EXHIBIT A

Chapter 353
Property Tax Abatement Applications



212 South Joplin Avenue, Suite 3
Joplin, Missouri
(417) 849-1605

Joplin Redevelopment Corporation Chapter 353 Application
September 19, 2023

IMPACT OF PLANNED REDEVELOPMENTS
COMMONS BASED DEVELOPMENT

The rehabilitation of the seven historic buildings listed in this application will encourage the redevelopment of the entire blighted Joplin Downtown and bring economic benefits to the entire city. The owners' plan to change these buildings to upscale market rate residences and Class "A" office and retail space. It is anticipated these "sustainable redevelopments" will bring over 115 jobs and 91 new single-family residences to downtown. This influx of residents and workers will bring new life to these blighted buildings. These historic rehabilitations will dramatically improve the conditions of the surrounding neighborhoods and increase property values.

353 Tax Abatement is one of the key elements of the overall development strategy which includes Historic Tax Credits. In today's uncertain financial times and continuing high interest rates, property tax abatement adds inherent value to the property from a lending bank's perspective. The potential for property tax abatement was a positive factor in the lending banks' consideration of these projects. Property tax abatement also increases the likelihood of each project's success by reducing operating costs and required lease rates. Tax abatement was incorporated into the economic operating projections supplied to the lending banks to illustrate the projects' viability. The rehabilitation of these historic buildings will return vacant and underutilized buildings back to productive service, while ensuring the properties will not further deteriorate. The renovation of these downtown landmarks would be cost prohibitive without the aid of the 353 Redevelopment Program as shown in the attached Project Proformas.

1. ***Address and legal description:*** (full legal description to be provided separately)
    a. The Olivia Apartment Building, 320 S. Moffet Avenue
        All of Lots Numbered Forty-seven (47) and Forty-eight (48) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.
    b. The Pennington Drug Company Building, 512-518 S. Virginia Avenue
        All of the South 29 feet of Lot Numbered Seventy-two (72) and all of Lot Numbered Seventy-three (73) and all of the North One-half of Lot Numbered Seventy-four (74) in PORTER'S ADDITION TO MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, together with the East One-half of the vacated alley lying West of the adjoining said lots.
    c. The Hollcroft and Stults Buildings, 401-411 S. Virginia Avenue
        All of Lots Numbered Eighty-five (85), Eighty-six (86), and Eighty-seven (87) in Porter's Addition to Murphysburg, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.
    d. The A.C. Webb Automotive Building, 202-204 S. Joplin Avenue
        All of Lots Numbered Sixty-nine (69) and Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County. Missouri, according to the recorded Plat thereof EXCEPT that part described as beginning at the Southeast corner of said Lot 70, thence South 89°58'42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29'35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59'43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East

line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.
AND
All that part of Lot Numbered Seventy (70) in ORIGINAL TOWN OF MURPHYSBURG, now a part of the City of Joplin, Jasper County, Missouri, according to the recorded Plat thereof described as: Beginning at the Southeast corner of said Lot 70, thence South 89°58'42" West 65.72 feet to the East face of a building on said Lot 70, thence North 0°29'35" West 25.46 feet along the East face of said building to a wall corner, thence South 88°59'43" East 25.95 feet along the South face of said building to a wall corner, thence North 0° West 3.97 feet along the East face of said building to a wall corner, thence North 0° West 20.03 feet along and inside of a brick wall on the interior of said building, thence South 90° East 40.0 feet along and inside of a brick wall on the interior of said building to the East line of Lot 70, said point being 1.05 feet South of the Northeast corner of Lot 70 and 0.03 feet East of the East face of said building, thence South 0° West 48.97 feet along the East line of Lot 70 to the Southeast corner of Lot 70 and the point of beginning.

e. The Jesse Starr House and Carriage House, 310 S. Moffet Avenue

All of the South One-half of Lot Numbered Forty-four (44) and All of Lots Numbered Forty-five (45) and Forty-six (46) in Moffet's Subdivision, Joplin, Jasper County, Missouri. Being subject to all easements, right of ways, and reservations of record.

f. The Christman Building and Christman Annex, 501 S. Main Street and 506-508S. Virginia Avenue

All of Lot Numbered One Hundred Ninety-seven (197) and North-Half of Lot Numbered One Hundred Ninety-eight (198) in Murphy's Second Addition to Murphysburg, now a part of the City of Joplin, Jasper County, Missouri and that part of vacated Porter's Alley between Main Street and Virginia Avenue and between Fifth Street and Sixth Street in the City of Joplin, Jasper County, Missouri, described as vacated in Ordinance No. 5888, filed March 4, 1916 at 10:15 a.m. in Book 274, at Page 583.
AND
All of Lots Numbered Seventy (70), Seventy-one (71) and the North one foot of Lot Numbered Seventy-two (72) in Porter's Addition to Murphysburg, now a part of the City of Joplin; and
Also, all of that part of the vacated Porter's Alley lying immediately West of and adjoining said Lots Numbered Seventy (70), Seveny-one (71) and the North one foot of Lot Numbered Seventy-two (72) in Porter's Addition to Murphysburg, now a part of the City of Joplin.
Together with all buildings on any of the foregoing land and including the two overhead walkways extending from the South wall of the building located on the real estate described to the North wall of the building located on the South 29 feet of Lot 72 in Porter's Addition to Murphysburg, now a part of the City of Joplin all in Jasper County, Missouri.

g. The Pearl Brothers Building, 615-617 S. Main Street

All of the South Half of Lot Numbered Six (6) and All of Lot Numbered Seven (7) in Pitcher's Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, Subject to Party Wall Agreement and Easements of Record, and also subject to Downtown Urban Renewal Plan Project R-67 filed June 7, 1968 at 2:45 P.M. in Book 1112 at Page 248 in the office of the recorder of deeds of Jasper County, Missouri.

2. ***Project description:*** See views of the existing buildings below. Also included is a brief description of the scope of the projects and the redevelopment team.





a) The Olivia Apartments at 320 S. Moffet
Owner: Bykota REI, LLC: Chris and Sawyer Smith
Project Size: 51,715 square feet, 34 residential units and 3 commercial spaces
Budgeted Cost: $9,978,399
Current Assessment: $6,057.46
Additional Property Tax Revenue over 25 years if approved: $976,278.23
Annual Property Tax Increase after Abatement period: $150,361.96
See Appendix A





b) Pennington Drug Company Building at 512-520 S. Virginia
Owner: 200 Block Commons, LLC: Carolina & Jeff Neal
Project size: 38,630 square feet, 21 residential units, 2 commercial units.
Budgeted Cost: $3,227,609
Current Assessment: $2,946.64
Additional Property Tax Revenue over 25 years if approved: $284,924.20
Annual Property Tax Increase after Abatement period: $58,415.89
See Appendix B







c) Hollcroft and Stults Buildings at 401 S. Virginia
Owner: Systole Holding Company, LLC: Jennifer and Ryan Longnecker
Project size: 28,900 square feet, 10 residential units with off street parking.
Budgeted Cost: $3,686,922
Current Assessment: $3,471.47
Additional Property Tax Revenue over 25 years if approved: $334,732.96
Annual Property Tax Increase after Abatement period: $68,667.38
See Appendix C





d) AC Webb Building at 202/204 S. Joplin Ave.
Owner: 200 Block Commons, LLC: Carolina & Jeff Neal
Project size: 7,000 square feet, 1 residential unit, 3 commercial units.
Budgeted Cost: $560,000
Current Assessment: $1,793.61
Additional Property Tax Revenue over 25 years if approved: $34,085.68
Annual Property Tax Increase after Abatement period: $10,523.46 See Appendix D

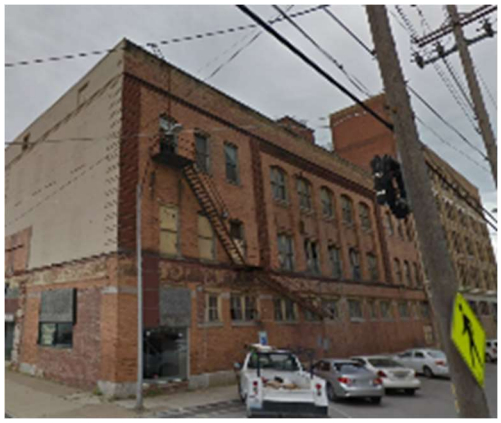




e) The Jesse Starr House at 310 S. Moffet Avenue
Owner: Bykota REI, LLC: Chris and Sawyer Smith
Project size: 5,521 square feet, 3 residential units
Budgeted Cost: $462,500
Current Assessment: $1,712.25
Additional Property Tax Revenue over 25 years if approved: $10,302.97
Annual Property Tax Increase after Abatement period: $7,081.23
See Appendix E





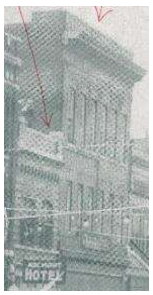




f) Christman Building and Annex at 501 S. Main and 506 S. Virginia
Owner: 500 Commons, LLC: Carolina & Jeff Neal
Project size: 63,000 square feet, 38 residential units, 5 commercial units.
Budgeted Cost: $5,624,643.
Current Assessment: 501 S Main- $7,473.93, 506 S Virginia- $636.64 (Total $8,110.57)
Additional Property Tax Revenue over 25 years if approved: $383,105.55
Annual Property Tax Increase after Abatement period: $85,787.93
See Appendix F







g) Pearl Brothers Building at 615/617 S. Main Street
Owner: Ivy Lucille, LLC: Chris and Sawyer Smith
Project size: 30,000 square feet, 10 residential units, 1 commercial unit.
Budgeted Cost: $4,200,000
Current Assessment: $5,248.80
Additional Property Tax Revenue over 25 years if approved: $341,541.03
Annual Property Tax Increase after Abatement period: $77,014.82
See Appendix G

The redevelopment team for each project will be:

a) the owners as listed above,
b) the developer: Commons Based, LLC,
c) the general contractor: Neal Group Construction, LLC,
d) the historic consultants: Rosin Preservation, Building Preservation, Jill Sullivan, or Jeff Neal,
e) the architects: Corner Greer and Associates or Hunter & Millard Architects.

These projects will rehabilitate the buildings according to the Department of Interiors Rehabilitation guidelines which will help to ensure these 100 plus year-old parts of Joplin's historic and cultural fabric have better next centuries. The historic architectural elements of each structure will be retained while each receives complete new mechanical, electric, and plumbing systems. These redevelopments, in the heart of downtown Joplin, will offer lease spaces equipped for the needs of modern business with historical class. The historic materials will be reused to continue serving our community. As Carl Elephante said, "the greenest building is usually the one already built," because the resources needed for its creation have already been incorporated into the structures. The buildings will also feature LED lighting, high efficiency heating, cooling and ventilation systems, low use water management systems, and where appropriate new traction elevators.

3. Property currently in the control of the applicant: All properties are currently owned and controlled by the listed owners and represented by the applying developer.

4. Project nature: Market Rate Residential and Non-Residential Commercial

5. Relocation of commercial facilities: Final lease-up tenants are unknown. It is probable that some tenants will be relocated from other locations in the area. However, several employers have expressed interest who would be bringing new employment to the area. The residential tenants will bring new vigor to downtown, and their presence will drive the creation of new businesses and services to provide for them. The Redevelopment Corporation's benefits are particularly important to this project because tax abatement lowers the cost of operating the building, which makes possible lower per square foot lease rates designed to attract tenant employers to the city's blighted areas. Additionally, these substantial rehabilitations will increase surrounding property values and demonstrate the viability of "historic green" rehabilitations.

6. Project budgets:

The Olivia Apartments at 320 S. Moffet: $9,978,399
Pennington Drug Company Building at 512-520 S. Virginia: $3,227,609
Hollcroft and Stults Buildings at 401 S. Virginia: $3,686,922
A.C. Webb Building at 202/204 S. Joplin Avenue: $560,000
The Jesse Starr House at 310 S. Moffet Avenue: $462,500
Christman Building and Annex at 501 S. Main and 506 S. Virginia: $5,624,643
Pearl Brothers Building at 615/617 S. Main Street: $4,200,000

7. Possible tenants with an expressed interest in the building include:

Bluehaven Investments
Active Health Chiropractic
The Garage Coffee and Ice Cream
WeYoga Studio
Miners and Monroe Men's Clothing
The Pennington Station Virtual Reality Arcade
Full Bore Software Studios
Fulcrum Network Technologies
Joplin Commons Leasing Company
Coffee Haven

8. Job generation projections: The buildings are anticipated to have a total work force of more than 115 people within 24 months of lease date:

9. Not applicable, not residential.

10. Project folder, including owner, existing and future use of property, photographs of the existing facility and drawings of renovation plans, plot plans, parking, etc., current ad valorem taxes on the property, reassessment document to support value after investment. See information above, table below and appendices.

