

DISCUSSION TABLES

EL DORADO COUNTY TRANSPORTATION FEE UPDATE

SINGLE-FAMILY AND MULTIFAMILY SCENARIOS

Prepared by:

Economic & Planning Systems, Inc.

May 11, 2005

EPS #15395

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MEMORANDUM

To: Craig McKibbin; *El Dorado County Department of Transportation*

From: Tim Youmans and Rosanne Helms

Subject: Single-Family and Multifamily Scenarios for the El Dorado Transportation Fee Update; EPS #15395

Date: May 11, 2005

Attached are two sets of tables describing scenarios for the El Dorado County transportation fee update. They are organized as follows:

SINGLE-FAMILY

The single-family tables compare total fees and traffic fees for a home in Serrano (Traffic Zone 8) and for a home in Cameron Park (Traffic Zone 2).

- **Table 1** compares different total fee burdens for these areas for a 2,200-square-foot home, using the high, low, and current versions of the traffic fees.
- **Table 2** calculates the total fees as a percentage of sales price, assuming a 3,300-square-foot home selling for \$750,000 in Serrano.
- **Table 3** calculates the total fees as a percentage of sales price, assuming a 2,200-square-foot home selling for \$350,000 in Cameron Park. This sized home is assumed to be an affordable unit, as market values for new homes are currently higher in Cameron Park.
- **Table 4** summarizes traffic fees in Serrano, Cameron Park, and nearby Folsom Empire Ranch.

MULTIFAMILY

The multifamily tables compare total fees and traffic fees for a 100-unit multifamily project. Units are assumed to be 1,100 square feet each, and the project is located in Unincorporated El Dorado Hills (Traffic Zone 8).

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- **Table 1** compares different total fee burdens per unit for this area, using the high, low, and current versions of the traffic fee.
- **Table 2** summarizes the rent required and the rent increase percentage from market value for the multifamily project to be feasible.
- **Table 3** summarizes multifamily traffic fees for El Dorado Hills and for nearby areas.
- **Table 4** calculates building permit and impact fees for a multifamily unit minus current traffic fees.
- **Tables M-1** through **M-4** calculate the rent required per square foot for feasibility of the multifamily project, assuming the following four scenarios: current traffic fee level, low fee level, mid fee level, and high fee level.

Please note that the calculation of required rent for multifamily in **Tables M-1** through **M-4** assumes a residual land value per square foot of \$15.

Please call (916) 649-8010 if you have questions regarding this memorandum.

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SINGLE-FAMILY

Table 1
El Dorado County Transportation Fee Update
Total Single-Family Burden per Unit
2,200-Square-Foot Unit

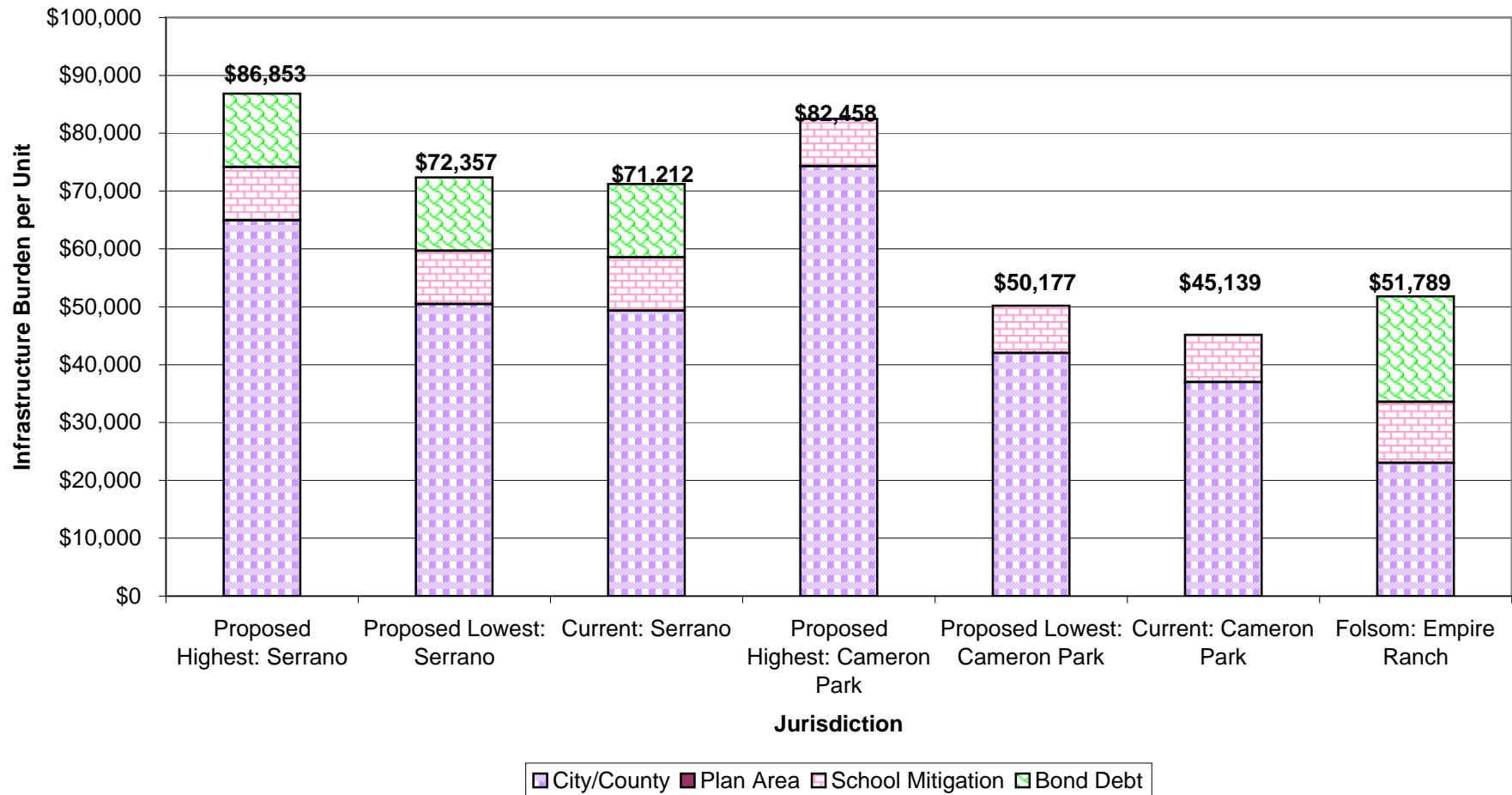


Table 2
El Dorado County Transportation Fee Update
Calculation of Single-Family Fee Burden for Serrano - 3,300-Sq.-Ft. Home

