

**Costilla and Tejon Hotel Site  
Colorado Springs, CO  
PRELIMINARY FISCAL SUMMARY  
1-23-18**

**Property Tax Assumptions:**

1. All development in single phase (2019) – 285,091 sf hotel and retail.
2. Commercial category includes: office, retail, hotel, hospitality, and parking.
3. All property is considered to be taxable.
4. Existing property tax base - \$33,582/year.
5. EPC mill levy includes EPC 7.539 plus EPC Road and Bridge .165.
6. 2017 property tax information provided by El Paso County Assessor.
7. Analysis includes 1% annual inflation in property value.

**Retail Sales Tax Assumptions:**

1. All development in single phase (2019) – 285,091 sf hotel and retail.
2. Commercial category includes: office, retail, hotel, hospitality, and parking.
3. All property is considered to be taxable.
4. New retail - 13,000 sf.
5. Site currently generates no retail sales tax base.
6. Retail sales tax generated by new retail at rate of \$250/sf.
7. 2017 sales tax information provided by El Paso County Assessor.
8. Colorado Springs General Fund 3.12% sales tax as follows: 2.0% assigned to URA, 1.12% retained by City.
9. Analysis includes 1% annual inflation in retail sales.

**Property Tax Districts:**

Tax Entity (FCP District)	(2017 levy year)	Share of Total (%)
EL PASO COUNTY	7.635	9.60%
EPC ROAD & BRIDGE SHARE	0.165	0.21%
CITY OF COLORADO SPRINGS	4.279	5.38%
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	0.21%
COLO SPGS SCHOOL NO 11 - GEN	48.986	61.62%
COLO SPGS SCHOOL NO 11 - BOND	3.513	4.42%
PIKES PEAK LIBRARY	3.812	4.80%
SOUTHEASTERN COLO WATER CONSERVANCY	0.939	1.18%
GREATER DOWNTOWN BS BID	5.000	6.29%
CS DOWNTOWN DEVELOPMENT AUTHORITY	5.000	6.29%
<b>TOTAL</b>	<b>79.494</b>	<b>100.00%</b>

2018 values, 2017 levy year

**Sales Tax Breakdown:**

Tax Entity	Tax Year	Tax Rate (%)	Share of Total
State of Colorado	2017	2.90	35%
El Paso County	2017	1.23	15%
City of Colorado Springs	2017	3.12	38%
Special Tax	2017	1.00	12%
TOTAL	2017	8.25	100%

Tax Entity	Assignment	Tax Rate (%)
City of Colorado Springs	General Fund	2.00
City of Colorado Springs	RTA (roads)	0.62
City of Colorado Springs	PSST	0.40
City of Colorado Springs	TOPS	0.10
City of Colorado Springs	Total	3.12

**Annual Property Tax Estimate (2018-2023):**

Share of Property Tax (%)		2017	2018	2019	2020	2021	2022	2023
<i>Estimated Cumulative New Development</i>								
Residential		-	-	-	-	-	-	-
Commercial (office, retail, hotel, institutional, cultural)				285,091	285,091	285,091	285,091	285,091
<i>Estimated New Development Market Value</i>								
Residential		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial (office, retail, hotel, institutional, cultural)		\$ 182.00	\$ -	\$ 52,929,482	\$ 53,458,777	\$ 53,993,364	\$ 54,533,298	\$ 55,078,631
<i>Estimated New Development Assessed Value</i>								
Residential		7.20%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial (office, retail, hotel, institutional, cultural)		29.00%	\$ -	\$ 15,349,550	\$ 15,503,045	\$ 15,658,076	\$ 15,814,656	\$ 15,972,803
<i>Estimated New Development Property Tax Revenues (79.494 mills):</i>								
Residential		0.079494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial (office, retail, hotel, institutional, cultural)		0.079494	\$ -	\$ -	\$ 1,220,197	\$ 1,232,399	\$ 1,244,723	\$ 1,257,170
Total Property Tax New Development (Increment)			\$ -	\$ -	\$ 1,220,197	\$ 1,232,399	\$ 1,244,723	\$ 1,257,170
Total Property Tax Existing Development (Base)			\$ -	\$ 33,582	\$ 34,257	\$ 34,600	\$ 34,946	\$ 35,295
Total Property Tax			\$ -	\$ 33,582	\$ 34,257	\$ 1,254,797	\$ 1,267,345	\$ 1,280,018
Total Property Tax Existing Development (Base)			\$ -	\$ 33,582	\$ 34,257	\$ 34,600	\$ 34,946	\$ 35,295
Total Property Tax New Development (Increment)			\$ -	\$ -	\$ 1,220,197	\$ 1,232,399	\$ 1,244,723	\$ 1,257,170

**Annual Sales Tax Estimate (2018-2023):**

		2017	2018	2019	2020	2021	2022	2023
Not used		\$ -	-	-	-	-	-	-
Estimated Cumulative Support Retail		\$ 250.00	-	13,000	13,000	13,000	13,000	13,000
Estimated Taxable Retail Sales from New Development		\$ -	\$ -	\$ 3,315,325	\$ 3,348,478	\$ 3,381,963	\$ 3,415,783	\$ 3,449,940
Tax Rate:		8.25%						
Total Sales Tax		\$ -	\$ -	\$ 273,514	\$ 276,249	\$ 279,012	\$ 281,802	\$ 284,620
Total Sales Tax Existing Development (Base)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sales Tax New Development (Increment)			\$ -	\$ 273,514	\$ 276,249	\$ 279,012	\$ 281,802	\$ 284,620