Property Name	2022 Property Tax	Appraised 2022 Value	"As Complete" Future Value	Estimated Post Abatement Tax	Abatement Start Year
Olivia Apartments	$ 6,057.46	$ 411,593.75	$ 10,628,399.00	$ 156,419.00	**2024**
Pennington Building	$ 2,946.64	$ 163,875.00	$ 3,412,609.00	$ 61,362.53	**2024**
Hollcoft & Stults Buildings	$ 3,471.47	$ 193,062.50	$ 4,011,922.00	$ 72,138.85	**2025**
A.C. Webb Building	$ 1,793.61	$ 99,750.00	$ 685,000.00	$ 12,317.07	**2024**
Jesse Starr House	$ 1,712.25	$ 116,344.09	$ 597,500.00	$ 8,793.48	**2024**
Christman & Annex Buildings	$ 8,110.57	$ 501,812.50	$ 5,809,643.00	$ 93,898.50	**2025**
Pearl Brothers Buildings	$ 5,248.80	$ 356,645.87	$ 4,575,000.00	$ 82,263.62	**2026**

11. Appraisal and Property Purchase Contracts: Available upon request.

Prepared by: Jeff Neal, Commons Based, LLC, (417) 849 -1605
212 S. Joplin Avenue, Suite 3, Joplin, MO 64801

NOTE: The Columbia Building at 418/420 S. Main underwent 353 Property Tax Abatement in 2008. At that time the building had an appraised value of $73,875 and paid $1,087.24 yearly in property taxes.

In 2019, the county appraises the value of the building at $514,293 (7 times the previous value).

This does not take into account the increased property values of the surrounding buildings or the avoided costs of demolition if city/county dollars had been spent to tear the building down.

Appendix A

Olivia Apartments Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Olivia Apartments Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 131,710.00	$ 39.51	$ 10,628,399.00	$ 3,401,087.68	$ 1,020.33	$ 980.82	$ 490.41	$ 17,164.29
County	0.0961	$ 131,710.00	$ 126.57	$ 10,628,399.00	$ 3,401,087.68	$ 3,268.45	$ 3,141.88	$ 1,570.94	$ 54,982.82
Special Road Dist	0.0845	$ 131,710.00	$ 111.29	$ 10,628,399.00	$ 3,401,087.68	$ 2,873.92	$ 2,762.63	$ 1,381.31	$ 48,346.01
Mental Health	0.0845	$ 131,710.00	$ 111.29	$ 10,628,399.00	$ 3,401,087.68	$ 2,873.92	$ 2,762.63	$ 1,381.31	$ 48,346.01
R8 School	3.66	$ 131,710.00	$ 4,820.59	$ 10,628,399.00	$ 3,401,087.68	$ 124,479.81	$ 119,659.22	$ 59,829.61	$ 2,094,036.33
Joplin Ordinance	0.2235	$ 131,710.00	$ 294.37	$ 10,628,399.00	$ 3,401,087.68	$ 7,601.43	$ 7,307.06	$ 3,653.53	$ 127,873.57
City of Joplin	0.4205	$ 131,710.00	$ 553.84	$ 10,628,399.00	$ 3,401,087.68	$ 14,301.57	$ 13,747.73	$ 6,873.87	$ 240,585.34
TOTAL Annual	4.5991		**$ 6,057.46**				$ 150,361.96	$ 75,180.98	$ 2,631,334.36
					Taxes abated over 10 yrs		$ 1,503,619.63		
					Taxes abated over 2nd 15 yrs			$ 1,127,714.73	
					Taxes abated over 25 yrs				$ 2,631,334.36

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 151,436.50
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 1,127,714.73
Increased Property Tax Revenue Due to Development over 25 years:	**$ 976,278.23**
Annual Property Taxes after Abatement Ends:	$ 156,419.42
2022 Property Tax:	$ 6,057.46
Annual Property Tax Increase after Abatement:	**$ 150,361.96**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 1		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
90%	Bykota REI, LLC	PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	180000	7100	-5134	-17369	-29603	-41838	-54072	-66307	-78541	-90775	-103010	-100246	-97483	-94719
$ 2,000.00	Commercial lobby café/deck/kitchen		1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600
$ 1,100.00	Event space and courtyard		990	990	990	990	990	990	990	990	990	990	990	990	11880
$ 250.00	Banquet room		225	225	225	225	225	225	225	225	225	225	225	225	2700
$ 75.00	Forty storage areas		2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	32400
$ 3,000.00	Two 3 bedroom apartment		5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	64800
$ 1,250.00	Nine 2 bedroom apartments		10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	10125	121500
$ 1,350.00	Two 2 bedroom apartments		2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	2430	29160
$ 1,050.00	Seven 1 bedroom apartmets		6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
$ 1,035.00	Seven 1 Bedroom Apartments		6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	6521	78246
$ 1,000.00	Seven 1 bedroom apartments		6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	75600
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										2180280				
$ 9,978,399.00	TOTAL CASH RECEIPTS	0	43106	43106	43106	43106	43106	43106	43106	43106	2223386	43106	43106	43106	2697546
Loan	TOTAL CASH AVAILABLE	180000	50206	37971	25737	13502	1268	-10967	-23201	-35435	2132610	-59904	-57141	-54377	
$ 6,186,607.38 Cash Investment															
$ 3,791,791.62	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	164500	70	70	70	70	70	70	70	70	70	70	70	70	840
	(B) GROSS WAGES (agent & maintenance)		2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	2406	28867
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	230	230	230	230	230	230	230	230	230	230	230	230	2763
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	2782	33378
	(E) MISCELLANEOUS (SUPPLIES, ETC)		40	40	40	40	40	40	40	40	40	40	40	40	479
	(F) REPAIRS & MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(G) ADVERTISING	8400	326	326	326	326	326	326	326	326	326	326	326	326	12312
6057.46	(H) PROPERTY TAXES		505	505	505	505	505	505	505	505	505	505	505	505	6057
	(I) ACCOUNTING & LEGAL		213	213	213	213	213	213	213	213	213	213	213	213	2554
	(J) EXTERIOR COMMON AREA MAINTENANCE		320	320	320	320	320	320	320	320	320	320	320	320	3840
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	18617
	(M) INSURANCE (PROPERTY)		2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	2776	33313
	(N) INTEREST		28355	28290	28225	28159	28093	28027	27960	27893	27826	18362	18320	18278	307789
	(O) SEWAGE		187	187	187	187	187	187	187	187	187	187	187	187	2247
	(P) WATER		710	710	710	710	710	710	710	710	710	710	710	710	8520
	(Q) TRASH COLLECTION/SANATATION		453	453	453	453	453	453	453	453	453	453	453	453	5432
	SUBTOTAL	172900	41138	41073	41008	40942	40876	40810	40743	40676	40609	31145	31103	31061	469586
	LOAN PRINCIPAL PAYMENT		$ 14,201.60	$ 14,266.69	$ 14,332.08	$ 14,397.77	$ 14,463.76	$ 14,530.05	$ 14,596.65	$ 14,663.55	$ 2,195,010.94	$ 9,196.68	$ 9,238.83	$ 9,281.18	2338180
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	172900	55340	55340	55340	55340	55340	55340	55340	55340	2235620	40342	40342	40342	2807766
	CASH POSITION (END OF MONTH)	7100	-5134	-17369	-29603	-41838	-54072	-66307	-78541	-90775	-103010	-100246	-97483	-94719	CASH
	NET GAIN OR LOSS PER MONTH		**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ (12,234.42)**	**$ 2,763.45**	**$ 2,763.45**	**$ 2,763.45**	**$ (101,819.44)**
$ 150,361.96	ADDITIONAL PROPERTY TAX IF NOT ABATED		12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (24,764.58)**	**$ (9,766.71)**	**$ (9,766.71)**	**$ (9,766.71)**	**$ (252,181.41)**

51715 Square feet

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-94719	-90440	-86160	-81881	-77601	-73322	-69042	-64762	-60483	-56203	-51924	-47644	-43365
$ 2,100.00	Commercial lobby café/deck/kitchen	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
$ 1,155.00	Event space and courtyard	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	1040	12474
$ 262.50	Banquet room	236	236	236	236	236	236	236	236	236	236	236	236	2835
$ 78.75	Forty storage areas	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	2835	34020
$ 3,150.00	Two 3 bedroom apartment	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	68040
$ 1,312.50	Nine 2 bedroom apartments	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	10631	127575
$ 1,417.50	Two 2 bedroom apartments	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	2552	30618
$ 1,102.50	Seven 1 bedroom apartmets	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
$ 1,086.75	Seven 1 Bedroom Apartments	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	6847	82158
$ 1,050.00	Seven 1 bedroom apartments	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
	TOTAL CASH RECEIPTS	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	45261	543129
	TOTAL CASH AVAILABLE	-49459	-45179	-40900	-36620	-32340	-28061	-23781	-19502	-15222	-10943	-6663	-2383	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	74	74	74	74	74	74	74	74	74	74	74	74	882
	(B) GROSS WAGES	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	2526	30310
	(C) PAYROLL EXPENSES(TAXES, ETC.)	242	242	242	242	242	242	242	242	242	242	242	242	2902
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	2921	35047
	(E) SUPPLIES (OFFICE AND OPERATING)	42	42	42	42	42	42	42	42	42	42	42	42	503
	(F) REPAIRS & MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	530	530	530	530	530	530	530	530	530	530	530	530	6360
	(I) ACCOUNTING & LEGAL	223	223	223	223	223	223	223	223	223	223	223	223	2682
	(J) EXTERIOR COMMON AREA MAINTENANCE	336	336	336	336	336	336	336	336	336	336	336	336	4032
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	19548
	(M) INSURANCE	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	2915	34979
	(N) INTEREST	18235	18193	18150	18107	18063	18020	17976	17932	17888	17844	17799	17754	215960
	(O) SEWAGE	197	197	197	197	197	197	197	197	197	197	197	197	2359
	(P) WATER	745	745	745	745	745	745	745	745	745	745	745	745	8946
	(Q) TRASH COLLECTION/SANATATION	475	475	475	475	475	475	475	475	475	475	475	475	5703
	SUBTOTAL	31657	31615	31572	31529	31485	31442	31398	31354	31310	31266	31221	31176	377026
	LOAN PRINCIPAL PAYMENT	9324	9366	9409	9453	9496	9539	9583	9627	9671	9715	9760	9805	114749
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	40981	491774
	CASH POSITION (END OF MONTH)	-90440	-86160	-81881	-77601	-73322	-69042	-64762	-60483	-56203	-51924	-47644	-43365	CASH
	NET GAIN OR LOSS PER MONTH	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**4280**	**51355**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (8,250.59)**	**$ (99,007.09)**

Olivia Apartments Proforma (320 S. Moffet) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Olivia Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
	5.00%	Bykota REI, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	-43365	-37476	-31588	-25700	-19811	-13923	-8035	-2146	3742	9630	15518	21407	27295
$	2,205.00	Commercial lobby café/deck/kitchen	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
$	1,212.75	Event space and courtyard	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	1091	13098
$	275.63	Banquet room	248	248	248	248	248	248	248	248	248	248	248	248	2977
$	82.69	Forty storage areas	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	2977	35721
$	3,307.50	Two 3 bedroom apartment	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	5954	71442
$	1,378.13	Nine 2 bedroom apartments	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	11163	133954
$	1,488.38	Two 2 bedroom apartments	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	2679	32149
$	1,157.63	Seven 1 bedroom apartmets	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	7293	87516
$	1,141.09	Seven 1 Bedroom Apartments	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	7189	86266
$	1,102.50	Seven 1 bedroom apartments	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
		TOTAL CASH RECEIPTS	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	47524	570286
		TOTAL CASH AVAILABLE	4159	10048	15936	21824	27712	33601	39489	45377	51266	57154	63042	68931	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	77	77	77	77	77	77	77	77	77	77	77	77	926
		(B) GROSS WAGES	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	2652	31826
		(C) PAYROLL EXPENSES(TAXES, ETC.)	254	254	254	254	254	254	254	254	254	254	254	254	3047
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	3067	36800
		(E) SUPPLIES (OFFICE AND OPERATING)	44	44	44	44	44	44	44	44	44	44	44	44	528
		(F) REPAIRS & MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
		(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
		(H) PROPERTY TAXES	557	557	557	557	557	557	557	557	557	557	557	557	6678
		(I) ACCOUNTING & LEGAL	235	235	235	235	235	235	235	235	235	235	235	235	2816
		(J) EXTERIOR COMMON AREA MAINTENANCE	336	336	336	336	336	336	336	336	336	336	336	336	4032
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	20526
		(M) INSURANCE	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	3061	36728
		(N) INTEREST	17709	17664	17619	17573	17528	17482	17435	17389	17342	17296	17248	17201	209487
		(O) SEWAGE	206	206	206	206	206	206	206	206	206	206	206	206	2477
		(P) WATER	783	783	783	783	783	783	783	783	783	783	783	783	9393
		(Q) TRASH COLLECTION/SANATATION	499	499	499	499	499	499	499	499	499	499	499	499	5988
		SUBTOTAL	31786	31741	31695	31650	31604	31558	31512	31465	31419	31372	31325	31278	378405
		LOAN PRINCIPAL PAYMENT	9850	9895	9940	9986	10031	10077	10124	10170	10217	10263	10311	10358	121221
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	41636	499626
		CASH POSITION (END OF MONTH)	-37476	-31588	-25700	-19811	-13923	-8035	-2146	3742	9630	15518	21407	27295	CASH
		NET GAIN OR LOSS PER MONTH	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**5888**	**70660**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	12530	150362
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (6,641.86)**	**$ (79,702.34)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

