

**RAPID CITY CENTER
PROJECTED DEVELOPMENT**

YEAR	ITEM	RAW LAND (ACRES)	PLATTED LAND (ACRES)	LAND VALUE	STRUCTURE (SQFT)	STRUCTURE VALUE	TOTAL VALUE	EST. TAX (INCREMENT)
2006	RAW LAND	114	0	\$ 1,710,000.00			\$ 1,710,000.00	
2007	PLAT PHASE I	75	30	\$ 6,834,000.00			\$ 8,544,000.00	\$ 102,510.00
2008	RETAIL SPACE	75	30	\$ -	100000	\$ 9,000,000.00	\$ 17,544,000.00	\$ 237,510.00
2009	HOTELS	75	30	\$ -	100000	\$ 10,000,000.00	\$ 27,544,000.00	\$ 387,510.00
2010	RESTAURANT	75	30	\$ -	6000	\$ 1,200,000.00	\$ 28,744,000.00	\$ 405,510.00
2011	RETAIL SPACE	75	30	\$ -	50000	\$ 4,500,000.00	\$ 33,244,000.00	\$ 473,010.00
2012	xxxx	75	30	\$ -		\$ -	\$ 33,244,000.00	\$ 473,010.00
2013	xxxx	75	30	\$ -		\$ -	\$ 33,244,000.00	\$ 473,010.00
2014	PLAT PHASE II	20	82	\$ 17,859,600.00		\$ -	\$ 51,103,600.00	\$ 740,904.00
2015	RETAIL SPACE	20	82	\$ -	50000	\$ 5,000,000.00	\$ 56,103,600.00	\$ 815,904.00
2016	RESTAURANT	20	82	\$ -	8000	\$ 800,000.00	\$ 56,903,600.00	\$ 827,904.00
2017	RETAIL SPACE	20	82	\$ -	60000	\$ 6,000,000.00	\$ 62,903,600.00	\$ 917,904.00
2018	PLAT PHASE III	20	82	\$ -		\$ 6,000,000.00	\$ 68,903,600.00	\$ 1,007,904.00
2019	RETAIL SPACE	0	100	\$ -	100000	\$ 10,000,000.00	\$ 78,903,600.00	\$ 1,157,904.00
2020	RETAIL SPACE	0	100	\$ -	100000	\$ 10,000,000.00	\$ 88,903,600.00	\$ 1,307,904.00
2021	RETAIL SPACE	0	100	\$ -	50000	\$ 5,000,000.00	\$ 93,903,600.00	\$ 1,382,904.00
2022	HOTELS	0	100	\$ -	25000	\$ 2,500,000.00	\$ 96,403,600.00	\$ 1,420,404.00
2023		0	100	\$ -	0	\$ -	\$ 96,403,600.00	\$ 1,420,404.00
2024		0	100	\$ -	0	\$ -	\$ 96,403,600.00	\$ 1,420,404.00

ESTIMATED ANNUAL RETAIL REVENUE = \$300 PER SQUARE FOOT, ESTIMATED CITY SHARE OF SALES TAX= \$6.00 PER SQUARE FOOT PER YEAR

ESTIMATED TOTAL RETAIL SPACE IS 300,000 SQUARE FEET IN THE FIRST FIVE YEARS.

RECEIVED

SEP 16 2005

Rapid City Growth
Management Department

**Rushmore Crossing
Rapid City, South Dakota**

PHASE I - POWER CENTER							
Tenant	Square Feet	Est. Construction Job Ratio	Est. Permanent Job Ratio	Estimated % Occupancy	Construction Jobs	Permanent Jobs	Total Jobs
Retail Anchor A	102,513	0.0030	0.0020	100.00%	308	205	513
Retail Jr. Anchor B	30,000	0.0030	0.0020	100.00%	90	60	150
Retail Jr. Anchor C	8,000	0.0030	0.0020	100.00%	24	16	40
Retail Jr. Anchor D	18,300	0.0030	0.0020	100.00%	55	37	92
Retail Jr. Anchor E	12,950	0.0030	0.0020	100.00%	39	26	65
Retail Jr. Anchor F	14,800	0.0030	0.0020	100.00%	44	30	74
Retail Jr. Anchor G	9,548	0.0030	0.0020	100.00%	29	19	48
Retail Jr. Anchor H	9,600	0.0030	0.0020	100.00%	29	19	48
Retail Jr. Anchor J	8,050	0.0030	0.0020	100.00%	24	16	40
Retail Jr. Anchor K	28,000	0.0030	0.0020	100.00%	84	56	140
Retail Jr. Anchor L	30,625	0.0030	0.0020	100.00%	92	61	153
Retail Jr. Anchor M	48,475	0.0030	0.0020	100.00%	145	97	242
Retail Parcel Three - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Four - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Five - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Six - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Seven - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Eight - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Nine - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Tovals/Averages	355,861				1,068	712	1,779
PHASE II - OUTLOT CENTER							
Tenant	Square Feet	Est. Construction Job Ratio	Est. Permanent Job Ratio	Estimated % Occupancy	Construction Jobs	Permanent Jobs	Total Jobs
Retail Anchor N on Parcel Twelve	160,000	0.0030	0.0020	100.00%	480	320	800
Retail Parcel Thirteen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Fourteen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Fifteen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Sixteen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Seventeen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Eighteen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Nineteen - Outlot Pad User	5,000	0.0030	0.0020	95.00%	15	10	25
Retail Parcel Twenty - Future Use TBD	0	0.0030	0.0020	95.00%	-	-	-
Tovals/Averages	195,000				585	390	975
Combined PHASE I & PHASE II							
Tovals/Averages	550,861				1,653	1,102	2,754