Single-
Family

Item	Serrano: El Dorado Hills - Zone 8 Proposed Traffic Fee			
	Current Fee	Low Fee	Mid Fee	High Fee
Sales Price	\$750,000	\$750,000	\$750,000	\$750,000
Total Infrastructure Burden (Excluding Traffic Fees)	\$58,976	\$58,976	\$58,976	\$58,976
Proposed Traffic Fee	\$17,754	\$18,899	\$24,602	\$33,395
Total Fees	\$76,730	\$77,875	\$83,578	\$92,371
Total Fees as a % of Sales Price	10.2%	10.4%	11.1%	12.3%

"serrano"

Table 3
El Dorado County Transportation Fee Update
Calculation of Single-Family Fee Burden for Cameron Park - 2,200-Sq.-Ft. Home

Single-
Family

Item	Cameron Park: Zone 2 Proposed Traffic Fee			
	Current Fee	Low Fee	Mid Fee	High Fee
Sales Price [1]	\$350,000	\$350,000	\$350,000	\$350,000
Total Infrastructure Burden (Excluding Traffic Fees)	\$31,278	\$31,278	\$31,278	\$31,278
Proposed Traffic Fee	\$13,861	\$18,899	\$36,226	\$51,180
Total Fees	\$45,139	\$50,177	\$67,504	\$82,458
Total Fees as a % of Sales Price	12.9%	14.3%	19.3%	23.6%

"cameron_park"

[1] Represents an affordable unit; the market value of homes in Cameron Park is currently higher.

Table 4
El Dorado County Transportation Fee Update
Summary of Traffic and Transit Fees per Unit - Single-Family Development

Jurisdiction	Fee per Unit
El Dorado Hills - Serrano	
County Road Impact Fee	\$12,093
State Traffic Impact Mitigation Fee	\$1,731
El Dorado Hills District Fee	\$3,930
Total	\$17,754
El Dorado Hills - Cameron Park	
County Road Impact Fee	\$4,480
State Traffic Impact Mitigation Fee	\$3,004
El Dorado Hills District Fee	\$6,377
Total	\$13,861
Folsom - Empire Ranch	
Road Fees	\$3,761
Transportation Management Fee	\$35
Light Rail Fee	\$413
Total	\$4,209

"sf_traffic"

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MULTIFAMILY

Table 1
El Dorado County Transportation Fee Update
Total Multifamily Burden per Unit
100 Unit Complex; 1,100 Sq. Ft. per Unit

