# City of Las Vegas - FIA Model
## Scenario

## GENERAL PROJECT INFORMATION

| | |
|---|---|
| Subject Project Name | 10 E. Charleston VIP |
| Subject Project Address | 10 E. Charleston |
| Parcel Number(s) | 162-03-110-074 |
| Located in Redevelopment Area? | Yes |
| Tax District | 203 |
| Fiscal Impact Analysis Period (Years) | 5 |

## NEW EMPLOYMENT (FTE)

**Will the Subject Project create new direct jobs? (If No, no new service employment.)** Yes

**Do you have an estimate of how many direct full-time jobs will be created?** Yes

| | **Yes**<br>Direct Input |
|---|---|
| FTE Employment | 18 |

| | **No**<br>Use Multipliers |
|---|---|
| Industrial (sq. ft.) | |
| Office (sq. ft.) | |
| Retail (sq. ft.) | |
| Casino (sq. ft.) | |
| Hotel (rooms) | |

## NEW RESIDENTS

**Will the Subject Project be developing housing units? (If No, no new service residents.)** No

| | **Yes**<br>Use Multipliers |
|---|---|
| Single Family | |
| 2/3/4-Plex | |
| Apartment | |
| Townhome | |
| Condominium | |

## REAL PROPERTY TAX

| | |
|---|---|
| **Will the Subject Project pay real property (secured) taxes? (If No, no fiscal impact.)** | Yes |
| Property Tax Abatement Cap Rate: | 4.20% |
| **Is the Subject Project's developer applying for TIF assistance?** | No |

| **Yes** (With TIF) | | **No** (Without TIF) | |
|---|---|---|---|
| **Post Development - New Property Value (Increment):** | | **Real Property Value:** | |
| Land | | Land | |
| Current Taxable Value of Vacant Land ($) | | Current Taxable Value of Vacant Land ($) | $54,890 |
| Assumed Annual Change in Land Value (%) | | Assumed Annual Change in Land Value (%) | 0.00% |
| Improvements | | Improvements | |
| Current Taxable Value of Improvements ($) | | Current Taxable Value of Improvements ($) | $108,813 |
| Assumed Annual Change in Improvement Value (%) | | Assumed Annual Change in Improvement Value (%) | 0.00% |
| **Predevelopment - Original Property Value (Base):** | | | |
| Base Taxable Value of Land ($) | | | |
| Base Taxable Value of Improvements ($) | | | |
| **Analysis Period (in Fiscal Years):** | | **Analysis Period (in Fiscal Years):** | |
| Buildout Year | | Buildout Year | 2014 |
| Analyze Up To Year | | Analyze Up To Year | 2019 |
| RDA Expiration Year | | RDA Expiration Year (if applicable) | 2046 |
| TIF Assistance Negotiated Up To Year | | | |

## PERSONAL PROPERTY TAX

| | |
|---|---|
| **Will the Subject Project pay personal property (unsecured) taxes? (If No, no fiscal impact.)** | No |
| Current Taxable Value/Acquisition Cost | |
| **Analysis Period (in Fiscal Years):** | |
| Buildout Year | |
| Analyze Up To Expected Life | |
| RDA Expiration Year (if applicable) | |

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

## HOTEL ROOM TAX

**Will the Subject Project pay hotel room taxes? (If No, no fiscal impact.)** No

| | |
|---|---|
| Annual Hotel Room Taxable Receipts ($) | |
| Does the hotel have less than 75 rooms? | |
| Is the hotel located inside the Special Improvement District? | |
| Is the hotel part of the Fremont Street Experience? | |

## GAMING LICENSE FEES

**Will the Subject Project pay gaming licensing fees? (If No, no fiscal impact.)** No

| | Gaming Unit Count |
|---|---|
| Bridge, Whist, Solo | |
| Chemin De Fer (Baccarat) | |
| Crap Tables | |
| Sports Pool (not including Race Books) | |
| Bingo | |
| Panguingue | |
| Race Book | |
| Keno | |
| Roulette, "21," Hazard, Faro Bank, Wheel of Fortune, Big 6 Wheel | |
| Slot Machines | |
| Stud Poker and Draw Poker | |
| Any Other Game | |

Bingo → Number of Bingo player chairs

## CONSOLIDATED TAX

**Will there be a transfer of property? (If No, no fiscal impact.)** No

| | |
|---|---|
| Total Value/Sales Price of Property ($) | |
| Percent Taxable | |

**Are the construction material & equipment purchases subject to sales & use tax? (If No, no impact.)** Yes

| | |
|---|---|
| Total Taxable Construction Materials, Equipment & Furnishings Cost | $274,683 |

**Will there be a retail and/or food & beverage component operating at the Subject Project? (If No, no impact.)** Yes

| | |
|---|---|
| Annual Taxable Retail Sales | $0 |
| Annual Taxable F&B Sales | $25,000,000 |

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## Scenario Results Summary Report

**Subject Project: 10 E. Charleston VIP**

| | | |
|---|---|---|
| Located in Redevelopment Area? | Yes ☑ | No ☐ |
| Applying for Tax Increment Financing Assistance? | Yes ☐ | No ☑ |

**New Service Population**

| | |
|---|---|
| Residents | 0 |
| Employment (FTE) | 18 |

**Operations Phase: Annually Recurring Estimated Net Fiscal Impact - At Buildout**

**Net Fiscal Impact to City of LV General Fund**

**General Fund Revenues**

| | | |
|---|---|---|
| Per Capita Revenues: | | |
| $194 | per New Service Resident | $0 |
| $89 | per New Service Employee | $1,600 |
| **Subtotal** | | **$1,600** |
| Non Per Capita Revenues: | | |
| Property Tax (Ad Valerom) Revenues: | | |
| Real Property | | $380 |
| Personal Property | | $0 |
| Hotel Room Tax Revenues | | $0 |
| City Gaming License Fee Revenues | | $0 |
| Consolidated Tax Revenues | | $154,800 |
| **Subtotal** | | **$155,180** |
| **Annual Total** | | **$156,780** |

**General Fund Expenditures**

| | | |
|---|---|---|
| Per Capita Expenditures: | | |
| $667 | per New Service Resident | $0 |
| $307 | per New Service Employee | $5,530 |
| **Annual Total** | | **$5,530** |

| | |
|---|---|
| **Net Fiscal Impact to City of LV General Fund** | **$151,250** |
| **Annual Total** | **$151,250** |
| **Analysis Period Cumulative Total: (5 years)** | **$756,250** |

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## Scenario Results Summary Report
### Subject Project: 10 E. Charleston VIP

| Additional Tax Revenues - To Redevelopment Agency | |
|---|---|
| Annual Property Tax Revenues [1] | $720 |

| Construction Phase: One-Time/Non-Recurring Tax Revenue | |
|---|---|
| **Fiscal Impact to City of LV General Fund Revenues** | |
| One-Time Consolidated Tax Revenues | $1,700 |

*Note: [1] If the Subject Project is receiving TIF assistance, up to but no more than 50% of the RDA Incremental revenues would be available to a developer as a rebate for qualifying years.*

# City of Las Vegas - FIA Model
## Appendix Tables
### Subject Project: 10 E. Charleston VIP

**Per Capita Tables:**

Annual General Fund Expenditure per Capita
Annual General Fund Revenue per Capita

