

**Landmark Community Development Authority
City of Alexandria, Virginia**

**APPENDIX A
SPECIAL ASSESSMENT ROLL**

**As Amended
01.15.2024**

**Landmark Community Development Authority
City of Alexandria, Virginia**

APPENDIX A-1

**ANNUAL INSTALLMENTS &
TOTAL SPECIAL ASSESSMENTS
AS AMENDED**

Assessment Year Beginning	Principal	Interest	Administrative Expense	Annual Installment
2021	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0
2023	\$0	\$731,949	\$10,000	\$741,949
2024	\$0	\$2,261,264	\$30,400	\$2,291,664
2025	\$0	\$5,182,968	\$41,008	\$5,223,976
2026	\$0	\$6,278,594	\$41,828	\$6,320,423
2027	\$615,000	\$6,263,219	\$42,665	\$6,920,884
2028	\$2,139,000	\$6,198,104	\$43,518	\$8,380,622
2029	\$2,881,000	\$6,081,842	\$44,388	\$9,007,231
2030	\$3,015,000	\$5,945,694	\$45,276	\$9,005,971
2031	\$3,154,000	\$5,803,229	\$46,182	\$9,003,411
2032	\$3,302,000	\$5,654,120	\$47,105	\$9,003,225
2033	\$3,454,000	\$5,498,060	\$48,047	\$9,000,107
2034	\$3,613,000	\$5,334,803	\$49,008	\$8,996,811
2035	\$3,782,000	\$5,163,953	\$49,989	\$8,995,941
2036	\$3,960,000	\$4,985,058	\$50,988	\$8,996,046
2037	\$4,140,000	\$4,797,870	\$52,008	\$8,989,878
2038	\$4,336,000	\$4,601,973	\$53,048	\$8,991,021
2039	\$4,538,000	\$4,396,846	\$54,109	\$8,988,955
2040	\$4,742,000	\$4,188,170	\$55,191	\$8,985,361
2041	\$4,948,000	\$3,976,107	\$56,295	\$8,980,402
2042	\$5,165,000	\$3,754,765	\$57,421	\$8,977,186
2043	\$5,397,000	\$3,523,582	\$58,570	\$8,979,152
2044	\$5,635,000	\$3,282,100	\$59,741	\$8,976,841
2045	\$5,882,000	\$3,029,980	\$60,936	\$8,972,916
2046	\$6,137,000	\$2,766,840	\$62,154	\$8,965,995
2047	\$6,411,000	\$2,492,098	\$63,398	\$8,966,496
2048	\$6,689,000	\$2,205,247	\$64,665	\$8,958,913
2049	\$6,984,000	\$1,905,817	\$65,959	\$8,955,776
2050	\$7,292,000	\$1,593,159	\$67,278	\$8,952,437
2051	\$7,612,000	\$1,266,719	\$68,624	\$8,947,342
2052	\$7,948,000	\$925,881	\$69,996	\$8,943,877
2053	\$8,300,000	\$569,951	\$35,169	\$8,905,120
2054	\$6,615,000	\$239,288	\$17,758	\$6,872,046
2055	\$2,010,000	\$45,225	\$10,000	\$2,065,225
Total	\$140,696,000	\$120,944,475	\$1,622,723	\$263,263,199

**Landmark Community Development Authority
City of Alexandria, Virginia**

APPENDIX A-2

SPECIAL ASSESSMENTS

Tax Parcel Number	Equivalent Units ¹	Special Assessment	Principal Portion of Special Assessment	Annual Installment (20XX-20YY Assessment Year) (To Be Updated Annually)		
				Annual Parcel Installments	Annual Credit	Annual Payment
047.02-03-10	0	\$0	\$0			
047.02-03-12	354	\$35,877,808	\$19,174,211			
047.02-03-13	226	\$22,890,609	\$12,233,450			
047.02-03-20	358	\$36,344,280	\$19,423,508			
047.02-03-15	88	\$8,936,596	\$4,775,993			
047.02-03-16	257	\$26,041,326	\$13,917,290			
047.02-03-21	137	\$13,854,229	\$7,404,128			
047.02-0A-00	1,088	\$110,292,112	\$58,943,518			
047.02-03-19	89	\$9,026,240	\$4,823,902			
Total	2,596	\$263,263,199	\$140,696,000			

¹See Appendix A-3.

