

Appendix B
Detailed Tax Yield Calculations By Jurisdiction

Office Development (Actual & Projected)
Arlington Stations

Year	Space Projection (ft2)	Space Occupied (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Revenue from individual income taxes	Revenue from corporate income taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	342,600	0	0	0	0	0	0	428,010	428,010
1979	231,100	316,025	1,264	1,264	848	491,201	77,535	311,275	880,011
1980	1,489,200	213,174	853	2,117	1,420	951,796	141,071	2,180,252	3,273,120
1981	629,000	1,373,683	5,495	7,612	5,107	3,887,229	623,870	1,019,065	5,530,164
1982	1,158,634	580,208	2,321	9,932	6,665	5,513,573	739,972	2,035,417	8,288,962
1983	988,300	1,068,759	4,275	14,207	9,533	8,481,518	978,145	1,851,931	11,311,593
1984	585,887	911,638	3,647	17,854	11,980	11,385,769	1,227,384	1,147,495	13,760,647
1985	760,504	540,440	2,162	20,016	13,431	13,702,477	1,732,684	1,513,061	16,948,222
1986	1,050,047	701,512	2,806	22,822	15,313	16,743,367	2,030,631	2,126,001	20,899,998
1987	2,722,986	968,595	3,874	26,696	17,913	21,584,783	2,611,150	5,625,667	29,821,600
1988	2,071,526	2,511,764	10,047	36,743	24,655	31,944,924	3,653,986	4,395,310	39,994,220
1989	2,099,111	1,910,838	7,643	44,387	29,783	38,375,659	5,186,221	4,605,625	48,167,505
1990	1,068,235	1,936,283	7,745	52,132	34,980	46,613,242	6,591,497	2,405,592	55,610,331
1991	685,604	985,372	3,941	56,073	37,625	50,339,300	6,270,100	1,586,427	58,195,826
1992	916,550	632,422	2,530	58,603	39,323	52,610,309	6,552,970	2,175,729	61,339,008
1993	0	845,453	3,382	61,985	41,592	55,646,309	6,931,124	0	62,577,433
1994	441,139	0	0	61,985	41,592	55,646,309	6,931,124	1,047,187	63,624,619
1995	441,139	406,920	1,628	63,612	42,684	57,107,547	7,113,131	1,047,187	65,267,865
1996	441,139	406,920	1,628	65,240	43,776	58,568,785	7,295,138	1,047,187	66,911,110
1997	441,139	406,920	1,628	66,868	44,868	60,030,023	7,477,145	1,047,187	68,554,355
1998	441,139	406,920	1,628	68,495	45,960	61,491,261	7,659,152	1,047,187	70,197,600
1999	441,139	406,920	1,628	70,123	47,053	62,952,499	7,841,159	1,047,187	71,840,845
2000	441,139	406,920	1,628	71,751	48,145	64,413,738	8,023,167	1,047,187	73,484,091
2001	441,139	406,920	1,628	73,378	49,237	65,874,976	8,205,174	1,047,187	75,127,336
2002	441,139	406,920	1,628	75,006	50,329	67,336,214	8,387,181	1,047,187	76,770,581
2003	441,139	406,920	1,628	76,634	51,421	68,797,452	8,569,188	1,047,187	78,413,826
2004	441,139	406,920	1,628	78,261	52,513	70,258,690	8,751,195	1,047,187	80,057,072
2005	441,139	406,920	1,628	79,889	53,606	71,719,928	8,933,202	1,047,187	81,700,317
2006	441,139	406,920	1,628	81,517	54,698	73,181,166	9,115,209	1,047,187	83,343,562
2007	441,139	406,920	1,628	83,144	55,790	74,642,404	9,297,216	1,047,187	84,986,807
2008	441,139	406,920	1,628	84,772	56,882	76,103,642	9,479,223	1,047,187	86,630,052
2009	441,139	406,920	1,628	86,400	57,974	77,564,881	9,661,230	1,047,187	88,273,298
2010	441,139	406,920	1,628	88,028	59,066	79,026,119	9,843,237	1,047,187	89,916,543
TOTAL	24,298,646	22,006,880	88,028	1,707,545	1,145,763	1,502,987,090	187,930,410	51,209,029	1,742,126,529