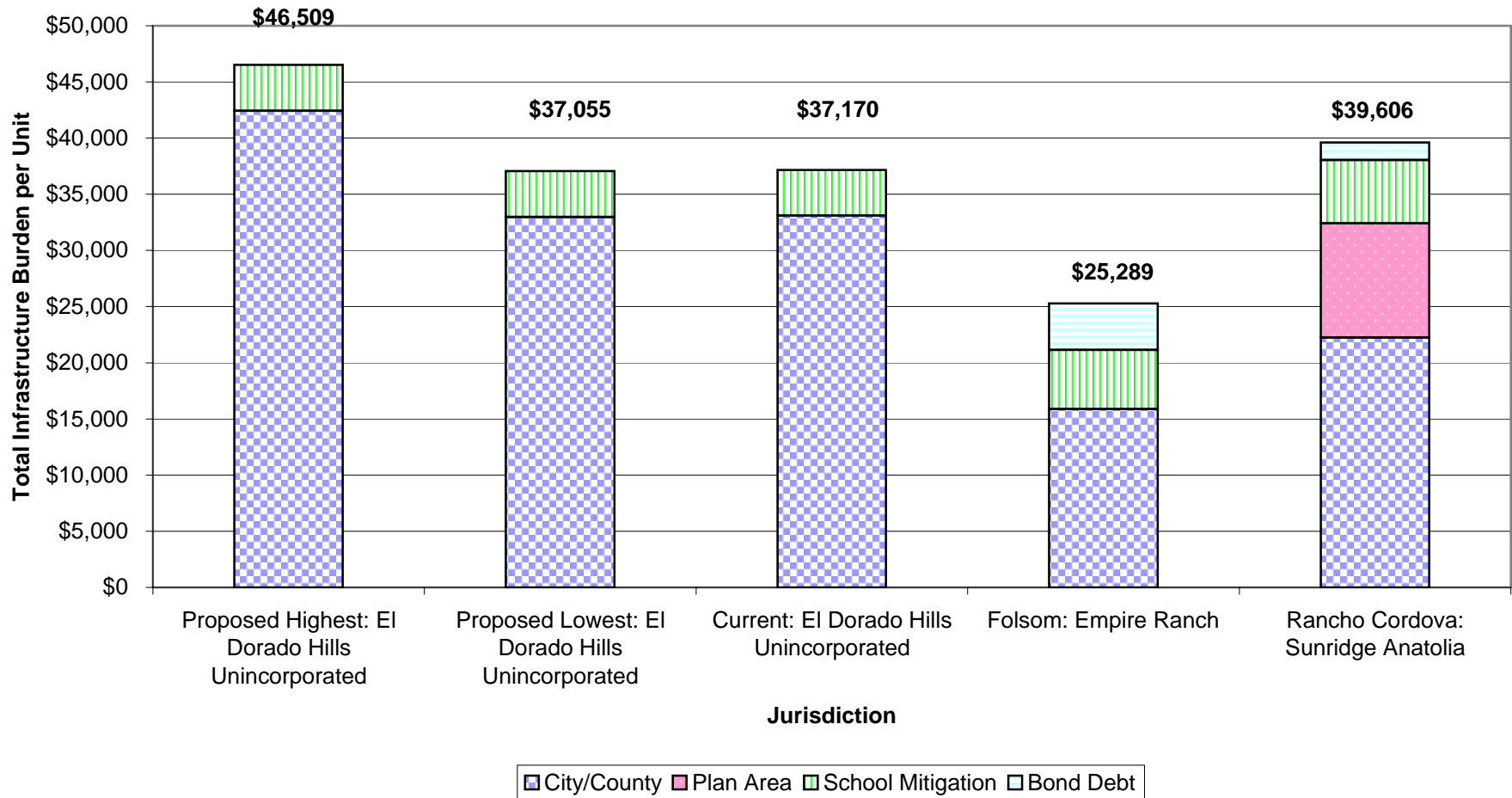


Table 2
El Dorado County Transportation Fee Update
Summary of Transportation Fee and Required Rent per Multifamily Unit - El Dorado Hills Traffic Zone 8

Scenario	Traffic Fee per Unit	Current Market Rent per Bldg. Sq. Ft.	Current Market Rent per Unit [1]	Rent Required to Achieve \$15 per Land Sq. Ft.	Required Market Rent per Unit [1]	Rent Increase Percentage for Feasibility
Multifamily Scenario 1: Current Fee	\$12,440	\$1.55	\$1,705	\$2.88	\$3,168	85.81%
Multifamily Scenario 2: Low Fee	\$12,325	\$1.55	\$1,705	\$2.88	\$3,168	85.81%
Multifamily Scenario 3: Mid Fee	\$16,045	\$1.55	\$1,705	\$2.90	\$3,190	87.10%
Multifamily Scenario 4: High Fee	\$21,779	\$1.55	\$1,705	\$2.94	\$3,234	89.68%

"multifamily_summary"

[1] Assumes 1,100 square feet per unit.

Table 3
El Dorado County Transportation Fee Update
Summary of Traffic and Transit Fees per Unit - Multifamily Development

Jurisdiction	Fee per Unit
El Dorado Hills - Traffic Zone 8	
County Road Impact Fee	\$8,473
State Traffic Impact Mitigation Fee	\$1,216
El Dorado Hills District Fee	\$2,751
Total	\$12,440
Folsom - Empire Ranch	
Road Fees	\$2,633
Transportation Management Fee	\$25
Light Rail Fee	\$283
Total	\$2,941
Rancho Cordova - SunRidge	
City Interim Traffic Mitigation Fee - Roadway	\$3,328
City Interim Traffic Mitigation Fee - Transit	\$356
SunRidge Plan Area Fee - Roadway	\$6,139
SunRidge Plan Area Fee - Transit Shuttle	\$155
Total	\$9,978

"multifamily_traffic"

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Table 4
El Dorado County Transportation Fee Update
Calculation of El Dorado Impact Fees Net of Current Traffic Fees - El Dorado Hills Traffic Zone 8

Item	Multifamily Fee
	<i>per Unit</i>
Total Building Permit and Impact Fees	\$33,100
Less: Current Traffic Fees	(\$12,440)
Building Permit/Impact Fees Net of Current Traffic Fees	\$20,660
	<i>"net_bldg_fees"</i>

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Multifamily Scenario 1: Current Fee
--

**Table M-1
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily**

Assumption	Assumptions	Value
PROJECT DESCRIPTION		
Residential		
Total Number of Units	100 units	
Average Unit Size	1,100 sq. ft.	
Number of Floors	4	
Total Residential Building Sq. Ft.	126,500 sq. ft.	
Net Square Feet	110,000 NSF	
Surface Parking Spaces	107 spaces	
Total Building Sq. Ft.	126,500 sq. ft.	
Total Net Sq. Ft. of Building (NSF)	110,000 NSF	
Total Sq. Ft. of Land [1]	544,500 land sq. ft.	\$8,167,500
DEVELOPMENT COST ASSUMPTIONS		
Direct Costs		
Site Preparation and Demolition [2]	\$7.50 per land sq. ft.	\$4,083,750
In-Tract Improvements [2]	\$0.00 per land sq. ft.	\$0
Residential Shell and Core - (5 story)	\$120 per sq. ft.	\$15,180,000
Parking Construction - surface parking	\$3,500 per space	\$373,333
Subtotal Direct Costs		\$19,637,083
Indirect Costs		
Building Fees (Permits and Impact Fees)		
Multifamily Fee Per Unit (Excluding Traffic Fees) [3]	\$20,660 per unit	\$2,066,010
Proposed Traffic Fee	\$12,440 per unit	\$1,244,000
Architecture, Engineering, & Consulting	4.5% of direct costs	\$883,669
Developer Project Management	4.0% of direct costs	\$785,483
Taxes, Insurance, Legal, and Accounting	3.0% of direct costs	\$589,113
Marketing	Allowance	\$100,000
Cost Contingency	7.5% of direct costs	\$1,472,781
Subtotal Indirect Costs		\$7,141,056
Financing		
Construction Loan Amount	80.0% of Hard and Soft Costs	\$21,422,511
Interest Rate	6.5% per year	
Construction Period Interest	1 year	\$696,232
Points and Fees - Construction	1.0% of loan	\$214,225
Points, Fees, and Closing Costs - Permanent	1.3% of loan	\$278,493
Subtotal Financing		\$1,188,949
Total Development Costs		\$27,967,089

[1] Assumes Land is valued at \$15 per sq.ft.

