

Birchwood at Upper Marlboro			
Description of PILOT Request: \$250 fixed payment toward County tax per affordable unit per year All 90 of the units are affordable			
Assessed Value:	\$ 7,266,768	Total # of Units:	90
		# of Market Rate Units:	0
Rates Effective: July 1, 2021 through June 30, 2022		# of Affordable Units:	90

		Do not change rates								
Agency Tax	Assessed Value	FY2022 Rate	Per	Equ.	Tax Burden - without PILOT	Normal Tax Per Unit	Tax Burden with PILOT	PILOT per Affordable Unit	Amount Deferred per Affordable Unit	Annual Amount Deferred
County	\$ 7,266,767.50	1.0000	100	1%	\$ 72,667.68	807.42	\$ 22,500.00	\$ 250.00	\$ 557.42	\$ 50,167.68
State	\$ 7,266,767.50	0.1120	100	1%	\$ 8,138.78	90.43	\$ 8,138.78	90.43		
Park & Planning	\$ 7,266,767.50	0.2940	100	1%	\$ 21,364.30	237.38	\$ 21,364.30	237.38		
SWM/Flood Control	\$ 7,266,767.50	0.0540	100	1%	\$ 3,924.05	43.60	\$ 3,924.05	43.60		
WSTC	\$ 7,266,767.50	0.0260	100	1%	\$ 1,889.36	20.99	\$ 1,889.36	20.99		
City/Municipal Tax	\$ 7,266,767.50	0.0000	100	1%	-	0.00	-	-		
Solid Waste Service Charge					\$ 3,097.80	34.42	\$ 3,097.80	34.42		
Clean Water Act Fee					\$ 588.60	6.54	\$ 588.60	6.54		
Total Payment					\$ 111,670.57	1,240.78	\$ 61,502.89	\$ 683.37		

Break out residential vs. commercial portion of assessment, if applicable

Tax ID # per Parcel	Assessed Value per SDAT	Current County Tax Portion	Future County Tax Portion	Fiscal Impact (Difference)
03-0215061	\$ 155,300.00	\$ 1,553.00		
03-0200832	\$ 46,900.00	\$ 469.00		
03-0228916	\$ 25,500.00	\$ 255.00		
03-0198150	\$ 45,800.00	\$ 458.00		
03 0198168	\$ 125,300.00	\$ 1,253.00		
03-0215053	\$ 191,000.00	\$ 1,910.00		
03-0231159	\$ 94,870.00	\$ 948.70		
03-0248898	\$ 134,900.00	1349		
03-0205146	\$ 38,300.00	383		
TOTAL		\$ 2,277.00	\$ 22,500.00	\$ 20,223.00

PLEASE FOCUS ON UPDATING THE CELLS IN YELLOW - IF ANY OTHER CHANGES ARE MADE, PLEASE ADVISE DHCD

PILOT CALCULATIONS
2% Annual Escalating Factor
All 90 of the units are affordable