**Non Per Capita Tables:**

Annual Real Property Tax Revenues (Non TIF Scenario)
Annual Real Property Tax Revenues (TIF Scenario)
Annual Personal Property Tax Revenues
Annual Hotel Room Tax Revenues
Annual City Gaming License Fee Revenues
One-Time & Annual Consolidated Tax Revenues

**City of LV Economic, Demographic, Real Estate and Tax Rate Data**

BuiltIn Data

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## Annual General Fund Expenditure per Capita
### Subject Project: 10 E. Charleston VIP

| Existing Service Population | |
|---|---|
| Residents | 594,294 |
| Employment (FTE) | 192,668 |

**Per Capita Costs (Expenditures)**

| Governmental Functions | General Purpose Funds | % of Funds Variable [1] | Net Variable General Purpose Funds | Costs Attributed to Residential | Costs Attributed to Nonresidential | Costs - per Existing Service Resident | Costs - per Existing Service Employee |
|---|---|---|---|---|---|---|---|
| | | | | 87.0% | 13.0% | | |
| General Government | $57,022,893 | 100% | $57,022,893 | $49,614,165 | $7,408,728 | $83 | $38 |
| Judicial | $24,293,978 | 100% | $24,293,978 | $21,137,571 | $3,156,407 | $36 | $16 |
| Public Safety | $306,897,056 | 100% | $306,897,056 | $267,023,301 | $39,873,755 | $449 | $207 |
| Public Works | $12,769,310 | 100% | $12,769,310 | $11,110,251 | $1,659,059 | $19 | $9 |
| Health | $3,458,350 | 100% | $3,458,350 | $3,009,022 | $449,328 | $5 | $2 |
| Culture & Recreation | $47,518,162 | 100% | $47,518,162 | $41,344,341 | $6,173,821 | $70 | $32 |
| Economic Development & Assistance | $3,602,635 | 100% | $3,602,635 | $3,134,561 | $468,074 | $5 | $2 |
| Transit Systems | $0 | 100% | $0 | $0 | $0 | $0 | $0 |
| Subtotal - Total Expenditures | $455,562,384 | - | $455,562,384 | $396,373,211 | $59,189,173 | $667 | $307 |
| Operating Transfers Out [2] | $13,213,000 | - | - | - | - | - | - |
| Total Expenditures | $468,775,384 | 100% | $455,562,384 | $396,373,211 | $59,189,173 | $667 | $307 |

*Notes:* [1] *Percent of funds variable is the share of General Purpose Funds expected to vary (i.e., not fixed) as a result of growth changes in development.*

[2] *Non per capita expenditure. Excluded from pro rata of cost per existing service resident/employee.*

# City of Las Vegas - FIA Model
## Annual General Fund Revenue per Capita
### Subject Project: 10 E. Charleston VIP

| Existing Service Population | |
|---|---|
| Residents | 594,294 |
| Employment (FTE) | 192,668 |

**Per Capita Revenues**

| Revenue Sources | General Purpose Funds | Revenues Attributed to Residential | Revenues Attributed to Nonresidential | Revenue - per Existing Service Resident | Revenue - per Existing Service Employee |
|---|---|---|---|---|---|
| | | 87.0% | 13.0% | | |
| Property Tax (Ad Valorem) [1] | $77,640,000 | - | - | - | - |
| Room Tax [1] | $1,936,402 | - | - | - | - |
| Total Licenses & Permits (less City Gaming License Fees) | $70,846,790 | $61,641,985 | $9,204,805 | $104 | $48 |
| City Gaming License Fees [1] | $3,475,000 | - | - | - | - |
| Intergovernmental Revenues - Consolidated Tax [1] | $232,500,000 | - | - | - | - |
| Intergovernmental Revenues - Non-consolidated Tax | $3,603,500 | $3,135,313 | $468,187 | $5 | $2 |
| Total Charges for Services | $34,061,234 | $29,635,811 | $4,425,423 | $50 | $23 |
| Total Fines & Forfeits | $19,589,000 | $17,043,889 | $2,545,111 | $29 | $13 |
| Total Miscellaneous | $4,080,000 | $3,549,904 | $530,096 | $6 | $3 |
| Subtotal - Revenue All Sources | $447,731,926 | $115,006,903 | $17,173,621 | $194 | $89 |
| Total Other Financing Sources [2] | $10,729,870 | - | - | - | - |
| Total Revenues | $458,461,796 | $115,006,903 | $17,173,621 | $194 | $89 |

*Notes:* [1] *Non per capita revenue source. Calculated separately.*

[2] *Non per capita revenue source. Excluded from pro rata of revenue per existing service resident/employee.*

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

**City of Las Vegas - FIA Model**

**Annual Real Property Tax Revenues (Non TIF Scenario)**

**Subject Project: 10 E. Charleston VIP**

Tax District 203

Located in Redevelopment Area? Yes ☑ No ☐

Applying for Tax Increment Financing Assistance? Yes ☐ No ☑

| | | | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|---|
| Fiscal Year | | RDA Active? | Current Taxable Value of Land | Plus: Assumed Annual Change in Land Value | Current Taxable Value of Improvements [1] | Plus: Assumed Annual Change in Improvements | Less: Annual Depreciation | Taxable Value Total |
| | | | | 0.00% | | 0.00% | -1.50% | |
| 2014 | Year 1 | Y | $54,890 | | $108,813 | | $0 | $163,703 |
| 2015 | Year 2 | Y | $54,890 | | $108,813 | | ($1,632) | $162,071 |
| 2016 | Year 3 | Y | $54,890 | | $108,813 | | ($1,632) | $162,071 |
| 2017 | Year 4 | Y | $54,890 | | $108,813 | | ($1,632) | $162,071 |
| 2018 | Year 5 | Y | $54,890 | | $108,813 | | ($1,632) | $162,071 |
| 2019 | Year 6 | Y | $54,890 | | $108,813 | | ($1,632) | $162,071 |

*Notes: [1] Construction costs used in this analysis may not be consistent with Marshall & Swift data used by the Clark County Assessor's office to estimate taxable value of improvements.*

*[2] Analysis factors in assumed annual increases in taxable values and decreases from depreciation.*

| Tax Rate (every per $100): | Combined Rate | City of LV Apportionment | RDA Apportionment |
|---|---|---|---|
| 203 | 3.2782 | 0.6695 | 1.2647 |
| 200 | 3.2782 | 1.0565 | 0.0000 |
| Abatement Cap | 4.20% | | |

| 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|
| Assessed Value Total | Real Property Tax Rate | City of LV Apportionment of Tax Rate | RDA Apportionment of Tax Rate | Real Property Revenues | Abatement Cap Reduction | Real Property Revenues Net Abatement Cap | City of LV Revenue Apportionment | RDA Revenue Apportionment |
| 35.00% | | | | | | | | |
| $57,296 | 3.2782 | 0.6695 | 1.2647 | $1,878 | $0 | $1,878 | $384 | $725 |
| $56,725 | 3.2782 | 0.6695 | 1.2647 | $1,860 | $0 | $1,860 | $380 | $717 |
| $56,725 | 3.2782 | 0.6695 | 1.2647 | $1,860 | $0 | $1,860 | $380 | $717 |
| $56,725 | 3.2782 | 0.6695 | 1.2647 | $1,860 | $0 | $1,860 | $380 | $717 |
| $56,725 | 3.2782 | 0.6695 | 1.2647 | $1,860 | $0 | $1,860 | $380 | $717 |
| $56,725 | 3.2782 | 0.6695 | 1.2647 | $1,860 | $0 | $1,860 | $380 | $717 |
| | | | Analysis Period Total: | $11,176 | $0 | $11,176 | $2,282 | $4,312 |
| | | | Analysis Period Annual Average [2]: | $1,863 | $0 | $1,863 | $380 | $719 |