[2] Assumes some demolition of existing buildings and toxics assumed owner responsibility.

In tract improvements assumed as part of site preparation costs. Assumes utilities are stubbed to the site and access provided.

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Table M-1
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily

Multifamily Scenario 1: Current Fee
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Assumption	Assumptions	Value
INCOME		
Gross Potential Income		
Residential	\$2.88 per NSF per month	\$3,796,886
Total Gross Potential Income		\$3,796,886
Expenses		
Less Vacancy and Collection	5.0% of GPI	\$189,844
Less Operating Expenses Residential	\$5 per square foot	\$550,000
Less Replacement Reserves	2.0% of GPI	\$75,938
Total Expenses		\$815,782
Net Operating Income		\$2,981,104
RESIDUAL VALUE		
Capitalized Value	7.5% cap rate	\$39,748,047
Less Total Development Costs		(\$27,967,089)
Less Developer Profit [1]	10.0% of development costs	(\$3,613,459)
Residual Land Value [2]		\$8,167,499
Residual Land Value per Building Sq. Ft. [2]		\$65
Residual Value per Land Sq. Ft. [2]		\$15

mL_1"

RENT SENSITIVITY TESTING

Current Market Rent Residential	\$1.55 per sq. ft.
Required Rent for Feasibility (solve to \$15 for land value) Residential	\$2.88 per sq. ft.
Required Rent Increase for Project Feasibility	86%

[1] Developer Profit is calculated as a percentage of total development costs and land costs.

[2] Residual land value is an estimate of the value of the land based on the property's expected income stream as compared to the costs to develop the site. The residual land value does not include the actual cost to acquire the site. The developer should be prepared to spend approximately \$15 per land square foot to acquire property.

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Multifamily Scenario 2: Low Fee
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**Table M-2
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily**

Assumption	Assumptions	Value
PROJECT DESCRIPTION		
Residential		
Total Number of Units	100 units	
Average Unit Size	1,100 sq. ft.	
Number of Floors	4	
Total Residential Building Sq. Ft.	126,500 sq. ft.	
Net Square Feet	110,000 NSF	
Surface Parking Spaces	107 spaces	
Total Building Sq. Ft.	126,500 sq. ft.	
Total Net Sq. Ft. of Building (NSF)	110,000 NSF	
Total Sq. Ft. of Land [1]	544,500 land sq. ft.	\$8,167,500
DEVELOPMENT COST ASSUMPTIONS		
Direct Costs		
Site Preparation and Demolition [2]	\$7.50 per land sq. ft.	\$4,083,750
In-Tract Improvements [2]	\$0.00 per land sq. ft.	\$0
Residential Shell and Core - (5 story)	\$120 per sq. ft.	\$15,180,000
Parking Construction - surface parking	\$3,500 per space	\$373,333
Subtotal Direct Costs		\$19,637,083
Indirect Costs		
Building Fees (Permits and Impact Fees)		
Multifamily Fee Per Unit (Excluding Traffic Fees) [3]	\$20,660 per unit	\$2,066,010
Proposed Traffic Fee	\$12,325 per unit	\$1,232,500
Architecture, Engineering, & Consulting	4.5% of direct costs	\$883,669
Developer Project Management	4.0% of direct costs	\$785,483
Taxes, Insurance, Legal, and Accounting	3.0% of direct costs	\$589,113
Marketing	Allowance	\$100,000
Cost Contingency	7.5% of direct costs	\$1,472,781
Subtotal Indirect Costs		\$7,129,556
Financing		
Construction Loan Amount	80.0% of Hard and Soft Costs	\$21,413,311
Interest Rate	6.5% per year	
Construction Period Interest	1 year	\$695,933
Points and Fees - Construction	1.0% of loan	\$214,133
Points, Fees, and Closing Costs - Permanent	1.3% of loan	\$278,373
Subtotal Financing		\$1,188,439
Total Development Costs		\$27,955,078

[1] Assumes Land is valued at \$15 per sq.ft.

[2] Assumes some demolition of existing buildings and toxics assumed owner responsibility.

In tract improvements assumed as part of site preparation costs. Assumes utilities are stubbed to the site and access provided.

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Table M-2
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily

Multifamily Scenario 2: Low Fee
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Assumption	Assumptions	Value
INCOME		
<u>Gross Potential Income</u>		
Residential	\$2.88 per NSF per month	\$3,795,820
<u>Total Gross Potential Income</u>		\$3,795,820
<u>Expenses</u>		
Less Vacancy and Collection	5.0% of GPI	\$189,791
Less Operating Expenses Residential	\$5 per square foot	\$550,000
Less Replacement Reserves	2.0% of GPI	\$75,916
<u>Total Expenses</u>		\$815,707
<u>Net Operating Income</u>		\$2,980,113
RESIDUAL VALUE		
Capitalized Value	7.5% cap rate	\$39,734,835
Less Total Development Costs		(\$27,955,078)
Less Developer Profit [1]	10.0% of development costs	(\$3,612,258)
Residual Land Value [2]		\$8,167,499
Residual Land Value per Building Sq. Ft. [2]		\$65
Residual Value per Land Sq. Ft. [2]		\$15

"mf_2"

RENT SENSITIVITY TESTING

Current Market Rent Residential	\$1.55 per sq. ft.
Required Rent for Feasibility (solve to \$15 for land value) Residential	\$2.88 per sq. ft.
Required Rent Increase for Project Feasibility	86%

[1] Developer Profit is calculated as a percentage of total development costs and land costs.

[2] Residual land value is an estimate of the value of the land based on the property's expected income stream as compared to the costs to develop the site. The residual land value does not include the actual cost to acquire the site. The developer should be prepared to spend approximately \$15 per land square foot to acquire property.