BYKOTA REI
301 N PAGOSA BLVD # B 10
PAGOSA SPRINGS CO 81147

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER:	33-8975-0
PARCEL ID#:	19-2.0-03-040-030-006.000
SEC, TWN, RNG:	3-27-33
ACRES:	0.29
SITUS ADDRESS:	
M-CODE:	0

DELINQ YEARS:
NONE

Property Description

MOFFET'S SUB LOTS 47 & 48

	Land	Structure	SUBTOTALS
Residential			131,710
Agricultural			0
Commercial			0
		TOTAL VALUATION	131,710

Tax District	Levy per $100	Total Tax
STAT	0.0300	39.51
COUN	0.0961	126.57
DDRB	0.0845	111.29
MH	0.0845	111.29
R8	3.6600	4,820.59
JORD	0.2235	294.37
CJOP	0.4205	553.84

TAX		6,057.46

Date Printed: 09/19/2023 **6,057.46**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/29/2022 AMOUNT PAID: 6,057.46 RECEIPT #: 802622

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix B

Pennington Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Pennington Building Apartments Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 52,440.00	$ 15.73	$ 3,412,609.00	$ 1,092,034.88	$ 327.61	$ 311.88	$ 155.94	$ 5,457.91
County	0.0961	$ 52,440.00	$ 50.39	$ 3,412,609.00	$ 1,092,034.88	$ 1,049.45	$ 999.06	$ 499.53	$ 17,483.47
Special Road Dist	0.0845	$ 52,440.00	$ 44.31	$ 3,412,609.00	$ 1,092,034.88	$ 922.77	$ 878.46	$ 439.23	$ 15,373.04
Mental Health	0.0845	$ 52,440.00	$ 44.31	$ 3,412,609.00	$ 1,092,034.88	$ 922.77	$ 878.46	$ 439.23	$ 15,373.04
R8 School	3.66	$ 52,440.00	$ 1,919.30	$ 3,412,609.00	$ 1,092,034.88	$ 39,968.48	$ 38,049.18	$ 19,024.59	$ 665,860.59
Joplin Ordinance	0.2235	$ 52,440.00	$ 117.20	$ 3,412,609.00	$ 1,092,034.88	$ 2,440.70	$ 2,323.50	$ 1,161.75	$ 40,661.21
City of Joplin	0.4205	$ 52,440.00	$ 220.51	$ 3,412,609.00	$ 1,092,034.88	$ 4,592.01	$ 4,371.50	$ 2,185.75	$ 76,501.19
Surtax	1.02	$ 52,440.00	$ 534.89	$ 3,412,609.00	$ 1,092,034.88	$ 11,138.76	$ 10,603.87	$ 5,301.93	$ 185,567.65
TOTAL Annual	5.6191		**$ 2,946.64**				$ 58,415.89	$ 23,906.01	$ 836,710.46
					Taxes abated over 10 yrs		$ 584,158.92		
					Taxes abated over 2nd 15 yrs			$ 358,590.20	
					Taxes abated over 25 yrs				$ 942,749.12

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 73,666.00
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 358,590.20
Increased Property Tax Revenue Due to Development over 25 years:	**$ 284,924.20**
Yearly Property Taxes after Abatement Ends:	$ 61,362.53
2022 Property Tax:	$ 2,946.64
Annual Property Tax Increase after Abatement:	**$ 58,415.89**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 1		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
		PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
90%	200 Block Commons, LLC														
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	110000	11360	7314	3267	-779	-4825	-8872	-12918	-16964	-21011	-25057	-24252	-23447	-22643
$ 4,565.00	Pennington Station Virtual Reality Arcade		4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	4109	49302
$ 2,200.00	Commercial Space NE corner (2,200 sf)		1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	1980	23760
$ 2,250.00	Three 3 bedroom apartments		6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	6075	72900
$ 1,100.00	Six 2 bedroom apartments		5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	5940	71280
$ 850.00	Twelve 1 bedroom apartmets		9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	9180	110160
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										705233				
$ 3,227,609.00	TOTAL CASH RECEIPTS	0	27284	27284	27284	27284	27284	27284	27284	27284	732516	27284	27284	27284	1032635
Loan	TOTAL CASH AVAILABLE	110000	38644	34597	30551	26504	22458	18412	14365	10319	711505	2226	3031	3836	
$ 2,477,376.43 Cash Investment															
$ 750,232.57	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	91900	62	62	62	62	62	62	62	62	62	62	62	62	744
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	40662
	(E) MISCELLANEOUS (SUPPLIES, ETC)		49	49	49	49	49	49	49	49	49	49	49	49	583
	(F) REPAIRS & MAINTENANCE		82	82	82	82	82	82	82	82	82	82	82	82	984
	(G) ADVERTISING	6740	326	326	326	326	326	326	326	326	326	326	326	326	10652
2946.64	(H) PROPERTY TAXES		246	246	246	246	246	246	246	246	246	246	246	246	2947
	(I) ACCOUNTING & LEGAL		259	259	259	259	259	259	259	259	259	259	259	259	3111
	(J) EXTERIOR COMMON AREA MAINTENANCE		294	294	294	294	294	294	294	294	294	294	294	294	3528
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
	(M) INSURANCE (PROPERTY)		3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	40583
	(N) INTEREST		11355	11329	11302	11276	11250	11223	11196	11170	11143	8122	8104	8085	125554
	(O) SEWAGE		228	228	228	228	228	228	228	228	228	228	228	228	2737
	(P) WATER		853	853	853	853	853	853	853	853	853	853	853	853	10235
	(Q) TRASH COLLECTION/SANATATION		551	551	551	551	551	551	551	551	551	551	551	551	6617
	SUBTOTAL	98640	25643	25617	25591	25564	25538	25511	25485	25458	25431	22411	22392	22373	303754
	LOAN PRINCIPAL PAYMENT		$ 5,686.92	$ 5,712.98	$ 5,739.17	$ 5,765.47	$ 5,791.90	$ 5,818.44	$ 5,845.11	$ 5,871.90	$ 711,131.38	$ 4,068.03	$ 4,086.67	$ 4,105.40	769623
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	98640	31330	31330	31330	31330	31330	31330	31330	31330	736562	26479	26479	26479	1073377
	CASH POSITION (END OF MONTH)	11360	7314	3267	-779	-4825	-8872	-12918	-16964	-21011	-25057	-24252	-23447	-22643	CASH
	NET GAIN OR LOSS PER MONTH		**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ (4,046.35)**	**$ 804.86**	**$ 804.86**	**$ 804.86**	**$ (34,002.53)**
$ 58,415.89	ADDITIONAL PROPERTY TAX IF NOT ABATED		4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (8,914.34)**	**$ (4,063.13)**	**$ (4,063.13)**	**$ (4,063.13)**	**$ (92,418.42)**

63000 Square feet

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-22643	-21188	-19733	-18279	-16824	-15369	-13915	-12460	-11006	-9551	-8096	-6642	-5187
$ 4,793.25	Pennington Station Virtual Reality Arcade	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	4314	51767
$ 2,310.00	Commercial Space NE corner (2,200 sf)	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	2079	24948
$ 2,362.50	Three 3 bedroom apartments	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	6379	76545
$ 1,155.00	Six 2 bedroom apartments	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	6237	74844
$ 892.50	Twelve 1 bedroom apartmets	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	9639	115668
	TOTAL CASH RECEIPTS	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	28648	343772
	TOTAL CASH AVAILABLE	6005	7460	8914	10369	11824	13278	14733	16187	17642	19097	20551	22006	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	65	65	65	65	65	65	65	65	65	65	65	65	781
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	42695
	(E) SUPPLIES (OFFICE AND OPERATING)	51	51	51	51	51	51	51	51	51	51	51	51	613
	(F) REPAIRS & MAINTENANCE	86	86	86	86	86	86	86	86	86	86	86	86	1033
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	258	258	258	258	258	258	258	258	258	258	258	258	3094
	(I) ACCOUNTING & LEGAL	272	272	272	272	272	272	272	272	272	272	272	272	3267
	(J) EXTERIOR COMMON AREA MAINTENANCE	309	309	309	309	309	309	309	309	309	309	309	309	3704
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	(M) INSURANCE	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	42612
	(N) INTEREST	8066	8047	8028	8009	7990	7971	7951	7932	7912	7893	7873	7853	95527
	(O) SEWAGE	239	239	239	239	239	239	239	239	239	239	239	239	2874
	(P) WATER	896	896	896	896	896	896	896	896	896	896	896	896	10747
	(Q) TRASH COLLECTION/SANATATION	579	579	579	579	579	579	579	579	579	579	579	579	6948
	SUBTOTAL	23069	23050	23031	23012	22993	22973	22954	22935	22915	22896	22876	22856	275559
	LOAN PRINCIPAL PAYMENT	4124	4143	4162	4181	4200	4220	4239	4258	4278	4297	4317	4337	50757
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	27193	326317
	CASH POSITION (END OF MONTH)	-21188	-19733	-18279	-16824	-15369	-13915	-12460	-11006	-9551	-8096	-6642	-5187	CASH
	NET GAIN OR LOSS PER MONTH	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**1455**	**17455**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (3,413.37)**	**$ (40,960.44)**

Pennington Building Apartments Proforma (512-520 S. Virgina Ave) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Pennington Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%		200 Block Commons, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	-5187	-3050	-913	1224	3360	5497	7634	9771	11908	14045	16182	18318	20455
$	5,032.91	Pennington Station Virtual Reality Arcade	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	4530	54355
$	2,425.50	Commercial Space NE corner (2,200 sf)	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	26195
$	2,480.63	Three 3 bedroom apartments	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	6698	80372
$	1,212.75	Six 2 bedroom apartments	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	6549	78586
$	937.13	Twelve 1 bedroom apartmets	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	10121	121451
		TOTAL CASH RECEIPTS	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	30080	360961
		TOTAL CASH AVAILABLE	24893	27030	29167	31304	33440	35577	37714	39851	41988	44125	46262	48399	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	68	68	68	68	68	68	68	68	68	68	68	68	820
		(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
		(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	44830
		(E) SUPPLIES (OFFICE AND OPERATING)	54	54	54	54	54	54	54	54	54	54	54	54	643
		(F) REPAIRS & MAINTENANCE	90	90	90	90	90	90	90	90	90	90	90	90	1085
		(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
		(H) PROPERTY TAXES	271	271	271	271	271	271	271	271	271	271	271	271	3249
		(I) ACCOUNTING & LEGAL	286	286	286	286	286	286	286	286	286	286	286	286	3430
		(J) EXTERIOR COMMON AREA MAINTENANCE	324	324	324	324	324	324	324	324	324	324	324	324	3890
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
		(M) INSURANCE	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	44743
		(N) INTEREST	7833	7814	7793	7773	7753	7733	7712	7692	7671	7650	7630	7609	92664
		(O) SEWAGE	251	251	251	251	251	251	251	251	251	251	251	251	3017
		(P) WATER	940	940	940	940	940	940	940	940	940	940	940	940	11284
		(Q) TRASH COLLECTION/SANATATION	608	608	608	608	608	608	608	608	608	608	608	608	7295
		SUBTOTAL	23586	23566	23546	23526	23506	23486	23465	23445	23424	23403	23382	23362	281698
		LOAN PRINCIPAL PAYMENT	4357	4377	4397	4417	4437	4458	4478	4499	4519	4540	4561	4582	53621
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	27943	335318
		CASH POSITION (END OF MONTH)	-3050	-913	1224	3360	5497	7634	9771	11908	14045	16182	18318	20455	CASH
		NET GAIN OR LOSS PER MONTH	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**2137**	**25642**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	4868	58416
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (2,731.12)**	**$ (32,773.46)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11702-0
PARCEL ID#: 19-1.0-02-030-037-003.000
SEC, TWN, RNG: 2-27-33
DELINQ YEARS: NONE
ACRES: 0.49
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHYSBURG PORTER S 29' LOT 72 & ALL LOT 73 & N 1/2 LOT 74 & E 1/2 OF VAC ALLEY

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			52,440
		TOTAL VALUATION	52,440

Tax District	Levy per $100	Total Tax
STAT	0.0300	15.73
COUN	0.0961	50.39
DDRB	0.0845	44.31
MH	0.0845	44.31
R8	3.6600	1,919.30
JORD	0.2235	117.20
CJOP	0.4205	220.51
SRTX	1.0200	534.89

TAX		2,946.64

Date Printed: 09/19/2023 **2,946.64**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/17/2022 AMOUNT PAID: 2,946.64 RECEIPT #: 2004