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

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**City of Las Vegas - FIA Model**
**Annual Real Property Tax Revenues (TIF Scenario)**
**Subject Project: 10 E. Charleston VIP**

Base Rates

| Tax Rate (per every $100): | Combined Rate | City of LV Apportionment | RDA Apportionment |
|---|---|---|---|
| 200 | 3.2782 | 1.0565 | 0.0000 |

Tax District 203
Located in Redevelopment Area? Yes ☑ No ☐
Applying for Tax Increment Financing Assistance? Yes ☐ No ☑

| | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | **Predevelopment - Original Property Value (Base)** | | | | | | | | | |
| Fiscal Year | | RDA Active? | TIF? | Base Taxable Value of Land | Base Taxable Value of Improvements | Taxable Value Total | Assessed Value Total | Base Real Property Combined Tax Rate | Base City of LV Apportionment of Tax Rate | Base RDA Apportionment of Tax Rate | Base Real Property Revenues | Base City of LV Apportionment of Revenue | Base RDA Apportionment of Revenue |
| | | | | | | | 35.00% | | | | | | |
| *Base* | | *N* | *N* | *$0* | *$0* | *$0* | *$0* | | | | | | |
| 0 | Year 1 | Y | N | $0 | $0 | $0 | $0 | 3.2782 | 1.0565 | 0.0000 | $0 | $0 | $0 |

*Notes: [1] Construction costs used in this analysis may not be consistent with Marshall & Swift data used by the Clark County Assessor's office to estimate taxable value of improvements.*
*[2] Actual calculation of "incremental" value is district-wide (based on the total increase in a district's value, rather than investments on individual parcels). Thus, the estimate of revenues generated from the incremental value for this scenario would benefit the RDA to the extent that values of the balance of parcels in the district do not decrease.*
*[3] Up to but no more than 50% of the RDA Increment revenue would be available to a developer as a rebate for qualifying years.*
*[4] Analysis factors in assumed annual increases in taxable values and decreases from depreciation.*

Incremental Rates

| Tax Rate (per every $100): | Combined Rate | City of LV Apportionment | RDA Apportionment |
|---|---|---|---|
| TIF | 3.2798 | 0.2950 | 2.5046 |
| 203 | 3.2782 | 0.6695 | 1.2647 |
| 200 | 3.2782 | 1.0565 | 0.0000 |
| Abatement Cap | 4.20% | | |

**Post Development - New Property Value (Increment)**

| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Current Taxable Value of Land | Plus: Assumed Annual Change in Land Value | Current Taxable Value of Improvements [1] | Plus: Assumed Annual Change in Improvements | Less: Annual Depreciation | Taxable Value Total | Assessed Value Total | Assessed Value Above Base (Increment) [2] | Incremental Real Property Combined Tax Rate | Incremental City of LV Apportionment of Tax Rate | Incremental RDA Apportionment of Tax Rate | Incremental Real Property Revenues |
| | 0.00% | | 0.00% | -1.50% | | 35.00% | | | | | |
| $0 | | $0 | | $0 | $0 | $0 | $0 | 3.2798 | 0.2950 | 2.5046 | $0 |



CITY OF LAS VEGAS REDEVELOPMENT AGENCY

| 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
|---|---|---|---|---|---|---|---|
| | | | | | | **Fiscal Impact** [2] | |
| Abatement Cap Reduction | Incremental Real Property Revenues Net Abatement Cap | Incremental City of LV Revenue Apportionment | Incremental RDA Revenue Apportionment | Housing Set-Aside | Increm. RDA Apportionment Less: Housing Set-Aside [3] | Total (Base + Incremental) City of LV Apportionment | Total (Base + Incremental) RDA Apportionment Less Housing Set-Aside |
| | | | | 18.00% | | | |
| $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| | | | | | Analysis Period Total: | $0 | $0 |
| | | | | | Analysis Period Annual Average [4]: | $0 | $0 |

## City of Las Vegas - FIA Model
## Annual Personal Property Tax Revenues
### Subject Project: 10 E. Charleston VIP

| Tax Rate (per every $100): | Combined Rate | City of LV Apportionment | RDA Apportionment |
|---|---|---|---|
| 203 | 3.2782 | 0.6695 | 1.2647 |
| 200 | 3.2782 | 1.0565 | 0.0000 |

Tax District: 203

Analyzed Up To Expected Life: 0

Located in Redevelopment Area? Yes ☑ No ☐

| Fiscal Year | | RDA Active? | Taxable Value/ Acquisition Cost | Depreciation Conversion Factor | Estimated Taxable Value Total | Estimated Assessed Value Total | Personal Property Tax Rate | City of LV Apportionment of Tax Rate | RDA Apportionment of Tax Rate | Personal Property Revenues | City of LV Revenue Apportionment | RDA Revenue Apportionment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | 35.0% | | | | | | |
| 0 | Year 1 | Y | $0 | 0.0000 | $0 | $0 | 3.2782 | 0.6695 | 1.2647 | $0 | $0 | $0 |
| | | | | | | | | | Analysis Period Total: | $0 | $0 | $0 |
| | | | | | | | | | Analysis Period Annual Average [1] : | $0 | $0 | $0 |

*Note: [1] Analysis factors in assumed annual increases in taxable values and decreases from depreciation.*

# City of Las Vegas - FIA Model
## Annual Hotel Room Tax Revenues
### Subject Project: 10 E. Charleston VIP

| | | |
|---|---|---|
| Does the establishment have less than 75 rooms? | Yes ☐ | No ☑ |
| Is the establishment located in the Special Improvement District? | Yes ☐ | No ☑ |
| Is the establishment part of the Fremont Street Experience? | Yes ☐ | No ☑ |

| | | Revenue |
|---|---|---|
| Annual Hotel Room Taxable Receipts | | $0 |
| Combined Tax Rate | | 13.00% |
| Hotel Room (Transient Lodging) Tax Revenue | | $0 |
| **Apportionment of Revenues** | **Tax Rate** | |
| Apportionment to City of LV | 1.00% | $0 |
| Apportionment to Other Entities | 12.00% | $0 |

# City of Las Vegas - FIA Model
## Annual City Gaming License Fee Revenues [1]
### Subject Project: 10 E. Charleston VIP

| Gaming Machine/Game/Device | Subject Project Gaming Unit Count | Semi-Annual Tax Rate (per machine/game/device) | Annual City Gaming License Revenues |
|---|---|---|---|
| Bridge, Whist, Solo | 0 | $30 | $0 |
| Chemin De Fer (Baccarat) | 0 | $500 | $0 |
| Crap Tables | 0 | | |
| *For one table* | | $300 | $0 |
| *For each table over one* | | $500 | $0 |
| Sports Pool (not including Race Books) | 0 | $200 | $0 |
| Bingo | 0 | $150 | $0 |
| *plus $ for each chair provided for players* | 0 | $3 | $0 |
| Panguingue | 0 | $60 | $0 |
| Race Book | 0 | $800 | $0 |
| Keno | 0 | $600 | $0 |
| Roulette, "21," Hazard, Faro Bank, Wheel of Fortune, Big 6 Wheel | 0 | $300 | $0 |
| Slot Machines | 0 | | |
| *Establishment with five or less, each machine* | | $50 | $0 |
| *Establishment with more than five, each machine* | | $60 | $0 |
| Stud Poker and Draw Poker | 0 | $100 | $0 |
| Any Other Game | 0 | $100 | $0 |
| **Total City Gaming License Fee Revenues** | | | **$0** |