Retail Development (Actual & Projected)
Arlington Stations

Year	Space Projection (ft ²)	Space Occupied (ft ²)	Space Cumulative (ft ²)	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes (In \$000's)	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	7,500	0	0	0	0	0	0	0	0	0	6,481	6,481
1979	23,312	6,765	6,765	14	14	9	562,689	2,229	25,321	830	21,718	50,098
1980	61,440	21,027	27,792	42	56	37	2,523,048	10,598	113,537	3,704	62,215	190,055
1981	16,504	55,419	83,211	111	166	112	8,297,432	36,041	373,384	13,641	18,494	441,560
1982	29,997	14,887	98,098	30	196	132	10,788,460	46,183	485,481	14,617	36,448	582,729
1983	14,770	27,057	125,155	54	250	166	15,275,006	63,365	687,375	17,233	19,143	787,117
1984	0	13,323	138,478	27	277	186	18,037,766	74,895	811,699	19,040	0	905,634
1985	91,242	0	138,478	0	277	186	19,141,095	80,399	861,349	23,975	125,557	1,091,280
1986	600,156	82,300	220,778	165	442	296	32,356,077	137,370	1,456,023	39,289	840,446	2,473,128
1987	132,610	541,341	762,119	1,083	1,524	1,023	118,224,391	522,594	5,320,098	149,086	189,494	6,181,271
1988	95,570	119,614	881,733	239	1,763	1,183	145,827,342	650,136	6,562,230	175,371	140,253	7,527,990
1989	920,809	86,204	967,937	172	1,936	1,299	172,587,345	709,731	7,766,431	226,192	1,397,377	10,099,731
1990	103,333	830,570	1,798,507	1,661	3,597	2,414	345,215,692	1,363,835	15,534,706	454,804	160,948	17,514,293
1991	0	93,206	1,891,713	186	3,783	2,539	391,880,714	1,440,288	17,634,632	423,063	0	19,497,983
1992	34,850	0	1,891,713	0	3,783	2,539	418,599,853	1,440,288	18,836,993	423,063	57,219	20,757,564
1993	0	31,435	1,923,148	63	3,846	2,581	447,843,448	1,464,222	20,152,955	430,093	0	22,047,270
1994	31,309	0	1,923,148	0	3,846	2,581	447,843,448	1,464,222	20,152,955	430,093	51,406	22,098,675
1995	31,309	28,241	1,951,389	56	3,903	2,619	454,419,897	1,485,723	20,448,895	436,409	51,406	22,422,433
1996	31,309	28,241	1,979,630	56	3,959	2,657	460,996,346	1,507,225	20,744,836	442,724	51,406	22,746,191
1997	31,309	28,241	2,007,870	56	4,016	2,695	467,572,795	1,528,727	21,040,776	449,040	51,406	23,069,948
1998	31,309	28,241	2,036,111	56	4,072	2,732	474,149,244	1,550,228	21,336,716	455,356	51,406	23,393,706
1999	31,309	28,241	2,064,352	56	4,129	2,770	480,725,693	1,571,730	21,632,656	461,672	51,406	23,717,464
2000	31,309	28,241	2,092,593	56	4,185	2,808	487,302,142	1,593,232	21,928,596	467,988	51,406	24,041,221
2001	31,309	28,241	2,120,834	56	4,242	2,846	493,878,591	1,614,733	22,224,537	474,303	51,406	24,364,979
2002	31,309	28,241	2,149,075	56	4,298	2,884	500,455,040	1,636,235	22,520,477	480,619	51,406	24,688,737
2003	31,309	28,241	2,177,316	56	4,355	2,922	507,031,489	1,657,737	22,816,417	486,935	51,406	25,012,494
2004	31,309	28,241	2,205,556	56	4,411	2,960	513,607,938	1,679,238	23,112,357	493,251	51,406	25,336,252
2005	31,309	28,241	2,233,797	56	4,468	2,998	520,184,387	1,700,740	23,408,297	499,566	51,406	25,660,009
2006	31,309	28,241	2,262,038	56	4,524	3,036	526,760,836	1,722,242	23,704,238	505,882	51,406	25,983,767
2007	31,309	28,241	2,290,279	56	4,581	3,074	533,337,285	1,743,743	24,000,178	512,198	51,406	26,307,525
2008	31,309	28,241	2,318,520	56	4,637	3,111	539,913,734	1,765,245	24,296,118	518,514	51,406	26,631,282
2009	31,309	28,241	2,346,761	56	4,694	3,149	546,490,183	1,786,747	24,592,058	524,830	51,406	26,955,040
2010	31,309	28,241	2,375,002	56	4,750	3,187	553,066,632	1,808,248	24,887,998	531,145	51,406	27,278,798
TOTAL	2,664,349	2,375,002	47,489,896	4,750	94,980	63,731	\$10,654,896,044	\$35,858,168	\$479,470,322	\$10,584,523	\$3,949,689	\$529,862,702