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Multifamily Scenario 3: Mid Fee
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**Table M-3
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily**

Assumption	Assumptions	Value
PROJECT DESCRIPTION		
Residential		
Total Number of Units	100 units	
Average Unit Size	1,100 sq. ft.	
Number of Floors	4	
Total Residential Building Sq. Ft.	126,500 sq. ft.	
Net Square Feet	110,000 NSF	
Surface Parking Spaces	107 spaces	
Total Building Sq. Ft.	126,500 sq. ft.	
Total Net Sq. Ft. of Building (NSF)	110,000 NSF	
Total Sq. Ft. of Land [1]	544,500 land sq. ft.	\$8,167,500
DEVELOPMENT COST ASSUMPTIONS		
Direct Costs		
Site Preparation and Demolition [2]	\$7.50 per land sq. ft.	\$4,083,750
In-Tract Improvements [2]	\$0.00 per land sq. ft.	\$0
Residential Shell and Core - (5 story)	\$120 per sq. ft.	\$15,180,000
Parking Construction - surface parking	\$3,500 per space	\$373,333
Subtotal Direct Costs		\$19,637,083
Indirect Costs		
Building Fees (Permits and Impact Fees)		
Multifamily Fee Per Unit (Excluding Traffic Fees) [3]	\$20,660 per unit	\$2,066,010
Proposed Traffic Fee	\$16,045 per unit	\$1,604,500
Architecture, Engineering, & Consulting	4.5% of direct costs	\$883,669
Developer Project Management	4.0% of direct costs	\$785,483
Taxes, Insurance, Legal, and Accounting	3.0% of direct costs	\$589,113
Marketing	Allowance	\$100,000
Cost Contingency	7.5% of direct costs	\$1,472,781
Subtotal Indirect Costs		\$7,501,556
Financing		
Construction Loan Amount	80.0% of Hard and Soft Costs	\$21,710,911
Interest Rate	6.5% per year	
Construction Period Interest	1 year	\$705,605
Points and Fees - Construction	1.0% of loan	\$217,109
Points, Fees, and Closing Costs - Permanent	1.3% of loan	\$282,242
Subtotal Financing		\$1,204,956
Total Development Costs		\$28,343,595

[1] Assumes Land is valued at \$15 per sq.ft.

[2] Assumes some demolition of existing buildings and toxics assumed owner responsibility.

In tract improvements assumed as part of site preparation costs. Assumes utilities are stubbed to the site and access provided.

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**Multifamily
Scenario 3: Mid
Fee**

**Table M-3
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily**

Assumption	Assumptions	Value
INCOME		
<u>Gross Potential Income</u>		
Residential	\$2.90 per NSF per month	\$3,830,285
<u>Total Gross Potential Income</u>		\$3,830,285
<u>Expenses</u>		
Less Vacancy and Collection	5.0% of GPI	\$191,514
Less Operating Expenses Residential	\$5 per square foot	\$550,000
Less Replacement Reserves	2.0% of GPI	\$76,606
<u>Total Expenses</u>		\$818,120
<u>Net Operating Income</u>		\$3,012,165
RESIDUAL VALUE		
Capitalized Value	7.5% cap rate	\$40,162,204
Less Total Development Costs		(\$28,343,595)
Less Developer Profit [1]	10.0% of development costs	(\$3,651,109)
Residual Land Value [2]		\$8,167,500
Residual Land Value per Building Sq. Ft. [2]		\$65
Residual Value per Land Sq. Ft. [2]		\$15

"mf_3"

RENT SENSITIVITY TESTING

Current Market Rent Residential	\$1.55 per sq. ft.
Required Rent for Feasibility (solve to \$15 for land value) Residential	\$2.90 per sq. ft.
Required Rent Increase for Project Feasibility	87%

[1] Developer Profit is calculated as a percentage of total development costs and land costs.

[2] Residual land value is an estimate of the value of the land based on the property's expected income stream as compared to the costs to develop the site. The residual land value does not include the actual cost to acquire the site. The developer should be prepared to spend approximately \$15 per land square foot to acquire property.

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Table M-4
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily

Multifamily Scenario 4: High Fee

Assumption	Assumptions	Value
PROJECT DESCRIPTION		
Residential		
Total Number of Units	100 units	
Average Unit Size	1,100 sq. ft.	
Number of Floors	4	
Total Residential Building Sq. Ft.	126,500 sq. ft.	
Net Square Feet	110,000 NSF	
Surface Parking Spaces	107 spaces	
Total Building Sq. Ft.	126,500 sq. ft.	
Total Net Sq. Ft. of Building (NSF)	110,000 NSF	
Total Sq. Ft. of Land [1]	544,500 land sq. ft.	\$8,167,500
DEVELOPMENT COST ASSUMPTIONS		
Direct Costs		
Site Preparation and Demolition [2]	\$7.50 per land sq. ft.	\$4,083,750
In-Tract Improvements [2]	\$0.00 per land sq. ft.	\$0
Residential Shell and Core - (5 story)	\$120 per sq. ft.	\$15,180,000
Parking Construction - surface parking	\$3,500 per space	\$373,333
Subtotal Direct Costs		\$19,637,083
Indirect Costs		
Building Fees (Permits and Impact Fees)		
Multifamily Fee Per Unit (Excluding Traffic Fees) [3]	\$20,660 per unit	\$2,066,010
Proposed Traffic Fee	\$21,779 per unit	\$2,177,900
Architecture, Engineering, & Consulting	4.5% of direct costs	\$883,669
Developer Project Management	4.0% of direct costs	\$785,483
Taxes, Insurance, Legal, and Accounting	3.0% of direct costs	\$589,113
Marketing	Allowance	\$100,000
Cost Contingency	7.5% of direct costs	\$1,472,781
Subtotal Indirect Costs		\$8,074,956
Financing		
Construction Loan Amount	80.0% of Hard and Soft Costs	\$22,169,631
Interest Rate	6.5% per year	
Construction Period Interest	1 year	\$720,513
Points and Fees - Construction	1.0% of loan	\$221,696
Points, Fees, and Closing Costs - Permanent	1.3% of loan	\$288,205
Subtotal Financing		\$1,230,415
Total Development Costs		\$28,942,454

[1] Assumes Land is valued at \$15 per sq.ft.