*Note: [1] Analysis considers the City-County Gaming Tax only; excludes other gaming taxes and fees (including County Gaming Fees, Gross Gaming Revenue Fee, Pari-mutuel Wagering Tax, Race Wire License Fee, Slot License Fees, State Game Licenses, etc.)*

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## One-Time Consolidated Tax Revenues
**Subject Project: 10 E. Charleston VIP**

| Construction Phase (Non-Recurring Tax Revenue) | |
|---|---|
| **Real Property Transfer Tax** | |
| Total Value/Sales Price of Property | $0 |
| Percent Taxable | 0.00% |
| Combined Tax Rate | $2.55 |
| Combined Tax Multiplier (per every $500 of value) | 0.0051 |
| **Real Property Transfer Tax Revenue** | **$0** |
| | |
| **Apportionment of Real Property Transfer Tax Revenues** | |
| Estimated City of LV Tax Multiplier (per every $500 of value) | 0.0003 |
| Estimated Real Property Transfer Tax Revenue Apportionment to City of LV | $0 |
| | |
| **Sales & Use Tax on Construction Material & Equipment Purchases** | |
| Total Taxable Construction Material & Equipment Cost | $274,683 |
| Clark County Combined Sales & Use Tax Rate | 8.10% |
| **Total Sales Tax Revenue** | **$22,249** |
| | |
| **Apportionment of Sales & Use Tax Revenues** | |
| Estimated Sales & Use Tax Rate (%) Apportionment to City of LV | 0.62% |
| Estimated Sales & Use Tax Revenue ($) Apportionment to City of LV | $1,701 |
| | |
| **Consolidated Tax Revenues Total** | |
| Estimated Consolidated Tax Revenue ($) Apportionment to City of LV [1] | $1,701 |
| Estimated Consolidated Tax Revenue ($) Apportionment to Other Entities | $20,549 |
| **Total Consolidated Tax Revenue** | $22,249 |

*Note: [1] The C-Tax is comprised of six taxes—the Basic City-County Relief tax and Supplemental City-County Relief tax (which are the Sales & Use taxes); Real Property Transfer; Cigarette; Liquor and Motor Vehicle. The analysis assesses the first three only, but notes additional revenues may be generated from cigarette, liquor and motor vehicle taxes.*

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## Annual Consolidated Tax Revenues
**Subject Project: 10 E. Charleston VIP**

| Operations Phase (Recurring Tax Revenue) | |
|---|---|
| **Sales & Use Tax on Retail and Food & Beverage Sales** | |
| Annual Taxable Retail Sales | $0 |
| Annual Taxable F&B Sales | $25,000,000 |
| Total Annual Taxable Sales Value | $25,000,000 |
| Clark County Combined Sales & Use Tax Rate | 8.10% |
| **Total Annual Sales & Use Tax Revenue** | **$2,025,000** |
| | |
| **Apportionment of Sales & Use Tax Revenues** | |
| Estimated Sales & Use Tax Rate (%) Apportionment to City of LV | 0.62% |
| Estimated Sales & Use Tax Revenue ($) Apportionment to City of LV | $154,797 |
| | |
| **Consolidated Tax Revenues Total** | |
| Estimated Consolidated Tax Revenue ($) Apportionment to City of LV [1] | $154,797 |
| Estimated Consolidated Tax Revenue ($) Apportionment to Other Entities | $1,870,203 |
| **Total Consolidated Tax Revenue** | $2,025,000 |

*Note: [1] The C-Tax is comprised of six taxes—the Basic City-County Relief tax and Supplemental City-County Relief tax (which are the Sales & Use taxes); Real Property Transfer; Cigarette; Liquor and Motor Vehicle. The analysis assesses the first three only, but notes additional revenues may be generated from cigarette, liquor and motor vehicle taxes.*

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## Built-In Variables
### Subject Project: 10 E. Charleston VIP

**[1] Population Multipliers**

| | Single Family | 2/3/4-Plex | Apartment | Townhome | Condominium |
|---|---|---|---|---|---|
| City of LV Population | 369,523 | 17,609 | 122,984 | 26,270 | 46,865 |
| City of LV Occupied Housing Units | 133,568 | 6,102 | 46,367 | 10,290 | 17,313 |
| City of LV Residents per Household | 2.767 | 2.886 | 2.652 | 2.553 | 2.707 |

*Source: Clark County Comprehensive Planning Department.*
*As of: August 2012.*

**[2] Employment Multipliers**

| | Multiplier | |
|---|---|---|
| Industrial (sq. ft.) | 550 | SF/employee |
| Office (sq. ft.) | 250 | SF/employee |
| Retail (sq. ft.) | 400 | SF/employee |
| Casino (sq. ft.) | 1,000 | SF/employee |
| Hotel (rooms) | 1.0 | employees/room |

*Source: City of Las Vegas.*
*As of: RDA Year in Review report FY 2011.*

**[3] Existing Population & Employment**

| | Year | Count | Source |
|---|---|---|---|
| Population | | | |
| Population in City of LV | 2012 | 594,294 | CCCPD |
| | | | |
| Employment | | | |
| Employment in City of LV | 2012 | 228,010 | RDA Factsheet |
| *% of Part-time Workers* | | 31% | DETR |
| *% of Full time Workers* | | 69% | |
| Part Time (weight = 0.5) | | 35,342 | |
| Full Time (weight = 1.0) | | 157,327 | |
| Full Time Equivalent (FTE) Employment in City of LV | | 192,668 | |

*Sources: Clark County Comprehensive Planning Department; City of Las Vegas; Nevada Dept. of Employment, Training & Rehab.*
*As of: August 2012.*

**[4] New Residents & Employment - Calculations**

| Residential | New Dwelling Units | Population Multipliers | New Service Residents |
|---|---|---|---|
| Single Family | 0 | 2.767 | 0 |
| 2/3/4-Plex | 0 | 2.886 | 0 |
| Apartment | 0 | 2.652 | 0 |
| Townhome | 0 | 2.553 | 0 |
| Condominium | 0 | 2.707 | 0 |
| Total New Residents | 0 | | 0 |

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

# City of Las Vegas - FIA Model
## Built-In Variables

**Subject Project: 10 E. Charleston VIP**

| Nonresidential | New Sq. Ft. or Rooms | % Occupied | Occupied Space | Employment Multipliers | New Service Employment |
|---|---|---|---|---|---|
| Industrial (sq. ft.) | 0 | 90.0% | 0 | 550 | 0 |
| Office (sq. ft.) | 0 | 90.0% | 0 | 250 | 0 |
| Retail (sq. ft.) | 0 | 90.0% | 0 | 400 | 0 |
| Casino (sq. ft.) | 0 | 100.0% | 0 | 1000 | 0 |
| Hotel (rooms) | 0 | 87.3% | 0 | 1 | 0 |
| Total Nonresidential | | | | | 0 |
| *% of Part-time Workers* | | | | | *31%* |
| *% of Full time Workers* | | | | | *69%* |
| FTE Employment | | | | | 0 |

**[5] Real Property Valuation - Secured Tax Roll, by Land Use Categories**

| | Residential | Industrial | Commercial | Total |
|---|---|---|---|---|
| City of LV Net Assessed Values | 8,636,964,634 | 144,507,397 | 2,416,147,669 | 11,197,619,700 |
| City of LV Land Parcels | 182,033 | 405 | 5,452 | 187,890 |