Hotel Development (Actual & Projected)
Arlington Stations

Year	Number of Rooms	Number of Rooms Cumulative	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	0	0	0	0	0	0.00	0	0	0	0	0
1979	264	264	235	235	158	3,736,946.70	239	168,163	14,411	295,394	478,208
1980	0	264	0	235	158	4,078,641.39	277	183,539	15,659	0	199,474
1981	0	264	0	235	158	4,479,997.06	314	201,600	19,258	0	221,173
1982	1,065	1,329	948	1,183	794	24,873,512.18	1,720	1,119,308	88,121	1,554,215	2,763,364
1983	197	1,526	175	1,358	911	31,695,634.05	2,124	1,426,304	93,505	306,660	1,828,592
1984	0	1,526	0	1,358	911	33,827,486.79	2,269	1,522,237	93,366	0	1,617,873
1985	267	1,793	238	1,596	1,071	42,177,373.45	2,862	1,897,982	138,140	441,286	2,480,270
1986	221	2,014	197	1,792	1,203	50,231,009.66	3,446	2,260,395	159,489	371,707	2,795,038
1987	255	2,269	227	2,019	1,355	59,900,628.38	4,278	2,695,528	197,519	437,646	3,334,971
1988	0	2,269	0	2,019	1,355	63,862,926.76	4,600	2,873,832	200,824	0	3,079,256
1989	360	2,629	320	2,340	1,570	79,774,636.91	5,301	3,589,859	273,389	656,160	4,524,708
1990	737	3,366	656	2,996	2,010	109,952,470.21	7,019	4,947,861	378,780	1,378,723	6,712,382
1991	0	3,366	0	2,996	2,010	118,665,684.83	1,095,951	5,339,956	334,984	0	6,770,891
1992	162	3,528	144	3,140	2,107	132,857,108.50	1,148,698	5,978,570	351,106	319,461	7,797,835
1993	378	3,906	336	3,476	2,333	154,795,460.82	1,271,772	6,965,796	388,724	745,409	9,371,702
1994	66	3,972	59	3,535	2,372	157,423,174.49	1,293,361	7,084,043	395,323	130,754	8,903,481
1995	66	4,039	59	3,594	2,412	160,050,888.17	1,314,950	7,202,290	401,922	130,754	9,049,916
1996	66	4,105	59	3,653	2,451	162,678,601.84	1,336,539	7,320,537	408,521	130,754	9,196,351
1997	66	4,171	59	3,712	2,491	165,306,315.51	1,358,128	7,438,784	415,119	130,754	9,342,785
1998	66	4,238	59	3,771	2,531	167,934,029.19	1,379,717	7,557,031	421,718	130,754	9,489,220
1999	66	4,304	59	3,830	2,570	170,561,742.86	1,401,305	7,675,278	428,317	130,754	9,635,655
2000	66	4,370	59	3,889	2,610	173,189,456.54	1,422,894	7,793,526	434,916	130,754	9,782,089
2001	66	4,436	59	3,948	2,649	175,817,170.21	1,444,483	7,911,773	441,514	130,754	9,928,524
2002	66	4,503	59	4,007	2,689	178,444,883.89	1,466,072	8,030,020	448,113	130,754	10,074,959
2003	66	4,569	59	4,066	2,729	181,072,597.56	1,487,661	8,148,267	454,712	130,754	10,221,394
2004	66	4,635	59	4,125	2,768	183,700,311.24	1,509,250	8,266,514	461,311	130,754	10,367,828
2005	66	4,702	59	4,184	2,808	186,328,024.91	1,530,838	8,384,761	467,909	130,754	10,514,263
2006	66	4,768	59	4,243	2,847	188,955,738.59	1,552,427	8,503,008	474,508	130,754	10,660,698
2007	66	4,834	59	4,303	2,887	191,583,452.26	1,574,016	8,621,255	481,107	130,754	10,807,132
2008	66	4,901	59	4,362	2,927	194,211,165.94	1,595,605	8,739,502	487,706	130,754	10,953,567
2009	66	4,967	59	4,421	2,966	196,838,879.61	1,617,194	8,857,750	494,304	130,754	11,100,002
2010	66	5,033	59	4,480	3,006	199,466,593.29	1,638,783	8,975,997	500,903	130,754	11,246,436
TOTAL	5,033	106,860	4,480	95,105	63,816	\$3,948,472,544	\$28,474,096	\$177,681,264	\$10,365,196	\$8,729,480	\$225,250,037

