Black Desert Scenarios

Developer Stated Needs

- PID = $82.8 million/$31.2 million NPV
- CRA= $62.1 million/$25.0 million NPV

- TOTALS = $144.9 million/$56.2 million NPV

Assumes 5.5 Mill Rate for PID, 6.0% Discount Rate



Black Desert Scenarios

Scenario I – Increase PID Mill Rate from 5.5 to 7.5

- PID = $112.9 million/$42.6 million NPV
- Required from CRA to bridge $56.2 million NPV gap = $13.6 million NPV



Black Desert Scenarios

Scenario II – Increase PID Mill Rate from 5.5 to 10.0

- PID = $56.8 million
- CRA = No CRA needed



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Scenario III – CAP CRA at $10.0 million NPV (NPV at market discount rate)

- PID = $46 million NPV at 6.0 mill rate
- CRA = Capped at $10.0 million NPV (discount rate of 4.0)



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Scenario IV – Adjust PID rate to pay for parking garage costs ($40.0 million)

- PID = Mill rate of 5.25, Discount Rate of 4.0 % = $40.2 million NPV
- CRA = No CRA needed