*Source: Clark County Assessor.*
*As of: August 2012.*

**[6] Distribution of General Fund Expenditures/Revenues Attributable to Nonresidential/Residential Uses - Calculations**

| | Residential | Nonresidential |
|---|---|---|
| City of LV Shares of Net Assessed Values | 77.1% | 22.9% |
| City of LV Shares of Land Parcels | 96.9% | 3.1% |
| City of LV Adjusted (blended) Shares of Nonresidential/Residential Values | 87.0% | 13.0% |

**[7] City of Las Vegas Final Budget**
**Expenditures by Function and Activity**

| FY 2013 | Salaries & Wages | Employee Benefits | Services & Supplies | Capital Outlay | General Purpose Funds | % Funds Variable [1] | Net Variable General Purpose Funds |
|---|---|---|---|---|---|---|---|
| City Council | 1,345,350 | 841,280 | 915,102 | 0 | 3,101,732 | 100% | 3,101,732 |
| City Clerk | 0 | 0 | 720,768 | 0 | 720,768 | 100% | 720,768 |
| City Manager | 990,080 | 752,470 | 246,305 | 0 | 1,988,855 | 100% | 1,988,855 |
| Communications | 1,420,104 | 1,058,040 | 780,808 | 0 | 3,258,952 | 100% | 3,258,952 |
| Administrative Services | 1,069,720 | 782,970 | 1,136,081 | 0 | 2,988,771 | 100% | 2,988,771 |
| City Clerk | 1,218,671 | 912,310 | 1,012,912 | 0 | 3,143,893 | 100% | 3,143,893 |
| City Attorney | 2,008,120 | 1,520,270 | 596,071 | 0 | 4,124,461 | 100% | 4,124,461 |
| Human Resources | 1,471,020 | 1,117,970 | 568,990 | 0 | 3,157,980 | 100% | 3,157,980 |
| Finance & Business Services | 2,205,650 | 1,668,710 | 1,008,507 | 0 | 4,882,867 | 100% | 4,882,867 |
| Purchasing & Contracts | 1,303,138 | 990,410 | 330,906 | 0 | 2,624,454 | 100% | 2,624,454 |
| Internal Audit | 529,980 | 391,200 | 138,121 | 0 | 1,059,301 | 100% | 1,059,301 |
| Special Events | 138,610 | 97,140 | 50,000 | 0 | 285,750 | 100% | 285,750 |
| Planning & Development | 4,027,206 | 3,051,860 | 1,083,190 | 0 | 8,162,256 | 100% | 8,162,256 |
| Information Technologies | 4,060,934 | 3,086,350 | 1,580,416 | 0 | 8,727,700 | 100% | 8,727,700 |
| Purchasing & Contracts | 0 | 0 | 0 | 0 | 0 | 100% | 0 |
| Facilities Management | 258,970 | 196,820 | 511,710 | 0 | 967,500 | 100% | 967,500 |
| Operations & Maintenance Administration | 296,090 | 225,040 | 38,056 | 0 | 559,186 | 100% | 559,186 |
| Graffiti Response | 916,427 | 681,740 | 357,853 | 0 | 1,956,020 | 100% | 1,956,020 |
| Nondepartmental | 0 | 0 | 5,312,447 | 0 | 5,312,447 | 100% | 5,312,447 |
| **General Government** | **23,260,070** | **17,374,580** | **16,388,243** | **0** | **57,022,893** | **100%** | **57,022,893** |



CITY OF LAS VEGAS REDEVELOPMENT AGENCY

## City of Las Vegas - FIA Model
## Built-In Variables

**Subject Project: 10 E. Charleston VIP**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Municipal Courts | 9,198,129 | 6,987,370 | 3,740,959 | 0 | 19,926,458 | 100% | 19,926,458 |
| City Attorney-Criminal Division | 1,864,555 | 1,417,070 | 585,895 | 0 | 3,867,520 | 100% | 3,867,520 |
| Public Defender | 0 | 0 | 500,000 | 0 | 500,000 | 100% | 500,000 |
| Alternative Sentencing & Education | 0 | 0 | 0 | 0 | 0 | 100% | 0 |
| **Judicial** | **11,062,684** | **8,404,440** | **4,826,854** | **0** | **24,293,978** | **100%** | **24,293,978** |
| Metropolitan Police Department | 0 | 0 | 116,207,434 | 0 | 116,207,434 | 100% | 116,207,434 |
| City Marshals | 4,295,870 | 3,960,750 | 1,012,395 | 0 | 9,269,015 | 100% | 9,269,015 |
| Fire & Rescue | 53,002,827 | 43,144,990 | 14,995,888 | 0 | 111,143,705 | 100% | 111,143,705 |
| Detention & Correctional Services | 19,688,911 | 16,952,820 | 12,251,513 | 0 | 48,893,244 | 100% | 48,893,244 |
| Building & Safety | 2,921,310 | 2,215,280 | 1,114,523 | 0 | 6,251,113 | 100% | 6,251,113 |
| Neighborhood Response | 0 | 0 | 0 | 0 | 0 | 100% | 0 |
| Traffic Engineering | 5,198,424 | 3,937,850 | 5,991,271 | 5,000 | 15,132,545 | 100% | 15,132,545 |
| **Public Safety** | **85,107,342** | **70,211,690** | **151,573,024** | **5,000** | **306,897,056** | **100%** | **306,897,056** |
| Public Works Administration | 340,710 | 258,940 | 213,056 | 0 | 812,706 | 100% | 812,706 |
| Engineering & Planning | 4,614,291 | 3,506,890 | 1,412,181 | 0 | 9,533,362 | 100% | 9,533,362 |
| Right of Way | 489,799 | 372,240 | 80,142 | 0 | 942,181 | 100% | 942,181 |
| Street Maintenance | 561,860 | 427,030 | 492,171 | 0 | 1,481,061 | 100% | 1,481,061 |
| **Public Works** | **6,006,660** | **4,565,100** | **2,197,550** | **0** | **12,769,310** | **100%** | **12,769,310** |
| Animal Care & Control | 721,875 | 469,860 | 2,101,615 | 0 | 3,293,350 | 100% | 3,293,350 |
| Woodlawn Cemetery | 0 | 0 | 150,000 | 0 | 150,000 | 100% | 150,000 |
| Communicable Disease Control | 0 | 0 | 15,000 | 0 | 15,000 | 100% | 15,000 |
| **Health** | **721,875** | **469,860** | **2,266,615** | **0** | **3,458,350** | **100%** | **3,458,350** |
| Administration | 1,331,867 | 1,009,580 | 702,041 | 0 | 3,043,488 | 100% | 3,043,488 |
| Cultural Affairs | 1,780,848 | 1,156,990 | 2,200,923 | 0 | 5,138,761 | 100% | 5,138,761 |
| Recreation & Adaptive Programming | 5,276,422 | 2,577,730 | 8,413,812 | 0 | 16,267,964 | 100% | 16,267,964 |
| Parks & Open Spaces | 6,466,755 | 4,914,720 | 8,667,671 | 0 | 20,049,146 | 100% | 20,049,146 |
| Senior Citizen Activities | 1,067,565 | 811,350 | 1,139,888 | 0 | 3,018,803 | 100% | 3,018,803 |
| **Culture & Recreation** | **15,923,457** | **10,470,370** | **21,124,335** | **0** | **47,518,162** | **100%** | **47,518,162** |
| Business Development | 0 | 0 | 1,801,892 | 0 | 1,801,892 | 100% | 1,801,892 |
| Neighborhood Services | 705,380 | 521,350 | 574,013 | 0 | 1,800,743 | 100% | 1,800,743 |
| Rapid Response | 0 | 0 | 0 | 0 | 0 | 100% | 0 |
| **Economic Development & Assistance** | **705,380** | **521,350** | **2,375,905** | **0** | **3,602,635** | **100%** | **3,602,635** |
| Transportation Services | 0 | 0 | 0 | 0 | 0 | 100% | 0 |
| **Transit Systems** | **0** | **0** | **0** | **0** | **0** | **100%** | **0** |
| **Subtotal - Total Expenditures** | **142,787,468** | **112,017,390** | **200,752,526** | **5,000** | **455,562,384** | **100%** | **455,562,384** |
| Multipurpose SRF | - | - | - | - | 4,833,000 | n/a | n/a |
| SID Administration SRF | - | - | - | - | 80,000 | n/a | n/a |
| Parks & Leisure Activities CPF | - | - | - | - | 0 | n/a | n/a |
| Special Assessments CPF | - | - | - | - | 0 | n/a | n/a |
| Debt Service Fund | - | - | - | - | 7,100,000 | n/a | n/a |
| Municipal Golf Course EF | - | - | - | - | 1,200,000 | n/a | n/a |
| **Operating Transfers Out** | | | | | **13,213,000** | **n/a** | **n/a** |
| **Total Expenditures** | **142,787,468** | **112,017,390** | **200,752,526** | **5,000** | **468,775,384** | **100%** | **455,562,384** |