Residential Development (Actual & Projected)
Arlington Stations

Year	New MFD Units	New Townhouse Units	Projected Units	Number of Units Cumulative	Value of MFD	Value of Townhouse	Projected Units Value	Revenue from individual income taxes	Employee Income Taxes from Construction	Document Recording Fees	Total State tax revenues
1978	240	0	0	240	17,193,360	0	0	65,485	405,234	60,177	530,895
1979	901	32	0	1,173	71,934,038	2,554,816	0	320,058	1,755,643	260,711	2,336,412
1980	595	125	0	1,893	53,992,680	11,343,000	0	597,679	1,539,910	228,675	2,366,264
1981	1,494	144	0	3,531	149,474,700	14,407,200	0	1,266,246	3,862,565	573,587	5,702,397
1982	1,934	0	0	5,465	200,422,354	0	0	2,130,211	4,723,795	701,478	7,555,483
1983	403	96	0	5,964	42,471,364	10,117,248	0	2,500,049	1,239,472	184,060	3,923,580
1984	0	48	0	6,012	0	5,186,352	0	2,692,147	122,238	18,152	2,832,538
1985	185	115	0	6,312	9,272,570	21,545,825	0	3,034,219	726,365	107,864	3,868,448
1986	1,052	334	0	7,698	54,124,348	64,974,022	0	3,965,732	2,807,053	416,844	7,189,630
1987	1,785	75	0	9,558	94,205,160	15,128,325	0	5,426,478	2,576,903	382,667	8,386,048
1988	1,439	19	0	11,016	80,382,540	4,418,507	0	6,725,129	1,998,693	296,804	9,020,626
1989	1,871	39	0	12,926	99,344,487	8,769,891	0	7,847,302	2,548,169	378,400	10,773,872
1990	1,517	2	0	14,445	88,110,394	478,168	0	9,069,365	2,087,962	310,060	11,467,386
1991	1,135	26	0	15,606	52,017,050	6,413,914	0	9,837,741	1,377,171	204,508	11,419,421
1992	783	116	0	16,505	35,852,004	29,446,948	0	10,404,455	1,539,044	228,546	12,172,045
1993	753	10	0	17,268	32,946,762	2,519,600	0	10,885,436	835,914	124,132	11,845,482
1994	0	0	464	17,732	0	0	28,469,042	11,177,998	670,993	99,642	11,848,632
1995	0	0	464	18,196	0	0	28,469,042	11,470,560	670,993	99,642	12,241,194
1996	0	0	464	18,660	0	0	28,469,042	11,763,121	670,993	99,642	12,533,755
1997	0	0	464	19,124	0	0	28,469,042	12,055,683	670,993	99,642	12,826,317
1998	0	0	464	19,589	0	0	28,469,042	12,348,244	670,993	99,642	13,118,879
1999	0	0	464	20,053	0	0	28,469,042	12,640,806	670,993	99,642	13,411,440
2000	0	0	464	20,517	0	0	28,469,042	12,933,368	670,993	99,642	13,704,002
2001	0	0	464	20,981	0	0	28,469,042	13,225,929	670,993	99,642	13,996,563
2002	0	0	464	21,445	0	0	28,469,042	13,518,491	670,993	99,642	14,289,125
2003	0	0	464	21,909	0	0	28,469,042	13,811,052	670,993	99,642	14,581,687
2004	0	0	464	22,373	0	0	28,469,042	14,103,614	670,993	99,642	14,874,248
2005	0	0	464	22,837	0	0	28,469,042	14,396,176	670,993	99,642	15,166,810
2006	0	0	464	23,301	0	0	28,469,042	14,688,737	670,993	99,642	15,459,371
2007	0	0	464	23,765	0	0	28,469,042	14,981,299	670,993	99,642	15,751,933
2008	0	0	464	24,230	0	0	28,469,042	15,273,860	670,993	99,642	16,044,494
2009	0	0	464	24,694	0	0	28,469,042	15,566,422	670,993	99,642	16,337,056
2010	0	0	464	25,158	0	0	28,469,042	15,858,983	670,993	99,642	16,629,618
TOTAL	16,087	1,181	7,890	500,176	\$1,081,743,811	\$197,303,816	\$483,973,719	\$306,582,075	\$41,553,003	\$6,170,575	\$354,305,652