[2] Assumes some demolition of existing buildings and toxics assumed owner responsibility.

In tract improvements assumed as part of site preparation costs. Assumes utilities are stubbed to the site and access provided.

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Table M-4
El Dorado County Transportation Fee Update
Proforma Analysis: Multifamily

Multifamily Scenario 4: High Fee

Assumption	Assumptions	Value
INCOME		
Gross Potential Income		
Residential	\$2.94 per NSF per month	\$3,883,410
Total Gross Potential Income		\$3,883,410
Expenses		
Less Vacancy and Collection	5.0% of GPI	\$194,170
Less Operating Expenses Residential	\$5 per square foot	\$550,000
Less Replacement Reserves	2.0% of GPI	\$77,668
Total Expenses		\$821,839
Net Operating Income		\$3,061,571
RESIDUAL VALUE		
Capitalized Value	7.5% cap rate	\$40,820,950
Less Total Development Costs		(\$28,942,454)
Less Developer Profit [1]	10.0% of development costs	(\$3,710,995)
Residual Land Value [2]		\$8,167,501
Residual Land Value per Building Sq. Ft. [2]		\$65
Residual Value per Land Sq. Ft. [2]		\$15

"mL_4"

RENT SENSITIVITY TESTING

Current Market Rent Residential	\$1.55 per sq. ft.
Required Rent for Feasibility (solve to \$15 for land value) Residential	\$2.94 per sq. ft.
Required Rent Increase for Project Feasibility	90%

[1] Developer Profit is calculated as a percentage of total development costs and land costs.

[2] Residual land value is an estimate of the value of the land based on the property's expected income stream as compared to the costs to develop the site. The residual land value does not include the actual cost to acquire the site. The developer should be prepared to spend approximately \$15 per land square foot to acquire property.

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Public Finance

Real Estate Economics

Regional Economics

Land Use Policy

SINGLE-FAMILY BACK-UP FEE COMPARISON

ECONOMIC & PLANNING SYSTEMS, INC.

FEE CALCULATION ANALYSIS

DISCLAIMER

The figures in the EPS fee calculation analysis are estimates meant for initial planning purposes or for comparing infrastructure cost burdens between different project areas. The analysis is not designed to be an exact calculation of the fees payable at the issuance of a building permit because it does not provide a Building Department's level of review, nor does it provide all fees payable at building permit. For example, the analysis does not include administrative, plumbing, mechanical, engineering, and other miscellaneous fees due at building permit, nor does it typically include the site portion of plan check fees.

In addition, EPS makes no representation that all items for all areas are current as of today. Some of the fees/taxes/assessments may have been updated by the jurisdiction since estimates shown in the analysis were made.

Finally, the analysis does not typically include improvement plan fees incurred before building permit. However, some fees paid at improvement plan stage (typically drainage fees or water fees) may be shown as fees paid at building permit to provide a more comprehensive infrastructure cost burden comparison between different project areas.

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Figure S-1
SINGLE FAMILY HOMES
Summary of Infrastructure Costs Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

Summary of Infrastructure Costs Per Unit	El Dorado County		Sac. County
	Unincorporated		Folsom
	Serrano	El Dorado Hills Cameron Park	Empire Ranch
<i>Current as of</i>	<i>Apr-05</i>	<i>Apr-05</i>	<i>Apr-05</i>
Total City/County-Wide Development Impact Fees (from Figure S-2)	\$49,339	\$36,999	\$23,047
Plan Area Fees (from Figure S-3)	\$0	\$0	\$0
Total School Mitigation (from Figure S-4)	\$9,187	\$8,140	\$10,516
Estimated Bond Debt Of Special Taxes and Assessments (from Figure S-5)	\$12,686	\$0	\$18,225
Total Infrastructure Cost Per Unit	\$71,212	\$45,139	\$51,789
Total Fees (City, County, Schools, and Plan Area)	\$49,339	\$45,139	\$33,563
Total Annual Taxes	\$1,861	\$0	\$1,441

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Figure S-2
SINGLE FAMILY HOMES
City/County Development Impact Fees Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

City/County Development Impact Fees Per Unit	El Dorado County		Sac. County
	Unincorporated		Folsom
	Serrano	El Dorado Hills Cameron Park	Empire Ranch
Unit: These are fees charged by the City or County and do not include fees for a special plan area.			
Current as of	<i>Apr-05</i>	<i>Apr-05</i>	<i>Apr-05</i>
CITY/COUNTY FEES PER UNIT			
Processing Fees Per Unit [2]			
Building Permit	\$964	\$964	\$1,522
Plan Check	\$964	\$964	\$1,218
Energy Fee	-	-	-
Technology Surcharge	-	-	-
Seismic / Strong Motion	\$21	\$21	\$21
Fire Review Fee	-	-	-
Other Building Permit or Processing Fees	-	-	\$867
Total Processing Fees Per Unit	\$1,949	\$1,949	\$3,627
Development Impact Fees Per Unit			
Sewer	\$10,000	\$5,975	\$6,500
Water	\$9,965	\$9,054	\$3,576
Traffic	\$13,824	\$7,484	\$3,761
Transit	-	-	\$448
Regional Traffic Fees	\$3,930	\$6,377	-
Drainage	-	-	\$540
Parks - Neighborhood	-	-	-
Parks - City-wide	\$6,869	\$4,167	\$2,300
Fire/Police	\$2,416	\$1,108	\$798
Habitat / Greenbelt Preservation	-	-	-
Affordable Housing	-	-	-
Capital Improvements/Public Facilities	-	-	\$982
Other General Fees/One-Time Taxes	\$386	\$885	\$515
County-Wide Fees	-	-	-
Total Development Impact Fees Per Unit	\$47,390	\$35,050	\$19,420
TOTAL CITY/COUNTY FEES PER UNIT	\$49,339	\$36,999	\$23,047

[1] East Franklin sewer, water, and drainage fees are net of applicable credits.