*Notes: [1] Percent of funds variable is the share of General Purpose Funds expected to vary as a result of growth changes in developments' (i.e., demand for services).*
*Conversely, the remaining share of funds is fixed (expected to remain the same regardless of new development).*
*Source: City of Las Vegas.*
*As of: May 2012 (FY 2013 City of LV Final Budget reports, Form 10).*

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

## City of Las Vegas - FIA Model
## Built-In Variables

**Subject Project: 10 E. Charleston VIP**

**[8] City of Las Vegas Final Budget**
**Revenues by Source**

| FY 2013 | General Purpose Funds |
|---|---|
| Property Tax (Ad Valorem) | 77,640,000 |
| Room Tax | 1,936,402 |
| **Total Taxes** | **79,576,402** |
| | |
| Business Licenses | 14,500,000 |
| Liquor Licenses | 2,070,500 |
| City Gaming Licenses | 3,475,000 |
| Franchise Fees | 53,243,940 |
| Animal Permits | 208,075 |
| Building Permits | 570,475 |
| Offsite Permits | 250,000 |
| Miscellaneous Permits | 3,800 |
| **Total Licenses & Permits** | **74,321,790** |
| | |
| State Shared Revenue: | |
| Consolidated Tax | 232,500,000 |
| Other State Revenues | 0 |
| Local Government Revenues: | |
| County Gaming Licenses (City Share) | 3,415,000 |
| Other Local Government Revenues | 88,500 |
| Other Local Units Payments in Lieu of Taxes | 100,000 |
| **Total Intergovernmental Revenues** | **236,103,500** |
| | |
| General Government | 6,506,962 |
| Judicial | 9,179,865 |
| Public Safety | 12,958,299 |
| Public Works | 2,917,956 |
| Health | 15,000 |
| Culture & Recreation | 2,440,603 |
| Economic Development & Assistance | 42,549 |
| **Total Charges for Services** | **34,061,234** |
| | |
| Court Fines | 18,789,000 |
| Forfeited Bail | 800,000 |
| **Total Fines & Forfeits** | **19,589,000** |
| | |
| Interest Earnings | 800,000 |
| Rentals | 2,080,000 |
| Contributions & Donations | 112,000 |
| Other Fees, Charges & Reimburse | 1,088,000 |
| **Total Miscellaneous** | **4,080,000** |
| **Subtotal - Revenue All Sources** | **447,731,926** |
| | |
| **Other Financing Sources:** | |
| Multipurpose SRF | 124,280 |
| HUD SRF | 85,590 |
| Fire Safety Initiative SRF | 9,520,000 |
| Fiscal Stabilization SRF | 0 |
| City Facilities CPF | 1,000,000 |
| Sanitation EF | 0 |
| Automotive Operations ISF | 0 |
| Liability Insurance & Prop Damage ISF | 0 |
| City Facilities ISF | 0 |
| Sale of Fixed Assets | 0 |
| **Total Other Financing Sources** | **10,729,870** |
| **Total Revenues** | **458,461,796** |

*Source: City of Las Vegas.*
*As of: May 2012 (FY 2013 City of LV Final Budget reports, Form 8).*

## City of Las Vegas - FIA Model
## Built-In Variables
**Subject Project: 10 E. Charleston VIP**

### [9] Real & Personal Property Tax Rates

**Not TIF - Tax Rates**

| | | Without Redevelopment | | | | With Redevelopment | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | CLV | CLV Libr. | CLV LVMPD | CLV Artesian | CLV RDA | CLV RDA Libr. | CLV RDA Libr. Artesian | CLV RDA LVMPD |
| FY 2013 | Apportionment | 200 | 206 | 208 | 210 | 203 | 204 | 207 | 212 |
| Clark County Capital | Clark County | 0.0500 | 0.0500 | 0.0500 | 0.0500 | 0.0246 | 0.0123 | 0.0500 | 0.0361 |
| Clark County Debt | Clark County | 0.0129 | 0.0129 | 0.0129 | 0.0129 | 0.0063 | 0.0032 | 0.0052 | 0.0093 |
| Clark County Family Court | Clark County | 0.0192 | 0.0192 | 0.0192 | 0.0192 | 0.0094 | 0.0047 | 0.0077 | 0.0139 |
| Clark County General Operating | Clark County | 0.4470 | 0.4470 | 0.4470 | 0.4470 | 0.2198 | 0.1102 | 0.1790 | 0.3229 |
| County School Debt (Bonds) | CCSD | 0.5534 | 0.5534 | 0.5534 | 0.5534 | 0.5162 | 0.4983 | 0.5095 | 0.5331 |
| County School Maintenance & Operation | CCSD | 0.7500 | 0.7500 | 0.7500 | 0.7500 | 0.3688 | 0.1850 | 0.3003 | 0.5417 |
| Indigent Accident Fund | NV Accident Indigent | 0.0150 | 0.0150 | 0.0150 | 0.0150 | 0.0074 | 0.0037 | 0.0060 | 0.0108 |
| Las Vegas City | City of LV | 0.6765 | 0.6765 | 0.6765 | 0.6765 | 0.3327 | 0.1668 | 0.2709 | 0.4887 |
| Las Vegas City Fire Safety | City of LV Fire Safety | 0.0950 | 0.0950 | 0.0950 | 0.0950 | 0.0950 | 0.0950 | 0.0950 | 0.0950 |
| Las Vegas Redevelopment Area No.20X | City of LV RDA | 0 | 0 | 0 | 0 | 1.2647 | 1.8748 | 1.4922 | 0.6910 |
| LV/Clark County Library | LV / Clark County Libr. | 0.0942 | 0.0942 | 0.0942 | 0.0942 | 0.0463 | 0.0232 | 0.0377 | 0.0680 |
| LVMPD Emergency 911 | LV Metro 911 System | 0.0050 | 0.0050 | 0 | 0 | 0.0025 | 0.0012 | 0.0020 | 0.0036 |
| LVMPD Manpower Supplement LV | LV Metro Manpower | 0.2800 | 0.2800 | 0.2800 | 0.2800 | 0.2393 | 0.2197 | 0.2320 | 0.2578 |
| Medical Asst to Indigent Persons | Clark County | 0.1000 | 0.1000 | 0.1000 | 0.1000 | 0.0492 | 0.0247 | 0.0400 | 0.0722 |
| State Cooperative Extension | Clark County | 0.0100 | 0.0100 | 0.0100 | 0.0100 | 0.0049 | 0.0025 | 0.0040 | 0.0072 |
| State of Nevada | NV General | 0.1700 | 0.1700 | 0.1700 | 0.1700 | 0.0910 | 0.0529 | 0.0768 | 0.1268 |
| Combined Tax Rate | | 3.2782 | 3.2782 | 3.2732 | 3.2732 | 3.2782 | 3.2782 | 3.2782 | 3.2782 |
| | City of LV Apportionment | 1.0565 | 1.0565 | 1.0515 | 1.0515 | 0.6695 | 0.4827 | 0.5999 | 0.8451 |
| | RDA Apportionment | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 1.2647 | 1.8748 | 1.4922 | 0.6910 |
| | Other Apportionment | 2.2217 | 2.2217 | 2.2217 | 2.2217 | 1.3440 | 0.9207 | 1.1861 | 1.7421 |