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix C

Hollcroft & Stults Buildings Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Hollcroft & Stults Buildings Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 61,780.00	$ 18.53	$ 4,011,922.00	$ 1,283,815.04	$ 385.14	$ 366.61	$ 183.31	$ 6,415.75
County	0.0961	$ 61,780.00	$ 59.37	$ 4,011,922.00	$ 1,283,815.04	$ 1,233.75	$ 1,174.38	$ 587.19	$ 20,551.58
Special Road Dist	0.0845	$ 61,780.00	$ 52.20	$ 4,011,922.00	$ 1,283,815.04	$ 1,084.82	$ 1,032.62	$ 516.31	$ 18,070.91
Mental Health	0.0845	$ 61,780.00	$ 52.20	$ 4,011,922.00	$ 1,283,815.04	$ 1,084.82	$ 1,032.62	$ 516.31	$ 18,070.91
R8 School	3.66	$ 61,780.00	$ 2,261.15	$ 4,011,922.00	$ 1,283,815.04	$ 46,987.63	$ 44,726.48	$ 22,363.24	$ 782,713.41
Joplin Ordinance	0.2235	$ 61,780.00	$ 138.08	$ 4,011,922.00	$ 1,283,815.04	$ 2,869.33	$ 2,731.25	$ 1,365.62	$ 47,796.82
City of Joplin	0.4205	$ 61,780.00	$ 259.78	$ 4,011,922.00	$ 1,283,815.04	$ 5,398.44	$ 5,138.66	$ 2,569.33	$ 89,926.59
Surtax	1.02	$ 61,780.00	$ 630.16	$ 4,011,922.00	$ 1,283,815.04	$ 13,094.91	$ 12,464.75	$ 6,232.38	$ 218,133.18
TOTAL Annual	5.6191		**$ 3,471.47**				$ 68,667.38	$ 28,101.31	$ 983,545.98
					Taxes abated over 10 yrs		$ 686,673.81		
					Taxes abated over 2nd 15 yrs			$ 421,519.71	
					Taxes abated over 25 yrs				$ 1,108,193.52

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 86,786.75
2. Property tax revenue if abatement allowed and redevelopment occurs.	$ 421,519.71
Increased Property Tax Revenue Due to Development over 25 years:	**$ 334,732.96**
Yearly Property Taxes after Abatement Ends:	$ 72,138.85
2022 Property Tax:	$ 3,471.47
Annual Property Tax Increase after Abatement:	**$ 68,667.38**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 1				28900 Square feet											
		PRE START-	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	
90%	Systole Holding Company, LLC	UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	70000	21750	18133	14515	10898	7281	3664	46	-3571	-7188	-10805	-8881	-6957	-5032	
$ 3,200.00	Eight 3 bedroom apartments		23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	23040	276480	
$ 875.00	Two 1 bedroom apartments		1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	1575	18900	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										805592					
$ 3,686,922.00	TOTAL CASH RECEIPTS	0	24615	24615	24615	24615	24615	24615	24615	24615	830207	24615	24615	24615	1100972	
Loan	TOTAL CASH AVAILABLE	70000	46365	42748	39130	35513	31896	28279	24661	21044	823019	13810	15734	17658		
$ 2,881,329.54 Cash Investment																
$ 805,592.46	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	43800	50	50	50	50	50	50	50	50	50	50	50	50	600	
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	1554	18653	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		22	22	22	22	22	22	22	22	22	22	22	22	268	
	(F) REPAIRS & MAINTENANCE		72	72	72	72	72	72	72	72	72	72	72	72	864	
	(G) ADVERTISING	4450	250	250	250	250	250	250	250	250	250	250	250	250	7450	
$ 3,471.47	(H) PROPERTY TAXES		289	289	289	289	289	289	289	289	289	289	289	289	3471	
	(I) ACCOUNTING & LEGAL		119	119	119	119	119	119	119	119	119	119	119	119	1427	
	(J) EXTERIOR COMMON AREA MAINTENANCE		180	180	180	180	180	180	180	180	180	180	180	180	2160	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		867	867	867	867	867	867	867	867	867	867	867	867	10404	
	(M) INSURANCE (PROPERTY)		1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	1551	18617	
	(N) INTEREST		13206	13176	13145	13115	13084	13053	13022	12991	12960	9514	9492	9470	146228	
	(O) SEWAGE		105	105	105	105	105	105	105	105	105	105	105	105	1255	
	(P) WATER		421	421	421	421	421	421	421	421	421	421	421	421	5052	
	(Q) TRASH COLLECTION/SANATATION		253	253	253	253	253	253	253	253	253	253	253	253	3035	
	SUBTOTAL	48250	21618	21588	21557	21527	21496	21465	21434	21403	21372	17926	17904	17882	251621	
	LOAN PRINCIPAL PAYMENT		$ 6,614.21	$ 6,644.52	$ 6,674.98	$ 6,705.57	$ 6,736.30	$ 6,767.18	$ 6,798.19	$ 6,829.35	$ 812,453.11	$ 4,764.94	$ 4,786.78	$ 4,808.72	880584	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	48250	28232	28232	28232	28232	28232	28232	28232	28232	833825	22691	22691	22691	1132205	
	CASH POSITION (END OF MONTH)	21750	18133	14515	10898	7281	3664	46	-3571	-7188	-10805	-8881	-6957	-5032	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ (3,617.27)**	**$ 1,924.30**	**$ 1,924.30**	**$ 1,924.30**	**$ (26,782.48)**	
$ 68,667.38	ADDITIONAL PROPERTY TAX IF NOT ABATED		5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (9,339.55)**	**$ (3,797.98)**	**$ (3,797.98)**	**$ (3,797.98)**	**$ (95,449.86)**	

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Systole Holding Company, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-5032	-2298	436	3171	5905	8640	11374	14109	16843	19578	22312	25047	27781
$ 3,360.00	Eight 3 bedroom apartments	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	24192	290304
$ 918.75	Two 1 bedroom apartments	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	1654	19845
	TOTAL CASH RECEIPTS	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	25846	310149
	TOTAL CASH AVAILABLE	20813	23548	26282	29017	31751	34486	37220	39954	42689	45423	48158	50892	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	53	53	53	53	53	53	53	53	53	53	53	53	630
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	1632	19585
	(E) SUPPLIES (OFFICE AND OPERATING)	23	23	23	23	23	23	23	23	23	23	23	23	281
	(F) REPAIRS & MAINTENANCE	76	76	76	76	76	76	76	76	76	76	76	76	907
	(G) ADVERTISING	263	263	263	263	263	263	263	263	263	263	263	263	3150
	(H) PROPERTY TAXES	304	304	304	304	304	304	304	304	304	304	304	304	3645
	(I) ACCOUNTING & LEGAL	125	125	125	125	125	125	125	125	125	125	125	125	1499
	(J) EXTERIOR COMMON AREA MAINTENANCE	189	189	189	189	189	189	189	189	189	189	189	189	2268
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	910	910	910	910	910	910	910	910	910	910	910	910	10924
	(M) INSURANCE	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	1629	19547
	(N) INTEREST	9448	9426	9404	9381	9359	9336	9314	9291	9268	9245	9222	9199	111892
	(O) SEWAGE	110	110	110	110	110	110	110	110	110	110	110	110	1318
	(P) WATER	442	442	442	442	442	442	442	442	442	442	442	442	5305
	(Q) TRASH COLLECTION/SANATATION	266	266	266	266	266	266	266	266	266	266	266	266	3187
	SUBTOTAL	18281	18258	18236	18214	18191	18169	18146	18123	18101	18078	18055	18031	217883
	LOAN PRINCIPAL PAYMENT	4831	4853	4875	4897	4920	4942	4965	4988	5011	5034	5057	5080	59453
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	23111	277336
	CASH POSITION (END OF MONTH)	-2298	436	3171	5905	8640	11374	14109	16843	19578	22312	25047	27781	CASH
	NET GAIN OR LOSS PER MONTH	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**2734**	**32813**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (2,987.83)**	**$ (35,853.93)**

Hollcroft & Stults Proforma (401-411 S. Virginia) with 353 Property Tax Abatement

Rent Increase		EXPECTED CASHFLOW PROJECTION FOR Hollcroft & Stults Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
	5.00%	Systole Holding Company, LLC													
		1.CASH ON HAND (BEGINNING OF MONTH)	27781	31366	34951	38536	42121	45707	49292	52877	56462	60047	63632	67217	70802
$	3,528.00	Eight 3 bedroom apartments	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	25402	304819
$	964.69	Two 1 bedroom apartments	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	1736	20837
		TOTAL CASH RECEIPTS	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	27138	325656
		TOTAL CASH AVAILABLE	54919	58504	62089	65674	69259	72845	76430	80015	83600	87185	90770	94355	
		INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
		CASH PAID OUT													
		(A) PURCHASES (common space furnishings)	55	55	55	55	55	55	55	55	55	55	55	55	662
		(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
		(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
		(D) OUTSIDE SERVICES (cleaning, pest, inspections)	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	1714	20565
		(E) SUPPLIES (OFFICE AND OPERATING)	25	25	25	25	25	25	25	25	25	25	25	25	295
		(F) REPAIRS & MAINTENANCE	79	79	79	79	79	79	79	79	79	79	79	79	953
		(G) ADVERTISING	276	276	276	276	276	276	276	276	276	276	276	276	3308
		(H) PROPERTY TAXES	319	319	319	319	319	319	319	319	319	319	319	319	3827
		(I) ACCOUNTING & LEGAL	131	131	131	131	131	131	131	131	131	131	131	131	1573
		(J) EXTERIOR COMMON AREA MAINTENANCE	198	198	198	198	198	198	198	198	198	198	198	198	2381
		(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
		(L) ELECTRICITY	956	956	956	956	956	956	956	956	956	956	956	956	11470
		(M) INSURANCE	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	1710	20525
		(N) INTEREST	9175	9152	9129	9105	9081	9057	9034	9009	8985	8961	8937	8912	108538
		(O) SEWAGE	115	115	115	115	115	115	115	115	115	115	115	115	1384
		(P) WATER	464	464	464	464	464	464	464	464	464	464	464	464	5570
		(Q) TRASH COLLECTION/SANATATION	279	279	279	279	279	279	279	279	279	279	279	279	3346
		SUBTOTAL	18450	18426	18403	18379	18355	18332	18308	18284	18260	18235	18211	18186	219829
		LOAN PRINCIPAL PAYMENT	5103	5127	5150	5174	5197	5221	5245	5269	5293	5318	5342	5367	62807
		RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
		OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
		OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	0	0	0	0	0	0	0	0	0	0
		TOTAL CASH PAID OUT	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	23553	282635
		CASH POSITION (END OF MONTH)	31366	34951	38536	42121	45707	49292	52877	56462	60047	63632	67217	70802	CASH
		NET GAIN OR LOSS PER MONTH	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**3585**	**43021**
		ADDITIONAL PROPERTY TAX IF NOT ABATED	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	5722	68667
		NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (2,137.17)**	**$ (25,646.02)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

SYSTOLE HOLDING CO
3924 ARBOR CT
JOPLIN MO 64804

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11713-0
PARCEL ID#: 19-1.0-02-030-022-002.000
SEC, TWN, RNG: 2-27-33
ACRES: 0.41
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
MURPHYSBURG PORTER LOTS 85 TO 87 INC

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			61,780
TOTAL VALUATION			61,780

Tax District	Levy per $100	Total Tax
STAT	0.0300	18.53
COUN	0.0961	59.37
DDRB	0.0845	52.20
MH	0.0845	52.20
R8	3.6600	2,261.15
JORD	0.2235	138.08
CJOP	0.4205	259.78
SRTX	1.0200	630.16

TAX		3,471.47

Date Printed: 09/19/2023 **3,471.47**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/30/2022 AMOUNT PAID: 3,471.47 RECEIPT #: 911882

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix D

A.C. Webb Automotive Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement A.C. Webb Building Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 31,920.00	$ 9.58	$ 685,000.00	$ 219,200.00	$ 65.76	$ 56.18	$ 28.09	$ 983.15
County	0.0961	$ 31,920.00	$ 30.68	$ 685,000.00	$ 219,200.00	$ 210.65	$ 179.97	$ 89.99	$ 3,149.50
Special Road Dist	0.0845	$ 31,920.00	$ 26.97	$ 685,000.00	$ 219,200.00	$ 185.22	$ 158.25	$ 79.13	$ 2,769.45
Mental Health	0.0845	$ 31,920.00	$ 26.97	$ 685,000.00	$ 219,200.00	$ 185.22	$ 158.25	$ 79.13	$ 2,769.45
R8 School	3.66	$ 31,920.00	$ 1,168.27	$ 685,000.00	$ 219,200.00	$ 8,022.72	$ 6,854.45	$ 3,427.23	$ 119,952.88
Joplin Ordinance	0.2235	$ 31,920.00	$ 71.34	$ 685,000.00	$ 219,200.00	$ 489.91	$ 418.57	$ 209.29	$ 7,325.01
City of Joplin	0.4205	$ 31,920.00	$ 134.22	$ 685,000.00	$ 219,200.00	$ 921.74	$ 787.52	$ 393.76	$ 13,781.53
Surtax	1.02	$ 31,920.00	$ 325.58	$ 685,000.00	$ 219,200.00	2235.84	$ 1,910.26	$ 955.13	$ 33,429.55
TOTAL Annual	5.6191		**$ 1,793.61**				$ 10,523.46	$ 5,261.73	
					Taxes abated over 10 yrs		$ 105,234.57		
					Taxes abated over 2nd 15 yrs			$ 78,925.93	
					Taxes abated over 25 yrs				$ 184,160.50