[2] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.

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Figure S-3
SINGLE FAMILY HOMES
Plan Area Fees Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

Plan Area Fees: These fees are charged only within a certain area of a County or City to fund facilities to serve a specific development project.	El Dorado County		Sac. County
	Unincorporated		Folsom
	Serrano	El Dorado Hills Cameron Park	Empire Ranch
Current as of	<i>Apr-05</i>	<i>Apr-05</i>	<i>Apr-05</i>
PLAN AREA FEES PER UNIT			
Infrastructure Fee	-	-	-
Transit	-	-	-
Roadway	-	-	-
Park Improvement	-	-	-
Fire/Police Protection	-	-	-
Library	-	-	-
Drainage	-	-	-
Sewer	-	-	-
Water	-	-	-
Landscape Corridors	-	-	-
Fee Program Formation/Administration	-	-	-
Public Land and Regional Park Acquisition Fees	-	-	-
SAFCA Capital Investment Equalization Fee	-	-	-
Other General Fees	-	-	-
Less Bond Proceeds	-	-	-
TOTAL PLAN AREA FEES PER UNIT	\$0	\$0	\$0

[1] East Franklin roadway, landscape corridor, drainage, and water plan area fees are net of applicable credits.

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Figure S-4
SINGLE FAMILY HOMES
Estimated School Mitigation Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

Estimated School Mitigation Per Unit	El Dorado County		Sac. County
	Unincorporated		Folsom
	Serrano	El Dorado Hills Cameron Park	Empire Ranch
<i>Current as of</i>	<i>Apr-05</i>	<i>Apr-05</i>	<i>Apr-05</i>
<i>School District</i>	<i>Rescue/Buckeye</i>	<i>Buckeye</i>	<i>Folsom-Cordova</i>
A. Annual School Mello-Roos CFD Taxes	\$788	-	-
B. Present Value of School CFD Tax	\$9,187	\$0	\$0
C. School Fee Per Sqft:			
Stirling Fee	-	-	-
Level 2 (or 3) SB50 Fee	-	\$3.70	\$4.78
Mitigation Agreement	-	-	-
D. Total School Fee:			
Stirling Fee	-	-	-
Level 2 (or 3) SB50 Fee	-	\$8,140	\$10,516
Mitigation Agreement	-	-	-
E. Total School Mitigation (B+D)	\$9,187	\$8,140	\$10,516

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Figure S-5
SINGLE FAMILY HOMES
Special Taxes and Assessments Per Unit
2,200 Sqft Home, 450 Sqft Garage, 3 Bedrooms
2 Bathrooms, 5 Units Per Net Acre

Special Taxes and Assessments Per Unit for Infrastructure [1]	El Dorado County		Sac. County
	Unincorporated		Folsom
	El Dorado Hills Serrano	El Dorado Hills Cameron Park	Empire Ranch
<i>Current as of</i>	<i>Apr-05</i>	<i>Apr-05</i>	<i>Apr-05</i>
Annual Special Taxes and Assessments Per Unit			
Infrastructure CFD	\$1,073		\$1,441
Infrastructure Assessment District	-	-	-
SAFCA A.D. (Local Project)	-	-	-
Total Annual Taxes and Assessments	\$1,073	\$0	\$1,441
Estimated Bond Debt of Special Taxes and Assessments			
Infrastructure CFD	\$12,686	-	\$18,225
Infrastructure Assessment District	-	-	-
SAFCA A.D. (Local Project)	-	-	-
Total Estimated Bond Debt	\$12,686	\$0	\$18,225

[1] Taxes and Assessments for schools can be found in Figure S-4.

EPS

Economic &
Planning Systems

Public Finance

Real Estate Economics

Regional Economics

Land Use Policy

MULTIFAMILY BACK-UP FEE COMPARISON

ECONOMIC & PLANNING SYSTEMS, INC.

FEE CALCULATION ANALYSIS

DISCLAIMER

The figures in the EPS fee calculation analysis are estimates meant for initial planning purposes or for comparing infrastructure cost burdens between different project areas. The analysis is not designed to be an exact calculation of the fees payable at the issuance of a building permit because it does not provide a Building Department's level of review, nor does it provide all fees payable at building permit. For example, the analysis does not include administrative, plumbing, mechanical, engineering, and other miscellaneous fees due at building permit, nor does it typically include the site portion of plan check fees.

In addition, EPS makes no representation that all items for all areas are current as of today. Some of the fees/taxes/assessments may have been updated by the jurisdiction since estimates shown in the analysis were made.

Finally, the analysis does not typically include improvement plan fees incurred before building permit. However, some fees paid at improvement plan stage (typically drainage fees or water fees) may be shown as fees paid at building permit to provide a more comprehensive infrastructure cost burden comparison between different project areas.

Figure M-1
MULTI-FAMILY DEVELOPMENT
Summary of Infrastructure Costs Per Unit
5 Acres, 100 Unit Complex, 850 Sqft Per Unit

Summary of Infrastructure Costs Per Unit	El Dorado Co.	Sacramento County	
	Unincorporated	Folsom	Rancho Cordova
	El Dorado Hills	Empire Ranch	SunRidge Anatolia
<i>Current as of</i>	<i>Apr-05</i>	<i>Apr-05</i>	<i>Nov-04</i>
Total City/County-Wide Development Impact Fees (from Figure M-2)	\$33,100	\$15,876	\$22,233
Plan Area Fees (from Figure M-3)	\$0	\$0	\$10,176
Total School Mitigation (from Figure M-4)	\$4,070	\$5,258	\$5,635
Estimated Bond Debt Of Special Taxes and Assessments (from Figure M-5)	\$0	\$4,154	\$1,563
Total Infrastructure Cost Per Unit	\$37,170	\$25,289	\$39,606
Total Fees (City, County, Schools and Plan Area	\$37,170	\$21,134	\$36,754
Total Annual Taxes	\$0	\$342	\$370