*Source: Clark County Treasurer.*
*As of: FY 2012-2013 Tax Rate.*

**TIF - Tax Rates**

| FY 2013 | In RDA Operating Rate | Debt Rate | Total Rate | RDA Apportionment | Non RDA Apportionment |
|---|---|---|---|---|---|
| City of LV | 0.6765 | | 0.6765 | 0.6765 | 0.0000 |
| Clark County | 0.6262 | 0.0129 | 0.6391 | 0.6391 | 0.0000 |
| LV / Clark County Library District | 0.0942 | | 0.0942 | 0.0942 | 0.0000 |
| CCSD | 0.7500 | 0.5534 | 1.3034 | 0.8232 | 0.4802 |
| City of LV Fire Safety Initiative | 0.0950 | | 0.0950 | | 0.0950 |
| NV General | 0.1700 | | 0.1700 | 0.1700 | 0.0000 |
| NV Accident Indigent | 0.0150 | | 0.0150 | 0.0150 | 0.0000 |
| LV Metro Police Manpower | 0.2800 | | 0.2800 | 0.0800 | 0.2000 |
| LV Metro Police 911 System | 0.0050 | | 0.0050 | 0.0050 | 0.0000 |
| LV Artesian Basin | 0.0016 | | 0.0016 | 0.0016 | 0.0000 |
| Combined Tax Rate | 2.7135 | 0.5663 | 3.2798 | 2.5046 | 0.7752 |
| City of LV Apportionment | | | 0.2950 | | |
| RDA Apportionment | | | 2.5046 | | |
| Other (CCSD) Apportionment | | | 0.4802 | | |

*Source: City of Las Vegas.*
*As of: May 2012 (FY 2013 Redevelopment Agency Final Budget reports, Redevelopment Agency And Tax Increment Area - Combined Tax Rate Calculation).*

**Tax Districts**

| With Redevelopment | Without Redevelopment |
|---|---|
| 203 | 200 |
| 204 | 206 |
| 207 | 208 |
| 212 | 210 |

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

**City of Las Vegas - FIA Model**
**Built-In Variables**
**Subject Project: 10 E. Charleston VIP**

### [10] Personal Property Depreciation Conversion Factors: 200% Declining Balance

| FY Year Acquired | Age | 3-Year Life | 5-Year Life | 7-Year Life | 10-Year Life | 15-Year Life | 20-Year Life | 30-Year Life |
|---|---|---|---|---|---|---|---|---|
| 0 | 0 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| -1 | 1 | 0.3300 | 0.6000 | 0.7100 | 0.8000 | 0.8700 | 0.9000 | 0.9300 |
| -2 | 2 | 0.1111 | 0.3636 | 0.5151 | 0.6464 | 0.7575 | 0.8181 | 0.8787 |
| -3 | 3 | 0.0520 | 0.2288 | 0.3744 | 0.5304 | 0.6760 | 0.7592 | 0.8424 |
| -4 | 4 | n/a | 0.1352 | 0.2704 | 0.4264 | 0.5824 | 0.6864 | 0.7904 |
| -5 | 5 | n/a | 0.0535 | 0.2033 | 0.3531 | 0.5243 | 0.6313 | 0.7597 |
| -6 | 6 | n/a | n/a | 0.1320 | 0.2860 | 0.4620 | 0.5830 | 0.7260 |
| -7 | 7 | n/a | n/a | 0.0570 | 0.2394 | 0.4218 | 0.5472 | 0.7068 |
| -8 | 8 | n/a | n/a | n/a | 0.1872 | 0.3744 | 0.5031 | 0.6786 |
| -9 | 9 | n/a | n/a | n/a | 0.1230 | 0.3444 | 0.4797 | 0.6642 |
| -10 | 10 | n/a | n/a | n/a | 0.0625 | 0.3000 | 0.4375 | 0.6250 |
| -11 | 11 | n/a | n/a | n/a | n/a | 0.2540 | 0.3937 | 0.5969 |
| -12 | 12 | n/a | n/a | n/a | n/a | 0.2048 | 0.3584 | 0.5632 |
| -13 | 13 | n/a | n/a | n/a | n/a | 0.1690 | 0.3250 | 0.5330 |
| -14 | 14 | n/a | n/a | n/a | n/a | 0.1197 | 0.2926 | 0.5054 |
| -15 | 15 | n/a | n/a | n/a | n/a | 0.0670 | 0.2680 | 0.4824 |
| -16 | 16 | n/a | n/a | n/a | n/a | n/a | 0.2295 | 0.4455 |
| -17 | 17 | n/a | n/a | n/a | n/a | n/a | 0.1918 | 0.4247 |
| -18 | 18 | n/a | n/a | n/a | n/a | n/a | 0.1540 | 0.4060 |
| -19 | 19 | n/a | n/a | n/a | n/a | n/a | 0.1152 | 0.3888 |
| -20 | 20 | n/a | n/a | n/a | n/a | n/a | 0.0735 | 0.3675 |
| -21 | 21 | n/a | n/a | n/a | n/a | n/a | n/a | 0.3473 |
| -22 | 22 | n/a | n/a | n/a | n/a | n/a | n/a | 0.3234 |
| -23 | 23 | n/a | n/a | n/a | n/a | n/a | n/a | 0.3021 |
| -24 | 24 | n/a | n/a | n/a | n/a | n/a | n/a | 0.2822 |
| -25 | 25 | n/a | n/a | n/a | n/a | n/a | n/a | 0.2595 |
| -26 | 26 | n/a | n/a | n/a | n/a | n/a | n/a | 0.2327 |
| -27 | 27 | n/a | n/a | n/a | n/a | n/a | n/a | 0.2024 |
| -28 | 28 | n/a | n/a | n/a | n/a | n/a | n/a | 0.1683 |
| -29 | 29 | n/a | n/a | n/a | n/a | n/a | n/a | 0.1344 |
| -30 | 30 | n/a | n/a | n/a | n/a | n/a | n/a | 0.0990 |
| -31 | Residual | 0.0520 | 0.0535 | 0.0570 | 0.0625 | 0.0670 | 0.0735 | 0.0990 |