Office Development (Actual & Projected)
Alexandria Stations

Year	Space Projection (ft2)	Space Occupied (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Revenue from individual income taxes	Revenue from corporate income taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	0	0	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0	0	0
1985	283,993	0	0	0	0	0	0	760,046	760,046
1986	461,534	249,914	850	850	450	442,777	40,040	1,257,002	1,739,819
1987	294,826	406,150	1,381	2,231	1,181	1,308,747	115,546	819,355	2,243,648
1988	395,809	259,447	882	3,113	1,649	2,082,694	163,938	1,129,698	3,376,330
1989	506,457	348,312	1,184	4,297	2,276	2,713,593	265,897	1,494,766	4,474,255
1990	76,605	445,682	1,515	5,812	3,078	3,895,841	389,206	232,054	4,517,102
1991	0	67,412	229	6,042	3,200	4,130,344	357,778	0	4,488,122
1992	258,154	0	0	6,042	3,200	4,130,344	357,778	824,337	5,312,460
1993	0	227,176	772	6,814	3,609	4,658,401	403,519	0	5,061,920
1994	117,842	0	0	6,814	3,609	4,658,401	403,519	376,292	5,438,212
1995	117,842	103,701	353	7,166	3,795	4,899,448	424,399	376,292	5,700,138
1996	117,842	103,701	353	7,519	3,982	5,140,494	445,279	376,292	5,962,064
1997	117,842	103,701	353	7,872	4,169	5,381,540	466,159	376,292	6,223,990
1998	117,842	103,701	353	8,224	4,356	5,622,586	487,039	376,292	6,485,916
1999	117,842	103,701	353	8,577	4,542	5,863,632	507,918	376,292	6,747,843
2000	117,842	103,701	353	8,929	4,729	6,104,679	528,798	376,292	7,009,769
2001	117,842	103,701	353	9,282	4,916	6,345,725	549,678	376,292	7,271,695
2002	117,842	103,701	353	9,635	5,102	6,586,771	570,558	376,292	7,533,621
2003	117,842	103,701	353	9,987	5,289	6,827,817	591,438	376,292	7,795,547
2004	117,842	103,701	353	10,340	5,476	7,068,864	612,318	376,292	8,057,473
2005	117,842	103,701	353	10,692	5,663	7,309,910	633,198	376,292	8,319,399
2006	117,842	103,701	353	11,045	5,849	7,550,956	654,077	376,292	8,581,325
2007	117,842	103,701	353	11,397	6,036	7,792,002	674,957	376,292	8,843,251
2008	117,842	103,701	353	11,750	6,223	8,033,048	695,837	376,292	9,105,177
2009	117,842	103,701	353	12,103	6,410	8,274,095	716,717	376,292	9,367,103
2010	117,842	103,701	353	12,455	6,596	8,515,141	737,597	376,292	9,629,029
TOTAL	4,280,684	3,663,302	12,455	198,987	105,384	\$135,337,852	\$11,793,189	\$12,914,216	\$160,045,256

Retail Development (Actual & Projected)
Alexandria Stations

Year	Space Projection (ft2)	Space Occupied (ft2)	Space Cumulative (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	0	0	0	0	0	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0	0	0	0	0	0
1985	13,363	0	0	0	0	0	0	0	0	0	18,389	18,389
1986	38,867	11,759	11,759	24	24	12	1,723,402	5,484	77,553	2,093	54,429	139,558
1987	0	34,203	45,962	68	92	49	7,129,961	24,133	320,848	8,991	0	353,973
1988	12,650	0	45,962	0	92	49	7,601,592	27,521	342,072	9,142	18,564	397,299
1989	34,912	11,132	57,094	22	114	60	10,180,177	32,267	458,108	13,342	52,981	556,698
1990	13,709	30,723	87,817	61	176	93	16,856,090	52,676	758,524	22,207	21,353	854,760
1991	0	12,064	99,881	24	200	106	20,690,975	61,109	931,094	22,337	0	1,014,540
1992	11,000	0	99,881	0	200	106	22,101,723	61,109	994,578	22,337	18,061	1,096,085
1993	0	9,680	109,561	19	219	116	25,513,442	67,032	1,148,105	24,502	0	1,239,639
1994	5,485	0	109,561	0	219	116	25,513,442	67,032	1,148,105	24,502	9,005	1,248,644
1995	5,485	4,827	114,388	10	229	121	26,637,436	69,985	1,198,685	25,582	9,005	1,303,257
1996	5,485	4,827	119,214	10	238	126	27,761,430	72,938	1,249,264	26,661	9,005	1,357,869
1997	5,485	4,827	124,041	10	248	131	28,885,424	75,891	1,289,844	27,741	9,005	1,412,481
1998	5,485	4,827	128,868	10	258	136	30,009,418	78,844	1,350,424	28,820	9,005	1,467,093
1999	5,485	4,827	133,694	10	267	142	31,133,412	81,797	1,401,004	29,899	9,005	1,521,706
2000	5,485	4,827	138,521	10	277	147	32,257,406	84,750	1,451,583	30,979	9,005	1,576,318
2001	5,485	4,827	143,348	10	287	152	33,381,400	87,703	1,502,163	32,058	9,005	1,630,930
2002	5,485	4,827	148,174	10	296	157	34,505,394	90,656	1,552,743	33,138	9,005	1,685,542
2003	5,485	4,827	153,001	10	306	162	35,629,388	93,609	1,603,322	34,217	9,005	1,740,155
2004	5,485	4,827	157,828	10	316	167	36,753,382	96,562	1,653,902	35,297	9,005	1,794,767
2005	5,485	4,827	162,655	10	325	172	37,877,376	99,516	1,704,482	36,376	9,005	1,849,379
2006	5,485	4,827	167,481	10	335	177	39,001,371	102,469	1,755,062	37,456	9,005	1,903,991
2007	5,485	4,827	172,308	10	345	183	40,125,365	105,422	1,805,641	38,535	9,005	1,958,604
2008	5,485	4,827	177,135	10	354	188	41,249,359	108,375	1,856,221	39,614	9,005	2,013,216
2009	5,485	4,827	181,961	10	364	193	42,373,353	111,328	1,906,801	40,694	9,005	2,067,828
2010	5,485	4,827	186,788	10	374	198	43,497,347	114,281	1,957,381	41,773	9,005	2,122,440
TOTAL	217,744	186,788	3,076,885	374	6,154	3,259	\$698,389,067	\$1,872,489	\$31,427,508	\$688,293	\$336,869	\$34,325,159