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs with assessed value constant x 25 years.	$ 44,840.25
2. Property tax revenue if 25 year abatement approved and redevelopment occurs:	$ 78,925.93
Increased Property Tax Revenue Due to Development over 25 years:	**$ 34,085.68**
Yearly Property Taxes after Abatement Ends:	$ 12,317.07
2022 Property Tax:	$ 1,793.61
Annual Property Tax Increase after Abatement:	**$ 10,523.46**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 1		7000 Square feet MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	
90%	200 Block Commons, LLC	PRE START-UP													TOTAL
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	9000	760	217	-325	-868	-1410	-1953	-2495	-3038	-3580	-4123	-3914	-3705	-3496
$ 1,200.00	One 2 bedroom apartment		1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12960
$ 1,045.00	Two 1,150 sf retail/commercial suites		1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	1881	22572
$ 1,850.00	One 3,700 sf warehouse/storage space		1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	1665	19980
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										122360				
$ 560,000.00	TOTAL CASH RECEIPTS	0	4626	4626	4626	4626	4626	4626	4626	4626	126986	4626	4626	4626	177872
Loan	TOTAL CASH AVAILABLE	9000	5386	4843	4301	3758	3216	2673	2131	1588	123406	503	712	921	
$ 437,640.00 Cash Investment															
$ 122,360.00	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	8240	20	20	20	20	20	20	20	20	20	20	20	20	240
	(B) GROSS WAGES (agent & maintenance)		857	857	857	857	857	857	857	857	857	857	857	857	10288
	(C) PAYROLL EXPENSES(TAXES, ETC.)		111	111	111	111	111	111	111	111	111	111	111	111	1337
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		188	188	188	188	188	188	188	188	188	188	188	188	2259
	(E) MISCELLANEOUS (SUPPLIES, ETC)		10	10	10	10	10	10	10	10	10	10	10	10	120
	(F) REPAIRS & MAINTENANCE		30	30	30	30	30	30	30	30	30	30	30	30	360
	(G) ADVERTISING		55	55	55	55	55	55	55	55	55	55	55	55	660
$ 1,793.61	(H) PROPERTY TAXES		149	149	149	149	149	149	149	149	149	149	149	149	1794
	(I) ACCOUNTING & LEGAL		29	29	29	29	29	29	29	29	29	29	29	29	346
	(J) EXTERIOR COMMON AREA MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137
	(L) ELECTRICITY (HOUSE METER)		210	210	210	210	210	210	210	210	210	210	210	210	2520
	(M) INSURANCE (PROPERTY)		376	376	376	376	376	376	376	376	376	376	376	376	4509
	(N) INTEREST		2006	2003	2000	1996	1993	1990	1987	1984	1980	1445	1443	1441	22267
	(O) SEWAGE		25	25	25	25	25	25	25	25	25	25	25	25	304
	(P) WATER		144	144	144	144	144	144	144	144	144	144	144	144	1724
	(Q) TRASH COLLECTION/SANATATION		61	61	61	61	61	61	61	61	61	61	61	61	735
	SUBTOTAL	8240	4487	4484	4481	4477	4474	4471	4468	4465	4462	3926	3924	3922	52040
	LOAN PRINCIPAL PAYMENT		$ 681.64	$ 684.77	$ 687.91	$ 691.06	$ 694.23	$ 697.41	$ 700.60	$ 703.81	$ 123,067.04	$ 491.06	$ 493.31	$ 495.57	130088
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	8240	5169	5169	5169	5169	5169	5169	5169	5169	127529	4417	4417	4417	182128
	CASH POSITION (END OF MONTH)	760	217	-325	-868	-1410	-1953	-2495	-3038	-3580	-4123	-3914	-3705	-3496	CASH
	NET GAIN OR LOSS PER MONTH		**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ (542.54)**	**$ 208.86**	**$ 208.86**	**$ 208.86**	**$ (4,256.30)**
$ 10,523.46	ADDITIONAL PROPERTY TAX IF NOT ABATED		877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (1,419.50)**	**$ (668.10)**	**$ (668.10)**	**$ (668.10)**	**$ (14,779.75)**

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-3496	-3180	-2864	-2548	-2232	-1916	-1600	-1284	-967	-651	-335	-19	297
$ 1,260.00	One 2 bedroom apartment	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	13608
$ 1,097.25	Two 1,150 sf retail/commercial suites	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	1975	23701
$ 1,942.50	One 3,700 sf warehouse/storage space	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	1748	20979
	TOTAL CASH RECEIPTS	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	4857	58288
	TOTAL CASH AVAILABLE	1361	1677	1993	2309	2625	2942	3258	3574	3890	4206	4522	4838	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	21	21	21	21	21	21	21	21	21	21	21	21	252
	(B) GROSS WAGES	900	900	900	900	900	900	900	900	900	900	900	900	10802
	(C) PAYROLL EXPENSES(TAXES, ETC.)	117	117	117	117	117	117	117	117	117	117	117	117	1404
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	198	198	198	198	198	198	198	198	198	198	198	198	2372
	(E) SUPPLIES (OFFICE AND OPERATING)	11	11	11	11	11	11	11	11	11	11	11	11	126
	(F) REPAIRS & MAINTENANCE	32	32	32	32	32	32	32	32	32	32	32	32	378
	(G) ADVERTISING	58	58	58	58	58	58	58	58	58	58	58	58	693
	(H) PROPERTY TAXES	157	157	157	157	157	157	157	157	157	157	157	157	1883
	(I) ACCOUNTING & LEGAL	30	30	30	30	30	30	30	30	30	30	30	30	363
	(J) EXTERIOR COMMON AREA MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	221	221	221	221	221	221	221	221	221	221	221	221	2646
	(M) INSURANCE	395	395	395	395	395	395	395	395	395	395	395	395	4735
	(N) INTEREST	1438	1436	1434	1431	1429	1427	1424	1422	1420	1417	1415	1413	17106
	(O) SEWAGE	27	27	27	27	27	27	27	27	27	27	27	27	319
	(P) WATER	151	151	151	151	151	151	151	151	151	151	151	151	1810
	(Q) TRASH COLLECTION/SANATATION	64	64	64	64	64	64	64	64	64	64	64	64	772
	SUBTOTAL	4043	4041	4039	4036	4034	4032	4030	4027	4025	4022	4020	4018	48367
	LOAN PRINCIPAL PAYMENT	498	500	502	505	507	509	512	514	516	519	521	524	6127
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	4541	54494
	CASH POSITION (END OF MONTH)	-3180	-2864	-2548	-2232	-1916	-1600	-1284	-967	-651	-335	-19	297	CASH
	NET GAIN OR LOSS PER MONTH	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**316**	**3793**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (560.85)**	**$ (6,730.21)**

A.C. Webb Building Proforma (202/204 S. Joplin Avenue) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR A.C. Webb Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	200 Block Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	297	726	1154	1583	2012	2441	2869	3298	3727	4155	4584	5013	5442
$ 1,323.00	One 2 bedroom apartment	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	14288
$ 1,152.11	Two 1,150 sf retail/commercial suites	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	2074	24886
$ 2,039.63	One 3,700 sf warehouse/storage space	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	1836	22028
	TOTAL CASH RECEIPTS	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265	39174
	TOTAL CASH AVAILABLE	5397	5826	6255	6683	7112	7541	7969	8398	8827	9256	9684	10113	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	22	22	22	22	22	22	22	22	22	22	22	22	265
	(B) GROSS WAGES	945	945	945	945	945	945	945	945	945	945	945	945	11342
	(C) PAYROLL EXPENSES(TAXES, ETC.)	123	123	123	123	123	123	123	123	123	123	123	123	1474
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	208	208	208	208	208	208	208	208	208	208	208	208	2491
	(E) SUPPLIES (OFFICE AND OPERATING)	11	11	11	11	11	11	11	11	11	11	11	11	132
	(F) REPAIRS & MAINTENANCE	33	33	33	33	33	33	33	33	33	33	33	33	397
	(G) ADVERTISING	61	61	61	61	61	61	61	61	61	61	61	61	728
	(H) PROPERTY TAXES	165	165	165	165	165	165	165	165	165	165	165	165	1977
	(I) ACCOUNTING & LEGAL	32	32	32	32	32	32	32	32	32	32	32	32	381
	(J) EXTERIOR COMMON AREA MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	232	232	232	232	232	232	232	232	232	232	232	232	2778
	(M) INSURANCE	414	414	414	414	414	414	414	414	414	414	414	414	4971
	(N) INTEREST	1410	1408	1405	1403	1400	1398	1396	1393	1391	1388	1386	1383	16760
	(O) SEWAGE	28	28	28	28	28	28	28	28	28	28	28	28	335
	(P) WATER	158	158	158	158	158	158	158	158	158	158	158	158	1901
	(Q) TRASH COLLECTION/SANATATION	68	68	68	68	68	68	68	68	68	68	68	68	811
	SUBTOTAL	4146	4143	4141	4138	4136	4133	4131	4128	4126	4123	4121	4118	49585
	LOAN PRINCIPAL PAYMENT	526	528	531	533	536	538	541	543	546	548	551	553	6473
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	4671	56057
	CASH POSITION (END OF MONTH)	726	1154	1583	2012	2441	2869	3298	3727	4155	4584	5013	5442	CASH
	NET GAIN OR LOSS PER MONTH	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**429**	**5145**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	877	877	877	877	877	877	877	877	877	877	877	877	10523
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (448.24)**	**$ (5,378.89)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

200 BLOCK COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801-5288

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-9379-0
PARCEL ID#: 19-2.0-03-040-021-001.000
SEC, TWN, RNG: 3-27-33
DELINQ YEARS: NONE
ACRES: 0.21
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHYSBURG ORIG LOTS 69 & 70

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			31,920
		TOTAL VALUATION	31,920

Tax District	Levy per $100	Total Tax
STAT	0.0300	9.58
COUN	0.0961	30.68
DDRB	0.0845	26.97
MH	0.0845	26.97
R8	3.6600	1,168.27
JORD	0.2235	71.34
CJOP	0.4205	134.22
SRTX	1.0200	325.58

TAX		1,793.61

Date Printed: 09/19/2023 **1,793.61**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 11/17/2022 AMOUNT PAID: 1,793.61 RECEIPT #: 2008

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix E

Jesse Starr House Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Jesse Starr House Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 37,230.00	$ 11.17	$ 597,500.00	$ 191,200.00	$ 57.36	$ 46.19	$ 23.10	$ 808.33
County	0.0961	$ 37,230.00	$ 35.78	$ 597,500.00	$ 191,200.00	$ 183.74	$ 147.96	$ 73.98	$ 2,589.36
Special Road Dist	0.0845	$ 37,230.00	$ 31.46	$ 597,500.00	$ 191,200.00	$ 161.56	$ 130.10	$ 65.05	$ 2,276.82
Mental Health	0.0845	$ 37,230.00	$ 31.46	$ 597,500.00	$ 191,200.00	$ 161.56	$ 130.10	$ 65.05	$ 2,276.82
R8 School	3.66	$ 37,230.00	$ 1,362.62	$ 597,500.00	$ 191,200.00	$ 6,997.92	$ 5,635.30	$ 2,817.65	$ 98,617.75
Joplin Ordinance	0.2235	$ 37,230.00	$ 83.21	$ 597,500.00	$ 191,200.00	$ 427.33	$ 344.12	$ 172.06	$ 6,022.14
City of Joplin	0.4205	$ 37,230.00	$ 156.55	$ 597,500.00	$ 191,200.00	$ 804.00	$ 647.45	$ 323.72	$ 11,330.31
TOTAL Annual	4.5991		**$ 1,712.25**				$ 7,081.23	$ 3,540.61	
					Taxes abated over 10 yrs		$ 70,812.29		
					Taxes abated over 2nd 15 yrs			$ 53,109.22	
					Taxes abated over 25 yrs				$ 123,921.51