*Source: Nevada Department of Taxation.*
*As of: 2013-2014 Personal Property Manual.*

### [11] Transient Lodging Tax on Hotel

| Less than 75 Rooms | Inside Special Improvement District (on FSE) | Inside Special Improvement District (off FSE) | Outside Special Improvement District | Capped rate: | Recipient | Related codes |
|---|---|---|---|---|---|---|
| Las Vegas Conventions and Visitors Authority | 4.00% | 4.00% | 4.00% | | LVCVA | City & County Code |
| NDT State Tourism | 0.375% | 0.375% | 0.375% | | Tourism/CCSD | City & County Code |
| LVCVA City of LV Tourism & CCSD Capital | 0.625% | 0.625% | 0.625% | | Tourism/CCSD | City & County Code |
| CC Treasurer for CCSD Capital | 1.00% | 1.00% | 1.00% | | Tourism/CCSD | City & County Code |
| City of LV Improvement District to city's Treasury | 2.00% | 1.00% | 0.00% | | City of LV | City Code |
| Transportation District | 1.00% | 1.00% | 1.00% | | City of LV | County Code |
| County | 1.00% | 1.00% | 1.00% | | County | County Code |
| Initiative Transient Lodging Tax | 3.00% | 3.00% | 3.00% | | CCSD | NRS |
| Combined Transient Lodging Tax Rate | 13.00% | 12.00% | 11.00% | 13% | | |
| City of LV Apportionment | 3.00% | 2.00% | 1.00% | | | |
| Other Entities Apportionment | 10.00% | 10.00% | 10.00% | | | |

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

## City of Las Vegas - FIA Model
## Built-In Variables
### Subject Project: 10 E. Charleston VIP

| 75 Rooms or More | Inside Special Improvement District (on FSE) | Inside Special Improvement District (off FSE) | Outside Special Improvement District | Capped rate: | Recipient | Related codes |
|---|---|---|---|---|---|---|
| Las Vegas Conventions and Visitors Authority | 5.00% | 5.00% | 5.00% | | LVCVA | City & County Code |
| NDT State Tourism | 0.375% | 0.375% | 0.375% | | Tourism/CCSD | City & County Code |
| LVCVA City of LV Tourism & CCSD Capital | 0.625% | 0.625% | 0.625% | | Tourism/CCSD | City & County Code |
| CC Treasurer for CCSD Capital | 1.00% | 1.00% | 1.00% | | Tourism/CCSD | City & County Code |
| City of LV Improvement District to city's Treasury | 2.00% | 1.00% | 0.00% | | City of LV | City Code |
| Transportation District | 1.00% | 1.00% | 1.00% | | City of LV | County Code |
| County | 2.00% | 2.00% | 2.00% | | County | County Code |
| Initiative Transient Lodging Tax | 1.00% | 2.00% | 3.00% | | CCSD | NRS |
| Combined Transient Lodging Tax Rate | 13.00% | 13.00% | 13.00% | 13% | | |
| City of LV Apportionment | 3.00% | 2.00% | 1.00% | | | |
| Other Entities Apportionment | 10.00% | 11.00% | 12.00% | | | |

*Sources: City of Las Vegas Municipal Codes; Clark County Codes; Nevada Revised Statutes.*
*As of: accessed January 2013.*

### [12] City of Las Vegas Gaming License Fee Rates

| **Gaming Machine/Game/Device** | **Semi-Annual Tax Rate** (per machine/game/device) |
|---|---|
| Bridge, Whist, Solo | $30 |
| Chemin De Fer (Baccarat) | $500 |
| Crap Tables | |
| For one table | $300 |
| For each table over one | $500 |
| Sports Pool (not including Race Books) | $200 |
| Bingo | $150 |
| plus $ for each chair provided for players | $3 |
| Panguingue | $60 |
| Race Book | $800 |
| Keno | $600 |
| Roulette, "21," Hazard, Faro Bank, Wheel of Fortune, Big 6 Wheel | $300 |
| Slot Machines | |
| Establishment with five or less, each machine | $50 |
| Establishment with more than five, each machine | $60 |
| Stud Poker and Draw Poker | $100 |
| Any Other Game | $100 |

*Source: City of Las Vegas Code of Ordinances. 6.40.110 License Fees Designated.*
*As of: accessed January 2013.*


City of Las Vegas Redevelopment Agency

**City of Las Vegas - FIA Model**
**Built-In Variables**
**Subject Project: 10 E. Charleston VIP**

### [13] Total Consolidated Tax Revenue Distribution: 10-Year Average

| | | Clark County | City of LV | Apportionment to City of LV |
|---|---|---|---|---|
| Year 1 | 2004 | $755,269,665 | $206,944,053 | 27.4% |
| Year 2 | 2005 | $884,625,164 | $238,040,861 | 26.9% |
| Year 3 | 2006 | $965,540,785 | $264,253,250 | 27.4% |
| Year 4 | 2007 | $965,394,425 | $263,249,775 | 27.3% |
| Year 5 | 2008 | $921,882,771 | $250,913,934 | 27.2% |
| Year 6 | 2009 | $795,615,653 | $219,964,997 | 27.6% |
| Year 7 | 2010 | $720,280,801 | $201,518,649 | 28.0% |
| Year 8 | 2011 | $755,274,367 | $207,962,167 | 27.5% |
| Year 9 | 2012 | $792,307,045 | $221,315,602 | 27.9% |
| Year 10 | 2013 | $332,695,796 | $92,949,326 | 27.9% |
| 10-Year Average | | | | 27.5% |

*Source: NV Department of Taxation.*
*As of: accessed January 2013.*

### [14] Sales and Use Tax Rates - Clark County

| Description | Tax Rate | Recipient |
|---|---|---|
| Minimum Statewide Tax Rate | | |
| Sales Tax | 2.00% | |
| Local School Support Tax | 2.60% | |
| Basic City-County Relief Tax | 0.50% | Various Clark local gov. |
| Supplemental City-County Relief Tax | 1.75% | Various Clark local gov. |
| | | |
| Option Taxes | | |
| Public Mass Trans; Construction; Air Quality | 0.50% | |
| Control of Floods | 0.25% | |
| Infrastructure | 0.25% | |
| | | |
| Special and Local Acts | | |
| Clark County Sales & Use Tax Act of 2005 | 0.25% | |
| Combined Sales & Use Tax | 8.10% | |
| | | |
| Apportionment to Clark County local governments | 2.25% | |
| Apportionment to City of LV local government | 0.62% | |

*Source: NV Department of Taxation.*
*As of: accessed January 2013.*

### [15] Real Property Transfer Tax Rate

| Description | Tax (for each $500 of value) | Recipient |
|---|---|---|
| State General Fund | $1.30 | |
| State Low Income Housing | $0.10 | |
| CCSD Capital Projects | $0.60 | |
| Local government tax distribution fund | $0.55 | Various Clark local gov. |
| Combined Tax Rate | $2.55 | |
| | | |
| Tax Multiplier (per every $500 of value) | | |
| Combined Tax Rate | 0.0051 | |
| Apportionment to Clark County local governments | 0.0011 | |
| Apportionment to City of LV local government | 0.0003 | |

*Source: Nevada Department of Taxation Division of Assessment Standards.*
*As of: accessed January 2013.*

CITY OF LAS VEGAS REDEVELOPMENT AGENCY