh St	VIRGINIA BIOTECHNOLOGY	0.82	01/01/20	\$0	\$0	\$0
N0000015046	607 N 7th St	VIRGINIA BIOTECHNOLOGY	0.51	01/01/20	\$0	\$0	\$0
N0000029002	626 N 4th St	VIRGINIA BIOTECHNOLOGY	0.51	01/01/20	\$0	\$0	\$0
N0000029012	608 N 4th St	VIRGINIA BIOTECHNOLOGY	0.49	01/01/20	\$0	\$0	\$0
N0000029034	301 E Jackson St	VIRGINIA BIOTECHNOLOGY	0.04	01/01/20	\$0	\$0	\$0
N0000025058	675 N 7th St	STATE BOARD FOR COMM COLLEGES	0.17	01/01/20	\$0	\$0	\$0
N0000025059	675 N 7th St	STATE BOARD FOR COMM COLLEGES	0.14	01/01/20	\$0	\$0	\$0
N0000019052	403 N 3rd St	GREATER RICHMOND CONVENTION	0.03	01/01/20	\$0	\$0	\$0
N0000019053	403 N 3rd St	GREATER RICHMOND CONVENTION	0.03	01/01/20	\$0	\$0	\$0
N0000019054	403 N 3rd St	GREATER RICHMOND CONVENTION	0.03	01/01/20	\$0	\$0	\$0
E0000175001T	900 E Broad St	CITY OF RICHMOND	1.80	01/01/20	\$0	\$0	\$0
N0000009002	800 E Clay St	CITY OF RICHMOND	0.37	01/01/20	\$0	\$0	\$0
W0000009018B	602 E Grace St	RICHMOND PERFORMING ARTS CENTER	0.55	01/01/20	\$0	\$0	\$0
N0000039072	537 N 2nd St	EGGLESTON PLAZA II LP	0.59	01/01/20	\$0	\$0	\$0
W0000017021	300 E Canal St P2	CITY OF RICHMOND	0.00	01/01/20	\$0	\$0	\$0
N0000019051T	403 N 3rd St	GREATER RICHMOND CONVENTION	0.00	01/01/20	\$0	\$0	\$0
W0000014019B	13 N 5th St	SECOND PRESBYTERIAN CHURCH OF	0.31	01/01/20	\$0	\$0	\$0
E0000235001	500 N 10th St	CITY OF RICHMOND	3.01	01/01/20	\$0	\$0	\$0
E0000235003	900 E Marshall St	ADVANTAGE RICHMOND CORPORATION	1.64	01/01/20	\$0	\$0	\$0
N0000032001	800 N 5th St	CITY OF RICHMOND	0.15	01/01/20	\$0	\$0	\$0
Subtotal tax-exempt parcels			139.99		\$0	\$0	\$0
Total TIF district and expanded TIF district base value			243.94		\$268,405,000	\$1,479,833,000	\$1,748,238,000

Account Identifier	Property Address	Owner	Acres	Value As Of ³	Base Value		
					Land	Improvement	Total
	Less: TIF district base value ⁴		(25.17)		(\$6,712,000)	(\$54,322,000)	(\$61,034,000)
	Less: Dominion Towers base value ⁵		(\$1)		(\$18,008,000)	(\$201,000,000)	(\$219,008,000)
	Expanded TIF district base value		217.92		\$243,685,000	\$1,224,511,000	\$1,468,196,000
MuniCap, Inc.			S:\CONSULTING\Concord Eastridge\Projections\Concord Eastridge - Projection No. 27-A (Citi Debt Service).xlsx\B				
			6-Nov-19				

¹Represents the tax parcels comprising the proposed expanded TIF district for the Capital City Increment Financing Area (IFA). Tax parcels provided by Concord Eastridge. All other information shown provided by the City of Richmond Real Estate.

²Assumes parcels owned by the City of Richmond are exempt from real property taxes. As a result, the assessed value shown is \$0.

³Values representing the base value for the Capital City Increment Financing Area are assumed to be as of 1/1/2020.

⁴See TIF district base value on Schedule X.

⁵Account numbers W0000019002 and W0000018025 represent Domion Tower 1 and projected Dominion Tower 2. Projected incremental taxes for this property are broken out on Schedule XII.