

### Appendix 3 – Documentation of Benefits Forecasts

Provided below and on the following pages are summary tables with added detail regarding existing conditions plus detailed outputs of the indirect economic benefits analysis.

Existing Streetcar Benefit Area Development Conditions (2012)

Anaheim Streetcar Benefit Area				
	Zone A	Zone B	Full Corridor	Comments
<b>Existing Conditions (2012 - All Properties)</b>				
Land Area	13,251,000	30,523,000	43,774,000	Covers the full corridor benefit area
Building Area	6,030,000	5,468,000	11,498,000	Missing data for theme park/institutional
<b>Existing Conditions (2012 - excluding Theme Park, Institutional &amp; Single Family Properties)</b>				
Land Area	8,800,000	10,700,000	19,500,000	Commercial, lodging, residential property
Building Area	4,800,000	4,300,000	9,100,000	Per GIS datasets as adjusted by EDH
Current FAR Average	0.55	0.40	0.47	

Source: E. D. Hovee & Company, LLC, July 2013.

Forecast Base Case and With Streetcar Development Scenarios

Streetcar Benefit Area			
	Low Range	High Range	Comments
<b>Development Projection (2018-28)</b>			
<b>Development Forecast (Added Building Area in Square Feet)</b>			
Base Case (w/o Streetcar)	2,140,000	5,000,000	Excludes theme park, institutional & single family uses
With Streetcar	4,310,000	10,070,000	Excludes single family, theme park & institutional uses
Streetcar Multiplier (Premium)	2.01	2.01	Averaged across Zone A/B streetcar proximities
<b>Added Valuation (2013 \$)</b>			
Base Case (w/o Streetcar)	\$384,000,000	\$897,000,000	
With Streetcar	\$1,019,000,000	\$2,380,000,000	
Streetcar Multiplier (Premium)	2.65	2.65	Includes valuation bump with added density
<b>Multi-Year Cumulative Incremental Property Tax (2018-28)</b>			
Base Case (w/o Streetcar)	\$19,700,000	\$46,000,000	
With Streetcar	\$55,000,000	\$128,400,000	
Streetcar Multiplier (Premium)	2.79	2.79	
<b>Cumulative Development Potential Square Footage (to 2028)</b>			
Existing Development (2012)	9,100,000	9,100,000	Excludes single family, theme park & institutional uses
Future Year Development:			
2013-18 (before streetcar)	1,070,000	2,500,000	For commercial, lodging & residential uses
2018-28 (base case)	2,140,000	5,000,000	
2018-28 (extra w/streetcar)	2,170,000	5,070,000	Reflecting the streetcar premium
less Buildings Replaced	(400,000)	(800,000)	With conversion to higher density development
Total 2028 Development	14,080,000	20,870,000	Within Zone A/B streetcar benefit areas (1/4 mile)
<b>Comments</b>	Low range forecast reflects continuation of 2000-12 trend	High range includes under construction + pro-rata share of planned projects	

Source: E. D. Hovee & Company, LLC, July 2013.

Note: Added valuation estimates are in 2013 dollars, not adjusted for inflation. However, incremental property tax revenues are adjusted at the maximum allowed cap of 2% per year. Non-payment or collection loss is also estimated at 3%.