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value constant x 25 years.	$ 42,806.25
2. Property tax revenue if abatement approved and redevelopment occurs.	$ 53,109.22
Increased Property Tax Revenue Due to Development over 25 years:	**$ 10,302.97**
Yearly Property Taxes after Abatement Ends:	$ 8,793.48
2022 Property Tax:	$ 1,712.25
Annual Property Tax Increase after Abatement:	**$ 7,081.23**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 1			5521 Square feet										
		PRE START-UP	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
90%	Bykota REI, LLC														
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	14000	1760	1333	906	480	53	-374	-801	-1227	-1654	-2081	-1887	-1693	-1499
$ 1,200.00	One 2 bedroom apartment		1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080	12960
$ 900.00	One 1 bedroom apartment		810	810	810	810	810	810	810	810	810	810	810	810	9720
$ 1,400.00	One 3 bedroom apartment		1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	1260	15120
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										101056				
$ 462,500.00	TOTAL CASH RECEIPTS	0	3150	3150	3150	3150	3150	3150	3150	3150	104206	3150	3150	3150	138856
Loan	TOTAL CASH AVAILABLE	14000	4910	4483	4056	3630	3203	2776	2349	1923	102552	1069	1263	1457	
$ 361,443.75 Cash Investment															
$ 101,056.25	CASH PAID OUT														
	(A) PURCHASES (FF&E, appliances)	12240	20	20	20	20	20	20	20	20	20	20	20	20	240
	(B) GROSS WAGES (agent & maintenance)		429	429	429	429	429	429	429	429	429	429	429	429	5144
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	56	56	56	56	56	56	56	56	56	56	56	56	669
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		37	37	37	37	37	37	37	37	37	37	37	37	445
	(E) MISCELLANEOUS (SUPPLIES, ETC)		8	8	8	8	8	8	8	8	8	8	8	8	96
	(F) REPAIRS & MAINTENANCE		20	20	20	20	20	20	20	20	20	20	20	20	240
	(G) ADVERTISING	0	20	20	20	20	20	20	20	20	20	20	20	20	240
$ 1,712.25	(H) PROPERTY TAXES		143	143	143	143	143	143	143	143	143	143	143	143	1712
	(I) ACCOUNTING & LEGAL		23	23	23	23	23	23	23	23	23	23	23	23	273
	(J) EXTERIOR COMMON AREA MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440
	(K) TELEPHONE (FIRE CONTROL LINES)		0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY (HOUSE METER)		28	28	28	28	28	28	28	28	28	28	28	28	331
	(M) INSURANCE (PROPERTY)		296	296	296	296	296	296	296	296	296	296	296	296	3556
	(N) INTEREST		1657	1654	1651	1649	1646	1644	1641	1638	1636	1193	1192	1190	18390
	(O) SEWAGE		20	20	20	20	20	20	20	20	20	20	20	20	240
	(P) WATER		78	78	78	78	78	78	78	78	78	78	78	78	940
	(Q) TRASH COLLECTION/SANATATION		60	60	60	60	60	60	60	60	60	60	60	60	720
	SUBTOTAL	12240	3014	3011	3009	3006	3003	3001	2998	2995	2993	2551	2549	2547	34676
	LOAN PRINCIPAL PAYMENT		$ 562.96	$ 565.54	$ 568.14	$ 570.74	$ 573.36	$ 575.98	$ 578.62	$ 581.28	$ 101,640.19	$ 405.56	$ 407.42	$ 409.29	107439
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	12240	3577	3577	3577	3577	3577	3577	3577	3577	104633	2956	2956	2956	142116
	CASH POSITION (END OF MONTH)	1760	1333	906	480	53	-374	-801	-1227	-1654	-2081	-1887	-1693	-1499	CASH
	NET GAIN OR LOSS PER MONTH		**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ (426.75)**	**$ 193.82**	**$ 193.82**	**$ 193.82**	**$ (3,259.29)**
$ 7,081.23	ADDITIONAL PROPERTY TAX IF NOT ABATED		590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (1,016.85)**	**$ (396.28)**	**$ (396.28)**	**$ (396.28)**	**$ (10,340.52)**

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-1499	-1216	-932	-649	-365	-82	201	485	768	1052	1335	1619	1902
$ 1,260.00	One 2 bedroom apartment	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	1134	13608
$ 945.00	One 1 bedroom apartment	851	851	851	851	851	851	851	851	851	851	851	851	10206
$ 1,470.00	One 3 bedroom apartment	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	15876
	TOTAL CASH RECEIPTS	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	3308	39690
	TOTAL CASH AVAILABLE	1808	2092	2375	2659	2942	3226	3509	3792	4076	4359	4643	4926	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	21	21	21	21	21	21	21	21	21	21	21	21	252
	(B) GROSS WAGES	450	450	450	450	450	450	450	450	450	450	450	450	5401
	(C) PAYROLL EXPENSES(TAXES, ETC.)	59	59	59	59	59	59	59	59	59	59	59	59	702
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	39	39	39	39	39	39	39	39	39	39	39	39	468
	(E) SUPPLIES (OFFICE AND OPERATING)	8	8	8	8	8	8	8	8	8	8	8	8	101
	(F) REPAIRS & MAINTENANCE	21	21	21	21	21	21	21	21	21	21	21	21	252
	(G) ADVERTISING	21	21	21	21	21	21	21	21	21	21	21	21	252
	(H) PROPERTY TAXES	150	150	150	150	150	150	150	150	150	150	150	150	1798
	(I) ACCOUNTING & LEGAL	24	24	24	24	24	24	24	24	24	24	24	24	286
	(J) EXTERIOR COMMON AREA MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(K) TELEPHONE (FIRE CONTROL LINES)	0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY	29	29	29	29	29	29	29	29	29	29	29	29	348
	(M) INSURANCE	311	311	311	311	311	311	311	311	311	311	311	311	3734
	(N) INTEREST	1188	1186	1184	1182	1180	1178	1176	1174	1173	1171	1169	1167	14128
	(O) SEWAGE	21	21	21	21	21	21	21	21	21	21	21	21	252
	(P) WATER	82	82	82	82	82	82	82	82	82	82	82	82	987
	(Q) TRASH COLLECTION/SANATATION	63	63	63	63	63	63	63	63	63	63	63	63	756
	SUBTOTAL	2613	2611	2609	2607	2605	2603	2601	2599	2598	2596	2594	2592	31228
	LOAN PRINCIPAL PAYMENT	411	413	415	417	419	421	423	425	426	428	430	432	5060
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	3024	36288
	CASH POSITION (END OF MONTH)	-1216	-932	-649	-365	-82	201	485	768	1052	1335	1619	1902	CASH
	NET GAIN OR LOSS PER MONTH	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**283**	**3402**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (306.64)**	**$ (3,679.66)**

Jesse Starr House Proforma (310 S. Moffet) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Jesse Starr Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Bykota REI, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	1902	2280	2657	3035	3413	3790	4168	4545	4923	5301	5678	6056	6433
$ 1,323.00	One 2 bedroom apartment	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	1191	14288
$ 992.25	One 1 bedroom apartment	893	893	893	893	893	893	893	893	893	893	893	893	10716
$ 1,543.50	One 3 bedroom apartment	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	1389	16670
	TOTAL CASH RECEIPTS	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
	TOTAL CASH AVAILABLE	5375	5753	6130	6508	6885	7263	7641	8018	8396	8773	9151	9529	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	22	22	22	22	22	22	22	22	22	22	22	22	265
	(B) GROSS WAGES	473	473	473	473	473	473	473	473	473	473	473	473	5671
	(C) PAYROLL EXPENSES(TAXES, ETC.)	61	61	61	61	61	61	61	61	61	61	61	61	737
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	41	41	41	41	41	41	41	41	41	41	41	41	491
	(E) SUPPLIES (OFFICE AND OPERATING)	9	9	9	9	9	9	9	9	9	9	9	9	106
	(F) REPAIRS & MAINTENANCE	22	22	22	22	22	22	22	22	22	22	22	22	265
	(G) ADVERTISING	22	22	22	22	22	22	22	22	22	22	22	22	265
	(H) PROPERTY TAXES	157	157	157	157	157	157	157	157	157	157	157	157	1888
	(I) ACCOUNTING & LEGAL	25	25	25	25	25	25	25	25	25	25	25	25	301
	(J) EXTERIOR COMMON AREA MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(K) TELEPHONE (FIRE CONTROL LINES)	0	0	0	0	0	0	0	0	0	0	0	0	0
	(L) ELECTRICITY	30	30	30	30	30	30	30	30	30	30	30	30	365
	(M) INSURANCE	327	327	327	327	327	327	327	327	327	327	327	327	3921
	(N) INTEREST	1165	1163	1161	1159	1157	1155	1153	1151	1148	1146	1144	1142	13842
	(O) SEWAGE	22	22	22	22	22	22	22	22	22	22	22	22	264
	(P) WATER	86	86	86	86	86	86	86	86	86	86	86	86	1036
	(Q) TRASH COLLECTION/SANATATION	66	66	66	66	66	66	66	66	66	66	66	66	794
	SUBTOTAL	2661	2659	2657	2655	2653	2651	2649	2647	2645	2643	2641	2639	31798
	LOAN PRINCIPAL PAYMENT	434	436	438	440	442	444	446	448	451	453	455	457	5346
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	3095	37143
	CASH POSITION (END OF MONTH)	2280	2657	3035	3413	3790	4168	4545	4923	5301	5678	6056	6433	CASH
	NET GAIN OR LOSS PER MONTH	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**378**	**4531**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	590	590	590	590	590	590	590	590	590	590	590	590	7081
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (212.51)**	**$ (2,550.18)**

JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

BYKOTA REI
301 N PAGOSA BEND # B10
PAGOSA SPRINGS CO 81147

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-8974-0
PARCEL ID#: 19-2.0-03-040-030-007.000
SEC, TWN, RNG: 3-27-33
ACRES: 0.22
DELINQ YEARS: NONE
SITUS ADDRESS:
M-CODE: 0

Property Description
MOFFET'S SUB S 25' LOT 44 & ALL LOT 45

	Land	Structure	SUBTOTALS
Residential			37,230
Agricultural			0
Commercial			0
TOTAL VALUATION			37,230

Tax District	Levy per $100	Total Tax
STAT	0.0300	11.17
COUN	0.0961	35.78
DDRB	0.0845	31.46
MH	0.0845	31.46
R8	3.6600	1,362.62
JORD	0.2235	83.21
CJOP	0.4205	156.55

TAX		1,712.25

Date Printed: 09/19/2023 **1,712.25**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/29/2022 AMOUNT PAID: 1,712.25 RECEIPT #: 802623

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix F

Christman Department Store and Christman Annex Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement — Christman Department Store and Annex Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 160,580.00	$ 48.17	$ 5,809,643.00	$ 1,859,085.76	$ 557.73	$ 509.56	$ 254.78	$ 8,917.23
County	0.0961	$ 160,580.00	$ 154.32	$ 5,809,643.00	$ 1,859,085.76	$ 1,786.58	$ 1,632.26	$ 816.13	$ 28,564.57
Special Road Dist	0.0845	$ 160,580.00	$ 135.69	$ 5,809,643.00	$ 1,859,085.76	$ 1,570.93	$ 1,435.24	$ 717.62	$ 25,116.66
Mental Health	0.0845	$ 160,580.00	$ 135.69	$ 5,809,643.00	$ 1,859,085.76	$ 1,570.93	$ 1,435.24	$ 717.62	$ 25,116.66
R8 School	3.66	$ 160,580.00	$ 5,877.23	$ 5,809,643.00	$ 1,859,085.76	$ 68,042.54	$ 62,165.31	$ 31,082.65	$ 1,087,892.90
Joplin Ordinance	0.2235	$ 160,580.00	$ 358.90	$ 5,809,643.00	$ 1,859,085.76	$ 4,155.06	$ 3,796.16	$ 1,898.08	$ 66,432.74
City of Joplin	0.4205	$ 160,580.00	$ 675.24	$ 5,809,643.00	$ 1,859,085.76	$ 7,817.46	$ 7,142.22	$ 3,571.11	$ 124,988.77
*Surtax on 44%	1.02	$ 71,110.00	$ 725.33	$ 5,809,643.00	$ 1,859,085.76	$ 8,397.28	$ 7,671.95	$ 3,835.98	$ 134,259.19
TOTAL Annual	5.6191		**$ 8,110.57**				$ 85,787.93	$ 39,057.99	$ 1,367,029.53
					Taxes abated over 10 yrs		$ 857,879.27		
*Surtax only applies to commercial portions of mixed use properties					Taxes abated over 2nd 15 yrs			$ 585,869.80	
					Taxes abated over 25 yrs				$ 1,443,749.07

