

based on the expected number of units, rooms, or, 1,000s of square feet of space to be developed on that parcel.

Future estimated assessed value reasonably reflects the increase in value to property that will result from the proposed development. Property with higher assessed value is reasonably assumed to be able to benefit more from the improvements, reflected by the higher assessed value, and property with lower assessed values able to benefit less from the improvements, reflected by the lower assessed value.

The future estimated assessed value of property in each class is used to calculate an equivalent unit factor. The assessments are then allocated on the basis of the equivalent units of each parcel. The following table shows the equivalent unit factors for each class of property and each part of the assessment.

**Table G**  
**Equivalent Unit Calculation**

<i>Class</i>	<i>Description</i>	<i>Assessment Part A Equivalent Unit</i>	<i>Assessment Part B Equivalent Unit</i>	<i>Assessment Part C Equivalent Unit</i>
1	Single Family House	1.00 per unit	1.00 per unit	1.00 per unit
2	Town homes	0.62 per unit	0.62 per unit	0.62 per unit
3	Apartments	0.39 per unit	0.39 per unit	0.39 per unit
4	Hotel	0.33 per room	0.33 per room	0.33 per room
5	Office	0.64 per 1,000 sq ft	0.64 per 1,000 sq ft	0.64 <del>2</del> per 1,000 sq ft
6	Retail	0.60 per 1,000 sq ft	0.60 per 1,000 sq ft	0.56 <del>0</del> per 1,000 sq ft
7	Industrial	0.00 per 1,000 sq ft	0.29 per 1,000 sq ft	0.29 per 1,000 sq ft

The Equivalent Unit factor for Class 7 property for Assessment Part A is zero, since the MID Only Permanent Bonds will not be used to finance any of the improvements allocated to the industrial area.

The public improvements may be built in one or more phases and Bonds may be issued in one or more series to fund these improvements. Multiple series of Bonds will result in different levels of debt service as additional Bonds are issued and additional improvements made. As explained earlier, the annual installments of the assessments will be collected in an amount necessary to pay debt service on the Bonds and administrative expenses related to the Bonds, after giving consideration to the tax increments collected that are used for the TIF Bonds. Taking into consideration the phasing of the improvements and the issuance of Bonds and the variation in debt service that will result, the annual installments of the assessments can be made most equitable and fair by classifying property based on the use of the improvements as the construction