Hotel Development (Actual & Projected)
Alexandria Stations

Year	Number of Rooms	Number of Rooms Cumulative	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	0	0	0	0	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0	0	0	0	0
1984	194	194	129.333333	129.333333	68.4949333	3896563.09	36310.3970688	175345.339039	8891.1233079	315640.705323	536187.564738
1985	0	194	0	129.333333	68.4949333	4134907.079	36310.3970688	186070.818535	11195.899427	0	233577.115031
1986	0	194	0	129	68	4384084.885	36,310	197,284	11,508	0	245,102
1987	0	194	0	129	68	4640485.237	36,310	208,822	12,650	0	257,782
1988	0	194	0	129	68	4947443.404	36,310	222,635	12,862	0	271,807
1989	0	194	0	129	68	5333849.568	36,310	240,023	15,112	0	291,445
1990	0	194	0	129	68	5741923.367	36,310	258,387	16,353	0	311,050
1991	0	194	0	129	68	6196943.709	36,310	278,862	14,462	0	329,835
1992	267	461	178	307	163	15,729,754	86,284	707,839	34,366	526,519	1,355,008
1993	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
1994	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
1995	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
1996	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
1997	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
1998	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
1999	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2000	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2001	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2002	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2003	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2004	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2005	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2006	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2007	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2008	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2009	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
2010	0	461	0	307	163	16,553,571	86,284	744,911	34,366	0	865,561
TOTAL	461	10,311	307	6,874	3,640	\$352,970,229	\$1,929,879	\$15,883,660	\$755,987	\$842,160	\$19,411,687

Residential Development (Actual & Projected)
Alexandria Stations

Year	New MFD Units	New Townhouse Units	Projected Units	Number of Units Cumulative	Value of MFD	Value of Townhouse	Projected Unit Value	Revenue from individual income taxes	Employee Income Taxes from Construction	Document Recording Fees	Total State tax revenues
1978	0	0	0	0	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0	0	0	0	0
1985	131	0	0	131	8,705,631	0	0	45,995	202,364	30,470	278,829
1986	0	0	0	131	0	0	0	49,469	0	0	49,469
1987	0	39	0	170	0	5,197,369	0	72,281	120,814	18,191	211,285
1988	0	0	0	170	0	0	0	82,428	0	0	82,428
1989	0	0	0	170	0	0	0	237,118	0	0	237,118
1990	345	8	0	523	34,083,930	1,407,198	0	254,037	824,998	124,219	1,203,254
1991	0	0	0	523	0	0	0	259,110	0	0	259,110
1992	0	0	0	523	0	0	0	259,110	0	0	259,110
1993	0	0	0	523	0	0	0	259,110	0	0	259,110
1994	0	0	119	642	0	0	14,789,474	318,175	343,784	51,763	713,722
1995	0	0	119	761	0	0	14,789,474	377,239	343,784	51,763	772,786
1996	0	0	119	881	0	0	14,789,474	436,303	343,784	51,763	831,850
1997	0	0	119	1,000	0	0	14,789,474	495,367	343,784	51,763	890,914
1998	0	0	119	1,119	0	0	14,789,474	554,431	343,784	51,763	949,978
1999	0	0	119	1,238	0	0	14,789,474	613,495	343,784	51,763	1,009,043
2000	0	0	119	1,358	0	0	14,789,474	672,559	343,784	51,763	1,068,107
2001	0	0	119	1,477	0	0	14,789,474	731,623	343,784	51,763	1,127,171
2002	0	0	119	1,596	0	0	14,789,474	790,687	343,784	51,763	1,186,235
2003	0	0	119	1,715	0	0	14,789,474	849,752	343,784	51,763	1,245,299
2004	0	0	119	1,834	0	0	14,789,474	908,816	343,784	51,763	1,304,363
2005	0	0	119	1,954	0	0	14,789,474	967,880	343,784	51,763	1,363,427
2006	0	0	119	2,073	0	0	14,789,474	1,026,944	343,784	51,763	1,422,491
2007	0	0	119	2,192	0	0	14,789,474	1,086,008	343,784	51,763	1,481,555
2008	0	0	119	2,311	0	0	14,789,474	1,145,072	343,784	51,763	1,540,619
2009	0	0	119	2,430	0	0	14,789,474	1,204,136	343,784	51,763	1,599,684
2010	0	0	119	2,550	0	0	14,789,474	1,263,200	343,784	51,763	1,658,748
TOTAL	476	47	2,027	29,995	\$42,789,561	\$6,604,567	\$251,421,056	\$14,960,345	\$6,992,509	\$1,052,853	\$23,005,707