**Landmark Community Development Authority
City of Alexandria, Virginia**

SPECIAL ASSESSMENT WORKSHEET

Appendix A-3¹

Proposed Development

Tax Parcel Number	Land Use Class						Total
	Class 1 (MF Affordable)	Class 2 (Multi-Family)	Class 3 (Stacked Flats)	Class 4 (Townhomes)	Class 5 (Commercial)	Class 6 (Hotel)	
047.02-03-10	0	0	0	0	0	0	0
047.02-03-12	0	335	0	0	20	0	355
047.02-03-13	0	0	109	0	30	145	284
047.02-03-20	14	323	0	0	32	0	369
047.02-03-15	200	0	0	0	13	0	213
047.02-03-16	0	238	0	0	20	0	258
047.02-03-21	0	0	0	66	0	0	66
047.02-0A-00	31	749	0	0	348	0	1,128
047.02-03-19	0	0	0	43	0	0	43
Total units	245	1,645	109	109	463	145	2,716
Equivalent unit factor	0.38	1.00	1.32	2.07	0.94	0.37	
Equivalent units	93	1,645	144	226	435	54	2,596

Equivalent Units

Tax Parcel Number	Land Use Class						Total
	Class 1 (MF Affordable)	Class 2 (Multi-Family)	Class 3 (Stacked Flats)	Class 4 (Townhomes)	Class 5 (Commercial)	Class 6 (Hotel)	
047.02-03-10	0	0	0	0	0	0	0
047.02-03-12	0	335	0	0	19	0	354
047.02-03-13	0	0	144	0	28	54	226
047.02-03-20	5	323	0	0	30	0	358
047.02-03-15	76	0	0	0	12	0	88
047.02-03-16	0	238	0	0	19	0	257
047.02-03-21	0	0	0	137	0	0	137
047.02-0A-00	12	749	0	0	327	0	1,088
047.02-03-19	0	0	0	89	0	0	89
Total equivalent units	93	1,645	144	226	435	54	2,596

Tax Parcel Number	Total Equivalent Units	Percentage of Total	Allocation of Special Assessment	
			Special Assessments	Principal Portion
047.02-03-10	0	0%	\$0	\$0
047.02-03-12	354	14%	\$35,877,808	\$19,174,211
047.02-03-13	226	9%	\$22,890,609	\$12,233,450
047.02-03-20	358	14%	\$36,344,280	\$19,423,508
047.02-03-15	88	3%	\$8,936,596	\$4,775,993
047.02-03-16	257	10%	\$26,041,326	\$13,917,290
047.02-03-21	137	5%	\$13,854,229	\$7,404,128
047.02-0A-00	1,088	42%	\$110,292,112	\$58,943,518
047.02-03-19	89	3%	\$9,026,240	\$4,823,902
Total	2,596	100%	\$263,263,199	\$140,696,000

¹Commercial equivalent units are shown per 1,000 square feet. Hotel equivalent units are shown per room. MF Affordable, Multi-Family, Stacked Flats, and Townhomes are shown per unit.