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs and assessed value remains constant x 25 years.	$ 202,764.25
2. Property tax revenue if 25 year abatement approved and redevelopment occurs	$ 585,869.80
Increased Property Tax Revenue Due to Redevelopment over 25 years:	**$ 383,105.55**
Yearly Property Taxes after Abatement Ends:	$ 93,898.50
2022 Property Tax:	$ 8,110.57
Annual Property Tax Increase after Abatement:	**$ 85,787.93**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 1				63000 Square feet											
			MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH		
90%	500 Commons, LLC	PRE START-UP	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	66000	2860	-1283	-5425	-9568	-13711	-17853	-21996	-26139	-30282	-34424	-33720	-33016	-32312	
$ 5,118.75	Former Christman Event Space		4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	4607	55283	
$ 1,050.00	Four Commercial Spaces in Christman Annex		3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	3780	45360	
$ 1,400.00	Five 3 bedroom apartments		6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	6300	75600	
$ 1,100.00	Twelve 2 bedroom apartments		11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	11880	142560	
$ 850.00	Twenty-one 1 bedroom apartmets		16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	16065	192780	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										704584					
$ 5,624,643.00	TOTAL CASH RECEIPTS	0	42632	42632	42632	42632	42632	42632	42632	42632	747216	42632	42632	42632	1216167	
Loan	TOTAL CASH AVAILABLE	66000	45492	41349	37206	33064	28921	24778	20636	16493	716935	8208	8912	9616		
$ 4,660,058.50																
Cash Investment	0.204383549															
$ 1,149,584.50	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	56400	62	62	62	62	62	62	62	62	62	62	62	62	744	
	(B) GROSS WAGES (agent & maintenance)		2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	2286	27433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	297	297	297	297	297	297	297	297	297	297	297	297	3566	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	3388	40662	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		49	49	49	49	49	49	49	49	49	49	49	49	583	
	(F) REPAIRS & MAINTENANCE		82	82	82	82	82	82	82	82	82	82	82	82	984	
	(G) ADVERTISING	6740	326	326	326	326	326	326	326	326	326	326	326	326	10652	
$ 8,110.57	(H) PROPERTY TAXES		676	676	676	676	676	676	676	676	676	676	676	676	8111	
	(I) ACCOUNTING & LEGAL		259	259	259	259	259	259	259	259	259	259	259	259	3111	
	(J) EXTERIOR COMMON AREA MAINTENANCE		294	294	294	294	294	294	294	294	294	294	294	294	3528	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680	
	(M) INSURANCE (PROPERTY)		3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	3382	40583	
	(N) INTEREST		21359	21310	21260	21211	21161	21111	21061	21011	20960	18129	18088	18046	244706	
	(O) SEWAGE		228	228	228	228	228	228	228	228	228	228	228	228	2737	
	(P) WATER		853	853	853	853	853	853	853	853	853	853	853	853	10235	
	(Q) TRASH COLLECTION/SANATATION		551	551	551	551	551	551	551	551	551	551	551	551	6617	
	SUBTOTAL	63140	36077	36028	35979	35929	35880	35830	35780	35729	35679	32848	32806	32764	428069	
	LOAN PRINCIPAL PAYMENT		$ 10,697.35	$ 10,746.38	$ 10,795.63	$ 10,845.11	$ 10,894.82	$ 10,944.75	$ 10,994.92	$ 11,045.31	$ 715,680.43	$ 9,079.95	$ 9,121.56	$ 9,163.37	830010	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	63140	46775	46775	46775	46775	46775	46775	46775	46775	751359	41928	41928	41928	1258079	
	CASH POSITION (END OF MONTH)	2860	-1283	-5425	-9568	-13711	-17853	-21996	-26139	-30282	-34424	-33720	-33016	-32312	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ (4,142.69)**	**$ 704.06**	**$ 704.06**	**$ 704.06**	**$ (35,172.05)**	
$ 85,787.93	ADDITIONAL PROPERTY TAX IF NOT ABATED		7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (11,291.68)**	**$ (6,444.94)**	**$ (6,444.94)**	**$ (6,444.94)**	**$ (120,959.97)**	

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abat

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	ement TOTAL
5.00%	500 Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-32312	-30212	-28113	-26013	-23913	-21813	-19714	-17614	-15514	-13415	-11315	-9215	-7115
$ 5,374.69	Former Christman Event Space	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	4837	58047
$ 1,102.50	Four Commercial Spaces in Christman Annex	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	3969	47628
$ 1,470.00	Five 3 bedroom apartments	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	6615	79380
$ 1,155.00	Twelve 2 bedroom apartments	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	12474	149688
$ 892.50	Twenty-one 1 bedroom apartmets	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	16868	202419
	TOTAL CASH RECEIPTS	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	44763	537162
	TOTAL CASH AVAILABLE	12451	14551	16651	18751	20850	22950	25050	27149	29249	31349	33449	35548	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	65	65	65	65	65	65	65	65	65	65	65	65	781
	(B) GROSS WAGES	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	2400	28805
	(C) PAYROLL EXPENSES(TAXES, ETC.)	312	312	312	312	312	312	312	312	312	312	312	312	3745
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	3558	42695
	(E) SUPPLIES (OFFICE AND OPERATING)	51	51	51	51	51	51	51	51	51	51	51	51	613
	(F) REPAIRS & MAINTENANCE	86	86	86	86	86	86	86	86	86	86	86	86	1033
	(G) ADVERTISING	342	342	342	342	342	342	342	342	342	342	342	342	4108
	(H) PROPERTY TAXES	710	710	710	710	710	710	710	710	710	710	710	710	8516
	(I) ACCOUNTING & LEGAL	272	272	272	272	272	272	272	272	272	272	272	272	3267
	(J) EXTERIOR COMMON AREA MAINTENANCE	309	309	309	309	309	309	309	309	309	309	309	309	3704
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	(M) INSURANCE	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	3551	42612
	(N) INTEREST	18004	17962	17919	17877	17834	17791	17748	17704	17661	17617	17573	17529	213218
	(O) SEWAGE	239	239	239	239	239	239	239	239	239	239	239	239	2874
	(P) WATER	896	896	896	896	896	896	896	896	896	896	896	896	10747
	(Q) TRASH COLLECTION/SANATATION	579	579	579	579	579	579	579	579	579	579	579	579	6948
	SUBTOTAL	33458	33416	33374	33331	33288	33245	33202	33159	33115	33072	33028	32983	398673
	LOAN PRINCIPAL PAYMENT	9205	9248	9290	9333	9375	9418	9461	9505	9548	9592	9636	9680	113292
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	42664	511965
	CASH POSITION (END OF MONTH)	-30212	-28113	-26013	-23913	-21813	-19714	-17614	-15514	-13415	-11315	-9215	-7115	CASH
	NET GAIN OR LOSS PER MONTH	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**2100**	**25197**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (5,049.27)**	**$ (60,591.29)**

Christman Department Store & Annex Proforma (501 S. Main and 506 S. Virginia) with 353 Property Tax Abat

ement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Christman Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	500 Commons, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-7115	-3550	15	3580	7145	10710	14276	17841	21406	24971	28536	32101	35667
$ 5,643.42	Former Christman Event Space	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	5079	60949
$ 1,157.63	Four Commercial Spaces in Christman Annex	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	4167	50009
$ 1,543.50	Five 3 bedroom apartments	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	6946	83349
$ 1,212.75	Twelve 2 bedroom apartments	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	13098	157172
$ 937.13	Twenty-one 1 bedroom apartmets	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	17712	212540
	TOTAL CASH RECEIPTS	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	47002	564020
	TOTAL CASH AVAILABLE	39886	43451	47017	50582	54147	57712	61277	64842	68408	71973	75538	79103	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	68	68	68	68	68	68	68	68	68	68	68	68	820
	(B) GROSS WAGES	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	2520	30245
	(C) PAYROLL EXPENSES(TAXES, ETC.)	328	328	328	328	328	328	328	328	328	328	328	328	3932
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	3736	44830
	(E) SUPPLIES (OFFICE AND OPERATING)	54	54	54	54	54	54	54	54	54	54	54	54	643
	(F) REPAIRS & MAINTENANCE	90	90	90	90	90	90	90	90	90	90	90	90	1085
	(G) ADVERTISING	359	359	359	359	359	359	359	359	359	359	359	359	4313
	(H) PROPERTY TAXES	745	745	745	745	745	745	745	745	745	745	745	745	8942
	(I) ACCOUNTING & LEGAL	286	286	286	286	286	286	286	286	286	286	286	286	3430
	(J) EXTERIOR COMMON AREA MAINTENANCE	324	324	324	324	324	324	324	324	324	324	324	324	3890
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	25005
	(M) INSURANCE	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	3729	44743
	(N) INTEREST	17485	17440	17395	17350	17305	17260	17214	17168	17122	17076	17030	16983	206828
	(O) SEWAGE	251	251	251	251	251	251	251	251	251	251	251	251	3017
	(P) WATER	940	940	940	940	940	940	940	940	940	940	940	940	11284
	(Q) TRASH COLLECTION/SANATATION	608	608	608	608	608	608	608	608	608	608	608	608	7295
	SUBTOTAL	33712	33667	33623	33578	33532	33487	33441	33396	33350	33303	33257	33210	401555
	LOAN PRINCIPAL PAYMENT	9725	9769	9814	9859	9904	9950	9995	10041	10087	10133	10180	10226	119683
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	43436	521238
	CASH POSITION (END OF MONTH)	-3550	15	3580	7145	10710	14276	17841	21406	24971	28536	32101	35667	CASH
	NET GAIN OR LOSS PER MONTH	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**3565**	**42782**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	7149	85788
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (3,583.83)**	**$ (43,005.94)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

500 COMMONS
212 S JOPLIN ST STE 3
JOPLIN MO 64801

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-9478-0
PARCEL ID#: 19-2.0-03-040-054-001.000
SEC, TWN, RNG: 3-27-33
DELINQ YEARS: NONE
ACRES: 0.00
SITUS ADDRESS:
M-CODE: 0

Property Description

MURPHG-MURPHYS 2ND LOT 197 & N1/2 LOT 198 & W1/2 VAC ALLEY ON E

	Land	Structure	SUBTOTALS
Residential			89,470
Agricultural			0
Commercial			59,780
TOTAL VALUATION			149,250

Tax District	Levy per $100	Total Tax
STAT	0.0300	44.78
COUN	0.0961	143.43
DDRB	0.0845	126.12
MH	0.0845	126.12
R8	3.6600	5,462.55
JORD	0.2235	333.57
CJOP	0.4205	627.60
SRTX	1.0200	609.76

TAX		7,473.93

Date Printed: 09/19/2023 **7,473.93**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/14/2022 AMOUNT PAID: 7,473.93 RECEIPT #: 702003

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

500 COMMONS
212 S JOPLIN AVE
JOPLIN MO 64801-2332

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11700-0
PARCEL ID#: 19-1.0-02-030-037-001.000
SEC, TWN, RNG: 2-27-33
ACRES: 0.30
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
MURPHYSBURG PORTER LOTS 70 & 71 & N 1' LOT 72 & E1/2 VAC ALLE Y ADJ

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			11,330
TOTAL VALUATION			11,330

Tax District	Levy per $100	Total Tax
STAT	0.0300	3.40
COUN	0.0961	10.89
DDRB	0.0845	9.57
MH	0.0845	9.57
R8	3.6600	414.68
JORD	0.2235	25.32
CJOP	0.4205	47.64
SRTX	1.0200	115.57

TAX		636.64

Date Printed: 09/19/2023 **636.64**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/14/2022 AMOUNT PAID: 636.64 RECEIPT #: 702002

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Appendix G

Pearl Brothers Building Rehabilitation

Tax Impact Statement

3 Year Operating Proforma

Jasper County 2022 Real Estate Tax Receipt

Tax Impact Statement Pearl Brothers Rehabilitation Project

Estimate of 353 Redevelopment Corporation Impact on Local Taxes

Tax Levy by district:	Levy 2023 (per $100)	2022 Assessed Value	2022 Tax	Estimated Fair Market Value after Development	Estimated Assessed Value 2024 after development	Annual Estimated Taxes if developed without Abatement	Annual Taxes on Improvements Abated 100% during first 10 years (2024-2033)	Annual Taxes with Improvements Abated 50% during 2nd 15 years (2034-2048)	Total Taxes Abated through 25 years if 353 Redevelopment occurs
State	0.03	$ 93,410.00	$ 28.02	$ 4,575,000.00	$ 1,464,000.00	$ 439.20	$ 411.18	$ 205.59	$ 7,195.65
County	0.0961	$ 93,410.00	$ 89.77	$ 4,575,000.00	$ 1,464,000.00	$ 1,406.90	$ 1,317.13	$ 658.57	$ 23,049.85
Special Road Dist	0.0845	$ 93,410.00	$ 78.93	$ 4,575,000.00	$ 1,464,000.00	$ 1,237.08	$ 1,158.15	$ 579.08	$ 20,267.63
Mental Health	0.0845	$ 93,410.00	$ 78.93	$ 4,575,000.00	$ 1,464,000.00	$ 1,237.08	$ 1,158.15	$ 579.08	$ 20,267.63
R8 School	3.66	$ 93,410.00	$ 3,418.81	$ 4,575,000.00	$ 1,464,000.00	$ 53,582.40	$ 50,163.59	$ 25,081.80	$ 877,862.83
Joplin Ordinance	0.2235	$ 93,410.00	$ 208.77	$ 4,575,000.00	$ 1,464,000.00	$ 3,272.04	$ 3,063.27	$ 1,531.64	$ 53,607.23
City of Joplin	0.4205	$ 93,410.00	$ 392.79	$ 4,575,000.00	$ 1,464,000.00	$ 6,156.12	$ 5,763.33	$ 2,881.67	$ 100,858.28
Surtax	1.02	$ 93,410.00	$ 952.78	$ 4,575,000.00	$ 1,464,000.00	$ 14,932.80	$ 13,980.02	$ 6,990.01	$ 244,650.35
TOTAL Annual	5.6191		**$ 5,248.80**				$ 77,014.82	$ 31,517.40	$ 1,103,109.07
					Taxes abated over 10 yrs		$ 770,148.24		
					Taxes abated over 2nd 15 yrs			$ 472,761.03	
					Taxes abated over 25 yrs				$ 1,242,909.27

25 year Scenarios:

1. Property tax revenue if no abatement and no redevelopment occurs (assessed value remains constant x 25 years.	$ 131,220.00
2. Property tax revenue if abatement approved and redevelopment occurs	$ 472,761.03
Increased Property Tax Revenue Due to Development over 25 years:	**$ 341,541.03**
Yearly Property Taxes after Abatement Ends:	$ 82,263.62
2022 Property Tax:	$ 5,248.80
Annual Property Tax Increase after Abatement:	**$ 77,014.82**

Note: For simplicity, tax percentages and assessed values are held constant, actual numbers will go up over the 25 year abatement period.