**Office Development (Actual & Projected)
Fairfax Stations**

Year	Space Projection (ft2)	Space Occupied (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Revenue from individual income taxes	Revenue from corporate income taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	0	0	0	0	0	0	0	0	0
1979	0	0	0	0	0	0	0	0	0
1980	0	0	0	0	0	0	0	0	0
1981	141,045	0	0	0	0	0	0	2,576	2,576
1982	159,206	119,747	599	599	493	394,088	44,606	3,153	441,848
1983	0	135,166	676	1,275	1,049	992,405	87,751	0	1,080,155
1984	225,297	0	0	1,275	1,049	1,064,289	87,621	4,975	1,156,885
1985	123,482	191,277	956	2,231	1,837	2,021,926	193,125	0	2,215,051
1986	84,673	104,836	524	2,755	2,269	2,709,739	245,146	1,933	2,956,818
1987	243,656	71,887	359	3,115	2,565	3,497,923	304,636	5,675	3,808,234
1988	0	206,864	1,034	4,149	3,416	5,168,873	412,593	0	5,581,466
1989	251,930	0	0	4,149	3,416	5,173,625	484,765	6,232	5,664,623
1990	0	213,889	1,069	5,218	4,297	6,742,734	659,803	0	7,402,537
1991	174,772	0	0	5,218	4,297	6,711,142	583,514	4,444	7,299,100
1992	0	148,381	742	5,960	4,908	7,665,287	666,474	0	8,331,761
1993	0	0	0	5,960	4,908	7,665,287	666,474	0	8,331,761
1994	135,558	0	0	5,960	4,908	7,665,287	666,474	3,628	8,335,388
1995	135,558	115,089	575	6,536	5,381	8,405,348	730,820	3,628	9,139,796
1996	135,558	115,089	575	7,111	5,855	9,145,409	795,166	3,628	9,944,203
1997	135,558	115,089	575	7,687	6,329	9,885,470	859,512	3,628	10,748,611
1998	135,558	115,089	575	8,262	6,803	10,625,532	923,858	3,628	11,553,018
1999	135,558	115,089	575	8,837	7,277	11,365,593	988,205	3,628	12,357,426
2000	135,558	115,089	575	9,413	7,751	12,105,654	1,052,551	3,628	13,161,833
2001	135,558	115,089	575	9,988	8,224	12,845,716	1,116,897	3,628	13,966,240
2002	135,558	115,089	575	10,564	8,698	13,585,777	1,181,243	3,628	14,770,648
2003	135,558	115,089	575	11,139	9,172	14,325,838	1,245,589	3,628	15,575,055
2004	135,558	115,089	575	11,715	9,646	15,065,900	1,309,935	3,628	16,379,463
2005	135,558	115,089	575	12,290	10,120	15,805,961	1,374,281	3,628	17,183,870
2006	135,558	115,089	575	12,866	10,594	16,546,022	1,438,628	3,628	17,988,277
2007	135,558	115,089	575	13,441	11,067	17,286,083	1,502,974	3,628	18,792,685
2008	135,558	115,089	575	14,016	11,541	18,026,145	1,567,320	3,628	19,597,092
2009	135,558	115,089	575	14,592	12,015	18,766,206	1,631,666	3,628	20,401,500
2010	135,558	115,089	575	15,167	12,489	19,506,267	1,696,012	3,628	21,205,907
TOTAL	3,708,548	3,033,468	15,167	221,488	182,373	\$280,765,526	\$24,517,639	\$90,662	\$305,373,826

