

**15-17 Pleasant Street, Concord**  
**Projected Financial Benefit of RSA 79-E Award to Applicant**  
**November 1, 2017**  
**Prepared by M. Walsh**

**Term of Benefit: Six Years (after Certificate of Occupancy)**  
**Date of City Council Approval: December 11, 2017**  
**Anticipated Completion Date: June 2017**

Address	Description	ASSESSED VALUE CALCULATIONS			Notes
		Base Value	Post Renovation Value	Incremental Assessed Value from Renovations	
15-17 Pleasant Street	Mixed Use (Retail, Coffee Shop, 13 Apartments)	\$657,700	\$1,111,300	\$453,600	18,360SF Building (Gross)
<b>Total</b>		<b>\$657,700</b>	<b>\$1,111,300</b>	<b>\$453,600</b>	

RSA 79-E Benefit Year	Tax Year	TAX SAVINGS PROJECTION			Notes
		Incremental Assessed Value	Tax Rate (Projected) 3% Escalation Compounded	Projected Tax Savings	
N/A	4/1/2018-3/31/2019	\$149,688	\$27.67	\$4,142	Construction period; 33% of new incremental value
1	4/1/2019-3/31/2020	\$453,600	\$28.50	\$12,928	
2	4/1/2020-3/31/2021	\$453,600	\$29.36	\$13,315	
3	4/1/2021-3/31/2022	\$453,600	\$30.24	\$13,715	
4	4/1/2022-3/31/2023	\$453,600	\$31.14	\$14,126	
5	4/1/2023-3/31/2024	\$453,600	\$32.08	\$14,550	
6	4/1/2024-3/31/2025	\$453,600	\$33.04	\$14,987	
<b>Total</b>				<b>\$87,763</b>	

DEVELOPER'S TOTAL INVESTMENT		
Item	Amount	Notes
Purchase Price	\$1,160,000	
Renovations	\$925,043	
<b>Total Investment</b>	<b>\$2,085,043</b>	