Figure M-2
MULTI-FAMILY DEVELOPMENT
City/County Development Impact Fees Per Unit
5 Acres, 100 Unit Complex, 850 Sqft Per Unit

City/County Development Impact Fees Per Unit	El Dorado Co.	Sacramento County	
	Unincorporated	Folsom	Rancho Cordova
Unit: These are fees charged by the City or County and do not include fees for a special plan area.	El Dorado Hills	Empire Ranch	SunRidge Anatolia
Current as of	<i>Apr-05</i>	<i>Apr-05</i>	<i>Nov-04</i>
CITY/COUNTY FEES PER UNIT			
Processing Fees Per Unit [1]			
Building Permit	\$380	\$433	\$721
Plan Check	\$380	\$433	\$288
Energy Fee	-	-	-
Technology Surcharge	-	-	-
Seismic /Strong Motion	\$18	\$18	\$8
Fire Review Fee	-	-	\$0
Other Building Permit and Processing Fees	-	\$260	\$137
Total Processing Fees Per Unit	\$778	\$1,143	\$1,155
Development Impact Fees Per Unit			
Sewer	\$4,536	\$4,875	\$4,497
Water	\$5,771	\$2,329	\$5,765
Traffic	\$9,689	\$2,633	\$3,328
Transit	-	\$308	\$356
Regional Traffic Fees	\$2,751	-	-
Drainage	-	\$540	\$760
Parks - Neighborhood	\$6,869	-	-
Parks - City-wide	-	\$1,903	3,159
Fire / Police	\$2,416	\$893	\$605
Habitat / Greenbelt Preservation	-	-	\$161
Affordable Housing	-	-	-
Capital Improvements/Public Facilities	-	\$1,252	\$2,391
Other General Fees/One-Time Taxes	\$290	-	\$56
County-Wide Fees	-	-	-
Total Development Impact Fees Per Unit	\$32,322	\$14,733	\$21,077
TOTAL CITY/COUNTY FEES PER UNIT	\$33,100	\$15,876	\$22,233

"city_county"

[1] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.

Figure M-3
MULTI-FAMILY DEVELOPMENT
Plan Area Fees Per Unit
5 Acres, 100 Unit Complex, 850 Sqft Per Unit

Plan Area Fees: These fees are charged only within a certain area of a County or City to fund facilities to serve a specific development project.	El Dorado Co.		Sacramento County	
	Unincorporated	Folsom	Rancho Cordova	
	El Dorado Hills	Empire Ranch	SunRidge Anatolia	
Current as of	<i>Apr-05</i>	<i>Apr-05</i>	<i>Nov-04</i>	
PLAN AREA FEES PER UNIT				
Infrastructure Fee	-	-	-	
Transit	-	-	\$155	
Roadway	-	-	\$6,139	
Park Improvement	-	-	\$2,447	
Fire/Police Protection	-	-		
Library	-	-	\$438	
Drainage	-	-		
Water	-	-	\$339	
Sewer	-	-	\$390	
Landscape Corridors	-	-		
Fee Program Formation/Administration	-	-	\$249	
Public Land & Regional Park Acquisition Fees	-	-		
SAFCA Capital Investment Equalization Fee	-	-		
Other Plan Area Fee	-	-	\$19	
TOTAL PLAN AREA FEES PER UNIT	\$0	\$0	10,176	

Figure M-4
MULTI-FAMILY DEVELOPMENT
Estimated School Mitigation Per Unit
5 Acres, 100 Unit Complex, 850 Sqft Per Unit

Estimated School Mitigation Per Unit	El Dorado Co.	Sacramento County	
	Unincorporated	Folsom	Rancho Cordova
	El Dorado Hills	Empire Ranch	SunRidge Anatolia
<i>Current as of</i>	<i>Apr-05</i>	<i>Apr-05</i>	<i>Nov-04</i>
<i>School District</i>	<i>Buckeye & El Dorado Union HSD</i>	<i>Folsom-Cordova USD</i>	<i>Elk Grove USD</i>
A. Annual School Mello-Roos CFD Taxes	-	-	\$120
B. Present Value of School Taxes	\$0	\$0	\$1,290
C. School Fee Per Sqft:			
Stirling Fee	-	-	-
Level 2 (or 3) SB50 Fee	\$3.70	\$4.78	\$3.95
Mitigation Agreement	-	-	-
D. Total School Fee:			
Stirling Fee	-	-	-
Level 2 (or 3) SB50 Fee	\$4,070	\$5,258	\$4,345
Mitigation Agreement	-	-	-
D. Total School Mitigation (B+ C)	\$4,070	\$5,258	\$5,635

Figure M-5
MULTI-FAMILY DEVELOPMENT
Special Taxes and Assessments Per Unit
5 Acres, 100 Unit Complex, 850 Sqft Per Unit

	El Dorado Co.	Sacramento County	
	Unincorporated	Folsom	Rancho Cordova
Special Taxes and Assessments Per Unit for Infrastructure [1]	El Dorado Hills	Empire Ranch	SunRidge Anatolia
<i>Current as of</i>	<i>Apr-05</i>	<i>Apr-05</i>	<i>Nov-04</i>
Annual Special Taxes and Assessments Per Unit			
Infrastructure CFD	-	\$342	\$250
Infrastructure Assessment District	-	-	-
SAFCA A.D. (Local Project)	-	-	-
Total Annual Taxes and Assessments	\$0	\$342	\$250
Estimated Bond Debt of Special Taxes and Assessments			
Infrastructure CFD	-	\$4,154	\$1,563
Infrastructure Assessment District	-	-	-
SAFCA A.D. (Local Project)	-	-	-
Total Estimated Bond Debt	\$0	\$4,154	\$1,563

[1] Taxes and Assessments for schools can be found in Figure M-4.