Year	Full Amount Annual County Tax Burden per Unit	of Annual County Tax Burden for all 90 Affordable Units	Annual County PILOT per Affordable Unit	Annual County PILOT for all 90 Affordable Units	Annual Value of Deferred Tax	Cumulative Value of Deferred Tax
1	807.42	72,668	250.00	22,500	(50,168)	(50,168)
2	823.57	74,121	255.00	22,950	(51,171)	(101,339)
3	840.04	75,603	260.10	23,409	(52,194)	(153,533)
4	856.84	77,116	265.30	23,877	(53,238)	(206,771)
5	873.98	78,658	270.61	24,355	(54,303)	(261,075)
6	891.46	80,231	276.02	24,842	(55,389)	(316,464)
7	909.28	81,836	281.54	25,339	(56,497)	(372,961)
8	927.47	83,472	287.17	25,845	(57,627)	(430,588)
9	946.02	85,142	292.91	26,362	(58,779)	(489,367)
10	964.94	86,845	298.77	26,890	(59,955)	(549,322)
11	984.24	88,581	304.75	27,427	(61,154)	(610,476)
12	1,003.92	90,353	310.84	27,976	(62,377)	(672,853)
13	1,024.00	92,160	317.06	28,535	(63,625)	(736,478)
14	1,044.48	94,003	323.40	29,106	(64,897)	(801,375)
15	1,065.37	95,883	329.87	29,688	(66,195)	(867,571)
16	1,086.68	97,801	336.47	30,282	(67,519)	(935,090)
17	1,108.41	99,757	343.20	30,888	(68,869)	(1,003,959)
18	1,130.58	101,752	350.06	31,505	(70,247)	(1,074,206)
19	1,153.19	103,787	357.06	32,136	(71,652)	(1,145,858)
20	1,176.26	105,863	364.20	32,778	(73,085)	(1,218,943)
21	1,199.78	107,980	371.49	33,434	(74,547)	(1,293,489)
22	1,223.78	110,140	378.92	34,102	(76,037)	(1,369,527)
23	1,248.25	112,343	386.49	34,785	(77,558)	(1,447,085)
24	1,273.22	114,590	394.22	35,480	(79,109)	(1,526,194)
25	1,298.68	116,881	402.11	36,190	(80,692)	(1,606,886)
26	1,324.66	119,219	410.15	36,914	(82,305)	(1,689,191)
27	1,351.15	121,603	418.35	37,652	(83,951)	(1,773,143)
28	1,378.17	124,035	426.72	38,405	(85,631)	(1,858,773)
29	1,405.74	126,516	435.26	39,173	(87,343)	(1,946,116)
30	1,433.85	129,047	443.96	39,957	(89,090)	(2,035,206)
31	1,462.53	131,627	452.84	40,756	(90,872)	(2,126,078)
32	1,491.78	134,260	461.90	41,571	(92,689)	(2,218,767)
33	1,521.61	136,945	471.14	42,402	(94,543)	(2,313,310)
34	1,552.05	139,684	480.56	43,250	(96,434)	(2,409,744)
35	1,583.09	142,478	490.17	44,115	(98,363)	(2,508,107)
36	1,614.75	145,327	499.97	44,998	(100,330)	(2,608,437)
37	1,647.04	148,234	509.97	45,897	(102,336)	(2,710,773)
38	1,679.98	151,199	520.17	46,815	(104,383)	(2,815,156)
39	1,713.58	154,223	530.57	47,752	(106,471)	(2,921,627)
40	1,747.86	157,307	541.19	48,707	(108,600)	(3,030,227)
TOTAL		#####		#####		#####

Estimations of Assessed Value using NOI and Cap Rate

Est. Assessed Value per Capped NOI	
NOI	\$ 726,677
Cap Rate*	10.0%
Assessed Value	\$ 7,266,768
Assessment Ratio	100%

Update as appropriate

Income	<i>Total</i>	<i>Per Unit</i>
Low Income Units	\$ 1,352,165	\$ 5,366
Market Rate Units		\$
Nonresidential		\$
Gross Project Income		\$
Vacancy Allowance 5%	\$ 67,608	\$ 268
Effective Gross Income	\$ 1,284,557	\$ 5,097

Expenses

Administrative	\$ 121,550	\$ 482
Management Fee	\$ 77,073	\$ 306
Utilities	\$ 73,235	\$ 291
Maintenance	\$ 121,300	\$ 481
Taxes and Insurance	\$ 137,721	\$ 547
Replacement Reserve	\$ 27,000	\$ 107
Total Expenses	\$ 557,879	\$ 2,214
Net Operating Income	\$ 726,677	\$ 2,884

Cap Rate	10.00%	10.00%
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Value	\$ 7,266,768	\$ 28,836
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Clean Water Act Fee

Impervious Area (sf)	
Equivalent Service Unit	
Impervious Area Fee Rate	
Impervious Area Fee Rate	
Administrative Fee Rate	
Total Clean Water Act Fee	\$0.00

Solid Waste Service Charge

System Benefit Charge	
# of Units	
Total Solid Waste Service C	\$0.00