**Landmark Community Development Authority
City of Alexandria, Virginia**

APPENDIX A-4

ADJUSTED ANNUAL INSTALLMENTS - AMENDED ASSESSMENT ROLL

Assessment Year Beginning	Adopted Roll As Amended 7.31.2023				Adjusted Annual Installments				Adjusted Surplus/ Deficit
	Principal	Interest	Administrative Expense	Annual Installment	Principal	Interest	Administrative Expense	Annual Installment	
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$0	\$1,436,499	\$20,000	\$1,456,499	\$0	\$731,949	\$10,000	\$741,949	(\$714,550)
2024	\$0	\$3,965,595	\$30,400	\$3,995,995	\$0	\$2,261,264	\$30,400	\$2,291,664	(\$1,704,331)
2025	\$0	\$5,913,386	\$41,008	\$5,954,394	\$0	\$5,182,968	\$41,008	\$5,223,976	(\$730,419)
2026	\$615,000	\$6,278,595	\$41,828	\$6,935,423	\$0	\$6,278,594	\$41,828	\$6,320,423	(\$615,001)
2027	\$2,139,000	\$6,247,845	\$42,665	\$8,429,510	\$615,000	\$6,263,219	\$42,665	\$6,920,884	(\$1,508,626)
2028	\$2,881,000	\$6,148,365	\$43,518	\$9,072,883	\$2,139,000	\$6,198,104	\$43,518	\$8,380,622	(\$692,261)
2029	\$3,015,000	\$6,015,320	\$44,388	\$9,074,708	\$2,881,000	\$6,081,842	\$44,388	\$9,007,231	(\$67,478)
2030	\$3,154,000	\$5,876,070	\$45,276	\$9,075,346	\$3,015,000	\$5,945,694	\$45,276	\$9,005,971	(\$69,376)
2031	\$3,302,000	\$5,730,390	\$46,182	\$9,078,572	\$3,154,000	\$5,803,229	\$46,182	\$9,003,411	(\$75,161)
2032	\$3,454,000	\$5,577,850	\$47,105	\$9,078,955	\$3,302,000	\$5,654,120	\$47,105	\$9,003,225	(\$75,730)
2033	\$3,613,000	\$5,418,270	\$48,047	\$9,079,317	\$3,454,000	\$5,498,060	\$48,047	\$9,000,107	(\$79,210)
2034	\$3,782,000	\$5,251,335	\$49,008	\$9,082,343	\$3,613,000	\$5,334,803	\$49,008	\$8,996,811	(\$85,532)
2035	\$3,960,000	\$5,076,570	\$49,989	\$9,086,559	\$3,782,000	\$5,163,953	\$49,989	\$8,995,941	(\$90,617)
2036	\$4,140,000	\$4,893,545	\$50,988	\$9,084,533	\$3,960,000	\$4,985,058	\$50,988	\$8,996,046	(\$88,487)
2037	\$4,336,000	\$4,702,195	\$52,008	\$9,090,203	\$4,140,000	\$4,797,870	\$52,008	\$8,989,878	(\$100,325)
2038	\$4,538,000	\$4,501,750	\$53,048	\$9,092,798	\$4,336,000	\$4,601,973	\$53,048	\$8,991,021	(\$101,777)
2039	\$4,742,000	\$4,291,940	\$54,109	\$9,088,049	\$4,538,000	\$4,396,846	\$54,109	\$8,988,955	(\$99,094)
2040	\$4,948,000	\$4,084,400	\$55,191	\$9,087,591	\$4,742,000	\$4,188,170	\$55,191	\$8,985,361	(\$102,230)
2041	\$5,165,000	\$3,867,815	\$56,295	\$9,089,110	\$4,948,000	\$3,976,107	\$56,295	\$8,980,402	(\$108,708)
2042	\$5,397,000	\$3,641,715	\$57,421	\$9,096,136	\$5,165,000	\$3,754,765	\$57,421	\$8,977,186	(\$118,950)
2043	\$5,635,000	\$3,405,450	\$58,570	\$9,099,020	\$5,397,000	\$3,523,582	\$58,570	\$8,979,152	(\$119,868)
2044	\$5,882,000	\$3,158,750	\$59,741	\$9,100,491	\$5,635,000	\$3,282,100	\$59,741	\$8,976,841	(\$123,650)
2045	\$6,137,000	\$2,901,210	\$60,936	\$9,099,146	\$5,882,000	\$3,029,980	\$60,936	\$8,972,916	(\$126,230)
2046	\$6,411,000	\$2,632,470	\$62,154	\$9,105,624	\$6,137,000	\$2,766,840	\$62,154	\$8,965,995	(\$139,630)
2047	\$6,689,000	\$2,351,725	\$63,398	\$9,104,123	\$6,411,000	\$2,492,098	\$63,398	\$8,966,496	(\$137,627)
2048	\$6,984,000	\$2,058,770	\$64,665	\$9,107,435	\$6,689,000	\$2,205,247	\$64,665	\$8,958,913	(\$148,523)
2049	\$7,292,000	\$1,752,865	\$65,959	\$9,110,824	\$6,984,000	\$1,905,817	\$65,959	\$8,955,776	(\$155,048)
2050	\$7,612,000	\$1,433,450	\$67,278	\$9,112,728	\$7,292,000	\$1,593,159	\$67,278	\$8,952,437	(\$160,291)
2051	\$7,948,000	\$1,099,985	\$68,624	\$9,116,609	\$7,612,000	\$1,266,719	\$68,624	\$8,947,342	(\$169,266)
2052	\$8,300,000	\$751,775	\$69,996	\$9,121,771	\$7,948,000	\$925,881	\$69,996	\$8,943,877	(\$177,894)
2053	\$6,615,000	\$388,125	\$35,169	\$7,038,294	\$8,300,000	\$569,951	\$35,169	\$8,905,120	\$1,866,826
2054	\$2,010,000	\$90,450	\$17,758	\$2,118,208	\$6,615,000	\$239,288	\$17,758	\$6,872,046	\$4,753,838
2055					\$2,010,000	\$45,225	\$10,000	\$2,065,225	\$2,065,225
Total	\$140,696,000	\$120,944,475	\$1,622,723	\$263,263,199	\$140,696,000	\$120,944,475	\$1,622,723	\$263,263,199	\$0