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Occupancy Percentage	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 1				30000 Square feet											
90%	Ivy Lucille, LLC	PRE START-UP	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL	
Rental Rate	1.CASH ON HAND (BEGINNING OF MONTH)	50000	3200	-1323	-5846	-10369	-14892	-19415	-23938	-28461	-32984	-37507	-35717	-33927	-32137	
$ 10,000.00	Retail/Commercial Lease Space (firsts & basements)		9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000	108000	
$ 1,200.00	Eight 2 bedroom apartments		8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	8640	103680	
$ 1,000.00	Two 1 bedroom apartments		1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	21600	
Project Cost	STATE HISTORIC TAX CREDITS @ 92% of value										917700					
$ 4,200,000.00	TOTAL CASH RECEIPTS	0	19440	19440	19440	19440	19440	19440	19440	19440	937140	19440	19440	19440	1150980	
Loan	TOTAL CASH AVAILABLE	50000	22640	18117	13594	9071	4548	25	-4498	-9021	904156	-18067	-16277	-14487		
$ 2,604,000.00 Cash Investment																
$ 1,596,000.00	CASH PAID OUT															
	(A) PURCHASES (FF&E, appliances)	42000	70	70	70	70	70	70	70	70	70	70	70	70	840	
	(B) GROSS WAGES (agent & maintenance)		1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	1203	14433	
	(C) PAYROLL EXPENSES(TAXES, ETC.)	0	115	115	115	115	115	115	115	115	115	115	115	115	1382	
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)		538	538	538	538	538	538	538	538	538	538	538	538	6454	
	(E) MISCELLANEOUS (SUPPLIES, ETC)		18	18	18	18	18	18	18	18	18	18	18	18	216	
	(F) REPAIRS & MAINTENANCE		120	120	120	120	120	120	120	120	120	120	120	120	1440	
	(G) ADVERTISING	4800	190	190	190	190	190	190	190	190	190	190	190	190	7080	
$ 5,248.80	(H) PROPERTY TAXES		437	437	437	437	437	437	437	437	437	437	437	437	5249	
	(I) ACCOUNTING & LEGAL		123	123	123	123	123	123	123	123	123	123	123	123	1481	
	(J) EXTERIOR COMMON AREA MAINTENANCE		200	200	200	200	200	200	200	200	200	200	200	200	2400	
	(K) TELEPHONE (FIRE CONTROL LINES)		95	95	95	95	95	95	95	95	95	95	95	95	1137	
	(L) ELECTRICITY (HOUSE METER)		900	900	900	900	900	900	900	900	900	900	900	900	10800	
	(M) INSURANCE (PROPERTY)		1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	1610	19325	
	(N) INTEREST		11935	11908	11880	11852	11825	11797	11769	11741	11712	7729	7711	7693	129551	
	(O) SEWAGE		54	54	54	54	54	54	54	54	54	54	54	54	652	
	(P) WATER		245	245	245	245	245	245	245	245	245	245	245	245	2940	
	(Q) TRASH COLLECTION/SANATATION		131	131	131	131	131	131	131	131	131	131	131	131	1575	
	SUBTOTAL	46800	17985	17958	17930	17903	17875	17847	17819	17791	17763	13779	13762	13744	206956	
	LOAN PRINCIPAL PAYMENT		$ 5,977.59	$ 6,004.98	$ 6,032.51	$ 6,060.15	$ 6,087.93	$ 6,115.83	$ 6,143.86	$ 6,172.02	$ 923,900.31	$ 3,870.97	$ 3,888.71	$ 3,906.53	984161	
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	OTHER START-UP COSTS		0	0	0	0	0	0	0	0	0	0	0	0	0	
	OWNER'S WITHDRAWAL		0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTAL CASH PAID OUT	46800	23963	23963	23963	23963	23963	23963	23963	23963	941663	17650	17650	17650	1191117	
	CASH POSITION (END OF MONTH)	3200	-1323	-5846	-10369	-14892	-19415	-23938	-28461	-32984	-37507	-35717	-33927	-32137	CASH	
	NET GAIN OR LOSS PER MONTH		**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ (4,522.97)**	**$ 1,789.77**	**$ 1,789.77**	**$ 1,789.77**	**$ (35,337.43)**	
$ 77,014.82	ADDITIONAL PROPERTY TAX IF NOT ABATED		6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015	
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT		**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (10,940.87)**	**$ (4,628.13)**	**$ (4,628.13)**	**$ (4,628.13)**	**$ (112,352.25)**	

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 2	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Ivy Lucille, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-32137	-29678	-27219	-24760	-22300	-19841	-17382	-14923	-12463	-10004	-7545	-5086	-2626
########	Retail/Commercial Lease Space (firsts & basements)	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	9450	113400
$ 1,260.00	Eight 2 bedroom apartments	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	9072	108864
$ 1,050.00	Two 1 bedroom apartments	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	1890	22680
	TOTAL CASH RECEIPTS	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	20412	244944
	TOTAL CASH AVAILABLE	-11725	-9266	-6807	-4348	-1888	571	3030	5489	7949	10408	12867	15326	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	multiplier	1.050										
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	74	74	74	74	74	74	74	74	74	74	74	74	882
	(B) GROSS WAGES	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	1263	15155
	(C) PAYROLL EXPENSES(TAXES, ETC.)	121	121	121	121	121	121	121	121	121	121	121	121	1451
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	565	565	565	565	565	565	565	565	565	565	565	565	6777
	(E) SUPPLIES (OFFICE AND OPERATING)	19	19	19	19	19	19	19	19	19	19	19	19	227
	(F) REPAIRS & MAINTENANCE	126	126	126	126	126	126	126	126	126	126	126	126	1512
	(G) ADVERTISING	200	200	200	200	200	200	200	200	200	200	200	200	2394
	(H) PROPERTY TAXES	459	459	459	459	459	459	459	459	459	459	459	459	5511
	(I) ACCOUNTING & LEGAL	130	130	130	130	130	130	130	130	130	130	130	130	1556
	(J) EXTERIOR COMMON AREA MAINTENANCE	210	210	210	210	210	210	210	210	210	210	210	210	2520
	(K) TELEPHONE (FIRE CONTROL LINES)	99	99	99	99	99	99	99	99	99	99	99	99	1194
	(L) ELECTRICITY	945	945	945	945	945	945	945	945	945	945	945	945	11340
	(M) INSURANCE	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	1691	20291
	(N) INTEREST	7675	7657	7639	7621	7603	7585	7566	7548	7529	7511	7492	7473	90899
	(O) SEWAGE	57	57	57	57	57	57	57	57	57	57	57	57	684
	(P) WATER	257	257	257	257	257	257	257	257	257	257	257	257	3087
	(Q) TRASH COLLECTION/SANATATION	138	138	138	138	138	138	138	138	138	138	138	138	1654
	SUBTOTAL	14028	14010	13992	13974	13956	13938	13919	13901	13882	13863	13845	13826	167134
	LOAN PRINCIPAL PAYMENT	3924	3942	3960	3979	3997	4015	4034	4052	4071	4089	4108	4127	48299
	RESERVE OR ESCROW	0	0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	17953	215433
	CASH POSITION (END OF MONTH)	-29678	-27219	-24760	-22300	-19841	-17382	-14923	-12463	-10004	-7545	-5086	-2626	CASH
	NET GAIN OR LOSS PER MONTH	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**2459**	**29511**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (3,958.65)**	**$ (47,503.81)**

Pearl Brothers Building Proforma (615-617 S. Main) with 353 Property Tax Abatement

Rent Increase	EXPECTED CASHFLOW PROJECTION FOR Pearl Brothers Rehabilitation YEAR 3	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12	TOTAL
5.00%	Ivy Lucille, LLC													
	1.CASH ON HAND (BEGINNING OF MONTH)	-2626	546	3719	6892	10064	13237	16410	19583	22755	25928	29101	32273	35446
$ 11,025.00	Retail/Commercial Lease Space (firsts & basements)	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	9923	119070
$ 1,323.00	Eight 2 bedroom apartments	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	9526	114307
$ 1,102.50	Two 1 bedroom apartments	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	1985	23814
	TOTAL CASH RECEIPTS	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	21433	257191
	TOTAL CASH AVAILABLE	18806	21979	25152	28324	31497	34670	37842	41015	44188	47361	50533	53706	
	INFLATION ASSUMED AT ANNUAL RATE OF	5.0%	1.050											
	CASH PAID OUT													
	(A) PURCHASES (common space furnishings)	77	77	77	77	77	77	77	77	77	77	77	77	926
	(B) GROSS WAGES	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	1326	15913
	(C) PAYROLL EXPENSES(TAXES, ETC.)	127	127	127	127	127	127	127	127	127	127	127	127	1523
	(D) OUTSIDE SERVICES (cleaning, pest, inspections)	593	593	593	593	593	593	593	593	593	593	593	593	7116
	(E) SUPPLIES (OFFICE AND OPERATING)	20	20	20	20	20	20	20	20	20	20	20	20	238
	(F) REPAIRS & MAINTENANCE	132	132	132	132	132	132	132	132	132	132	132	132	1588
	(G) ADVERTISING	209	209	209	209	209	209	209	209	209	209	209	209	2514
	(H) PROPERTY TAXES	482	482	482	482	482	482	482	482	482	482	482	482	5787
	(I) ACCOUNTING & LEGAL	136	136	136	136	136	136	136	136	136	136	136	136	1633
	(J) EXTERIOR COMMON AREA MAINTENANCE	210	210	210	210	210	210	210	210	210	210	210	210	2520
	(K) TELEPHONE (FIRE CONTROL LINES)	104	104	104	104	104	104	104	104	104	104	104	104	1254
	(L) ELECTRICITY	992	992	992	992	992	992	992	992	992	992	992	992	11907
	(M) INSURANCE	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	1776	21306
	(N) INTEREST	7454	7435	7416	7397	7378	7358	7339	7319	7300	7280	7260	7240	88175
	(O) SEWAGE	60	60	60	60	60	60	60	60	60	60	60	60	718
	(P) WATER	270	270	270	270	270	270	270	270	270	270	270	270	3241
	(Q) TRASH COLLECTION/SANATATION	145	145	145	145	145	145	145	145	145	145	145	145	1737
	SUBTOTAL	14114	14095	14076	14057	14038	14018	13999	13979	13960	13940	13920	13900	168096
	LOAN PRINCIPAL PAYMENT	4146	4165	4184	4203	4222	4242	4261	4281	4300	4320	4340	4360	51023
	RESERVE OR ESCROW		0	0	0	0	0	0	0	0	0	0	0	0
	OTHER START-UP COSTS	0	0	0	0	0	0	0	0	0	0	0	0	0
	OWNER'S WITHDRAWAL	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL CASH PAID OUT	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	18260	219119
	CASH POSITION (END OF MONTH)	546	3719	6892	10064	13237	16410	19583	22755	25928	29101	32273	35446	CASH
	NET GAIN OR LOSS PER MONTH	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**3173**	**38072**
	ADDITIONAL PROPERTY TAX IF NOT ABATED	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	6418	77015
	NET GAIN OR LOSS P/M WITHOUT ABATEMENT	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (3,245.20)**	**$ (38,942.35)**



JASPER COUNTY TAX RECEIPT
2022 REAL ESTATE

Steven E. McIntosh, Collector

Two Office Locations

Carthage Office
Jasper County Courthouse
302 S. Main - Room 107
Carthage, MO 64836

Joplin Office
Jasper County Courts Building
633 S. Pearl
Joplin, MO 64801

J H LAND CORP
617 S MAIN ST
JOPLIN MO 64801-2315

Mailing Address
Jasper County Collector
P.O. BOX 421
Carthage, MO 64836-0421

CODE NUMBER: 33-11645-0
PARCEL ID#: 19-2.0-03-040-055-005.000
SEC, TWN, RNG: 3-27-33
ACRES: 0.00
SITUS ADDRESS:
M-CODE: 0

DELINQ YEARS:
NONE

Property Description
PICHER ADD S1/2 LOT 6 & ALL LOT 7

	Land	Structure	SUBTOTALS
Residential			0
Agricultural			0
Commercial			93,410
TOTAL VALUATION			93,410

Tax District	Levy per $100	Total Tax
STAT	0.0300	28.02
COUN	0.0961	89.77
DDRB	0.0845	78.93
MH	0.0845	78.93
R8	3.6600	3,418.81
JORD	0.2235	208.77
CJOP	0.4205	392.79
SRTX	1.0200	952.78

TAX		5,248.80

Date Printed: 09/19/2023 **5,248.80**

PAID

VALIDATED BY
STEVEN E. MCINTOSH - JASPER COUNTY COLLECTOR

DATE: 12/16/2022 AMOUNT PAID: 5,248.80 RECEIPT #: 909095

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES