

**Table 4**  
**Potential Economic Benefits**  
**Midtown Visioning & Master Plan**

		SCENARIO	
		Moderate Growth (1)	High Growth (1)
<b>ANNUAL PROPERTY TAX REVENUES</b>			
<b>General Retail</b>			
Combined Tax Rate Per \$1,000 AV	<b>\$ 41.53000</b>		
Estimated Value/SF at Buildout	(1) (5)	\$ 129	\$ 129
Estimated Total Value at Buildout		\$ 2,073,680	\$ 4,778,480
Equalization Ratio		100.0%	100.0%
<b>Annual Property Taxes - Retail:</b>		<b>\$ 86,120</b>	<b>\$ 198,450</b>
<b>Food &amp; Beverage</b>			
Combined Tax Rate Per \$1,000 AV	<b>\$ 41.53000</b>		
Estimated Value/SF at Buildout	(1) (5)	\$ 144	\$ 144
Estimated Total Value at Buildout		\$ 934,700	\$ 1,294,200
Equalization Ratio		100.0%	100.0%
<b>Annual Property Taxes - Food &amp; Beverage:</b>		<b>\$ 38,818</b>	<b>\$ 53,748</b>
<b>Office/Business</b>			
Combined Tax Rate Per \$1,000 AV	<b>\$ 41.53000</b>		
Estimated Value/SF at Buildout	(1) (5)	\$ 129	\$ 129
Estimated Total Value at Buildout		\$ 1,906,240	\$ 3,812,480
Equalization Ratio		100.0%	100.0%
<b>Annual Property Taxes - Office:</b>		<b>\$ 79,166</b>	<b>\$ 158,332</b>
<b>Residential (Multi-family)</b>			
Combined Tax Rate Per \$1,000 AV	<b>\$ 41.53000</b>		
Estimated Value/SF at Buildout	(1) (5)	\$ 55	\$ 55
Estimated Total Value at Buildout		\$ 5,544,000	\$ 8,316,000
Equalization Ratio		100.0%	100.0%
<b>Annual Property Taxes - MF:</b>		<b>\$ 230,242</b>	<b>\$ 345,363</b>
<b>Residential (Townhouses)</b>			
Combined Tax Rate Per \$1,000 AV	<b>\$ 41.53000</b>		
Estimated Value/SF at Buildout	(1) (5)	\$ 66	\$ 66
Estimated Total Value at Buildout		\$ 19,800,000	\$ 24,750,000
Equalization Ratio		100.0%	100.0%
<b>Annual Property Taxes - THs:</b>		<b>\$ 822,294</b>	<b>\$ 1,027,868</b>
<b>Residential (Single-family Detached)</b>			
Combined Tax Rate Per \$1,000 AV	<b>\$ 41.53000</b>		
Estimated Value/SF at Buildout	(1) (5)	\$ 79	\$ 79
Estimated Total Value at Buildout		\$ 8,712,000	\$ 26,136,000
Equalization Ratio		100.0%	100.0%
<b>Annual Property Taxes - SFD:</b>		<b>\$ 361,809</b>	<b>\$ 1,085,428</b>
<b>TOTAL ANNUAL PROPERTY TAX REVENUES:</b>			
To Urban Service District #1		\$ 697,964	\$ 1,237,351
To State of Georgia		\$ 9,743	\$ 17,272
To School District		\$ 910,743	\$ 1,614,567
<b>TOTAL:</b>		<b>\$ 1,618,450</b>	<b>\$ 2,869,190</b>

(1) Moderate and high growth scenarios assume no- and full-expansion of Ft. Benning, respectively.  
(5) Includes current property tax rates per \$1,000 of assessed valuation (AV): \$17.91 for Urban Service District #1 (including \$1.230 for bond repayment); \$0.25 for the State of Georgia; and \$23.37 for the School District.