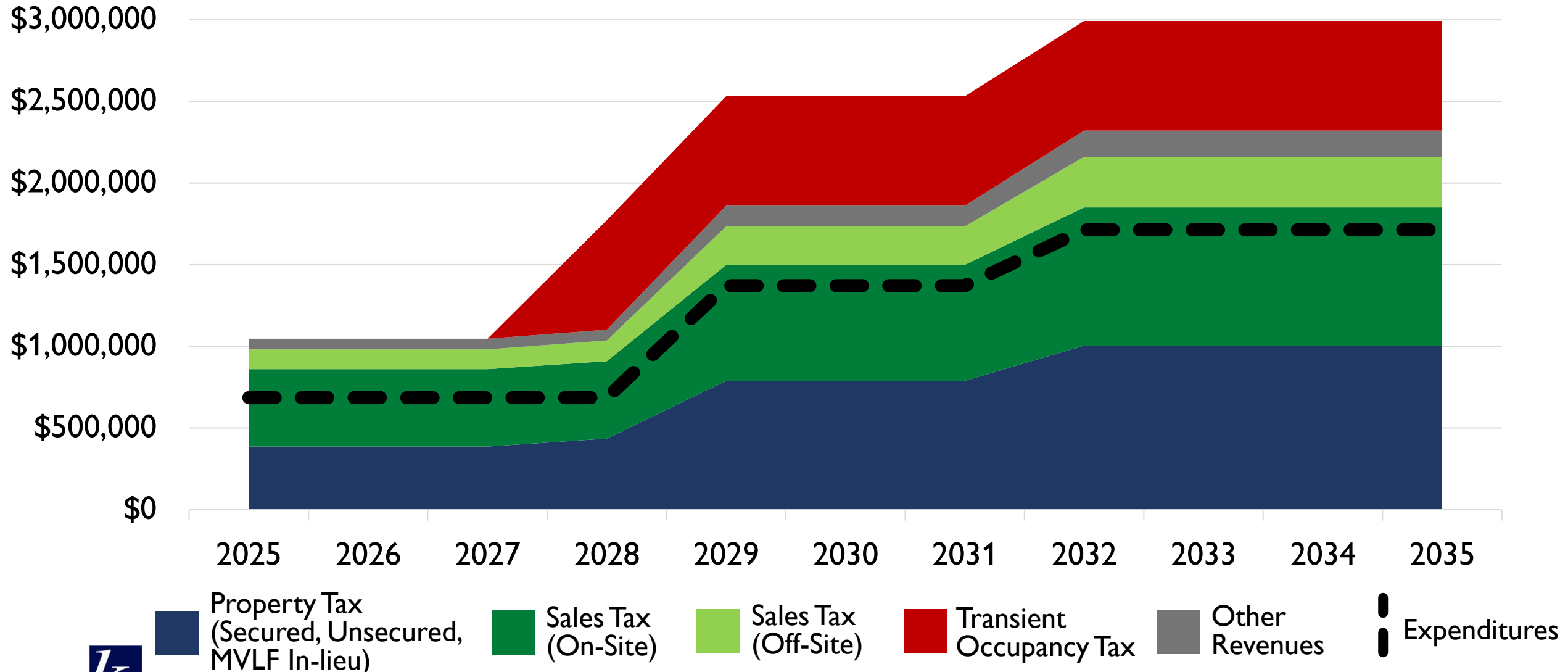


The Village at Laguna Hills

Attachment 5 Scaled Fiscal Impact Scenario



Illustrative Example: Phased Revenues & Expenditures (2020\$)



Source: City of Laguna Hills; Kosmont Companies

Illustrative Example: Scaled Fiscal Impact

To provide a high-level example of the impact of revenues and expenditures during the phased absorption of the Project, Kosmont scaled the full-buildout revenue and expenditure estimates to align with an illustrative example of project phasing. Revenues were scaled based on the phasing described in the table at right; expenditures were scaled based on new residential population.

Based on these assumptions, the revenues generated by property tax and on-site sales tax adequately cover the expenditures, leaving the City with additional general fund capacity.

Illustrative Example: Scaled Net Fiscal Impact				
Year	Phase	Scaled Revenue	Scaled Expenditures	Net Fiscal Impact
2025	Phase 1a: 140,000 SF Retail 40% Residential 33% of Office	\$1,047,000	\$674,000	\$373,000
2028	Phase 1b: Hotel	\$1,773,000	\$674,000	\$1,099,000
2029	Phase 2: 70,000 SF Retail 40% Residential 33% Office	\$2,532,000	\$1,348,000	\$1,184,000
2032	Subseq. Phase: 40,000 SF Retail 20% Residential 33% Office	\$2,992,000	\$1,685,000	\$1,307,000



Source: City of Laguna Hills; Kosmont Companies

Village at Laguna Hills: Retail Components

		SF	Notes
Pads	Existing Retail / Restaurant Pads	23,095 SF	Includes In-N-Out, King's Fish House, BJ's Restaurant
	Pad Buildings	22,600 SF	Three Pads
Anchor Building	Anchor Building: Cinema	50,000 SF	10 screens, concessions
	Anchor Building: Fitness	40,000 SF	
	Anchor Building: Anchor 1 Space(s)	28,000 SF	1 – 2 stores
Retail Under Residential	Res. Retail: Larger Spaces (3 spaces)	40,000 SF	Three ~13k SF stores
	Res. Retail: Shops	17,500 SF	10 - 15 shops (e.g. stores, restaurants)
Other	Shops Buildings Around Park	18,000 SF	10 – 15 shops (e.g. stores, restaurants)
	Retail at Hotel	10,805 SF	~3-5 shops, restaurants