Retail Development (Actual & Projected)
Fairfax Stations

Year	Space Projection (ft2)	Space Occupied (ft2)	Space Cumulative (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Construction revenue from corporate income taxes	Total State tax revenues
1978	73,058	0	0	0	0	0	0	0	0	0	63,128	63,128
1979	7,900	64,291	64,291	129	129	106	5,347,502	25,375	240,638	7,887	7,360	281,259
1980	0	6,952	71,243	14	142	117	6,467,577	30,564	291,041	9,496	0	331,101
1981	0	0	71,243	0	142	117	7,104,014	33,222	319,681	11,679	0	364,582
1982	8,364	0	71,243	0	142	117	7,835,057	36,111	352,578	10,615	10,163	409,467
1983	0	7,360	78,603	15	157	129	9,593,423	43,361	431,704	10,823	0	485,888
1984	0	0	78,603	0	157	129	10,238,678	46,501	460,740	10,807	0	518,049
1985	0	0	78,603	0	157	129	10,864,955	50,471	488,923	13,609	0	553,003
1986	0	0	78,603	0	157	129	11,519,699	54,771	518,386	13,988	0	587,146
1987	0	0	78,603	0	157	129	12,193,421	62,543	548,704	15,376	0	626,624
1988	2,098	0	78,603	0	157	129	12,999,989	69,380	585,000	15,634	3,079	673,092
1989	0	1,846	80,450	4	161	132	14,344,509	71,075	645,503	18,800	0	735,377
1990	0	0	80,450	0	161	132	15,441,957	73,647	694,888	20,344	0	788,879
1991	370,122	0	80,450	0	161	132	16,665,659	73,302	749,955	17,992	592,356	1,433,604
1992	0	325,707	406,157	651	812	669	89,874,747	370,072	4,044,364	90,833	0	4,505,268
1993	0	0	406,157	0	812	669	94,581,771	370,072	4,256,180	90,833	0	4,717,084
1994	14,751	0	406,157	0	812	669	94,581,771	370,072	4,256,180	90,833	24,219	4,741,303
1995	14,751	12,981	419,138	26	838	690	97,604,597	381,899	4,392,207	93,736	24,219	4,892,061
1996	14,751	12,981	432,118	26	864	712	100,627,423	393,727	4,528,234	96,639	24,219	5,042,819
1997	14,751	12,981	445,099	26	890	733	103,650,249	405,554	4,664,261	99,542	24,219	5,193,576
1998	14,751	12,981	458,080	26	916	754	106,673,076	417,382	4,800,288	102,445	24,219	5,344,334
1999	14,751	12,981	471,061	26	942	776	109,695,902	429,209	4,936,316	105,348	24,219	5,495,092
2000	14,751	12,981	484,041	26	968	797	112,718,728	441,036	5,072,343	108,251	24,219	5,645,849
2001	14,751	12,981	497,022	26	994	818	115,741,554	452,864	5,208,370	111,154	24,219	5,796,607
2002	14,751	12,981	510,003	26	1,020	840	118,764,380	464,691	5,344,397	114,057	24,219	5,947,365
2003	14,751	12,981	522,984	26	1,046	861	121,787,206	476,519	5,480,424	116,960	24,219	6,098,122
2004	14,751	12,981	535,964	26	1,072	883	124,810,032	488,346	5,616,451	119,863	24,219	6,248,880
2005	14,751	12,981	548,945	26	1,098	904	127,832,858	500,174	5,752,479	122,766	24,219	6,399,638
2006	14,751	12,981	561,926	26	1,124	925	130,855,684	512,001	5,888,506	125,669	24,219	6,550,395
2007	14,751	12,981	574,907	26	1,150	947	133,878,510	523,829	6,024,533	128,572	24,219	6,701,153
2008	14,751	12,981	587,887	26	1,176	968	136,901,336	535,656	6,160,560	131,475	24,219	6,851,910
2009	14,751	12,981	600,868	26	1,202	990	139,924,162	547,484	6,296,587	134,378	24,219	7,002,668
2010	14,751	12,981	613,849	26	1,228	1,011	142,946,988	559,311	6,432,614	137,281	24,219	7,153,426
TOTAL	712,306	613,849	10,473,353	1,228	20,947	17,248	*****	\$9,310,221	\$105,483,034	\$2,297,685	\$1,087,809	\$118,178,749

Hotel Development (Actual & Projected)
Fairfax Stations

Year	Number of Rooms	Number of Rooms Cumulative	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
1978	246	246	137	137	113	2,467,939	21,774	111,057	7,238	255,303	395,372
1979	0	246	0	137	113	2,644,494	23,667	119,002	8,383	0	151,053
1980	0	246	0	137	113	2,886,299	25,725	129,883	9,109	0	164,717
1981	0	246	0	137	113	3,170,323	27,962	142,665	11,203	0	181,829
1982	0	246	0	137	113	3,496,567	30,394	157,345	10,183	0	197,922
1983	0	246	0	137	113	3,880,383	33,078	174,617	9,410	0	217,105
1984	265	511	147	284	234	8,602,619	73,688	387,118	19,518	431,159	911,482
1985	0	511	0	284	234	9,128,821	79,978	410,797	24,577	0	515,353
1986	0	511	0	284	234	9,678,943	86,793	435,552	25,262	0	547,607
1987	0	511	0	284	234	10,245,009	99,108	461,025	27,769	0	587,903
1988	0	511	0	284	234	10,922,695	109,942	491,521	28,234	0	629,697
1989	0	511	0	284	234	11,775,781	110,043	529,910	33,173	0	673,126
1990	0	511	0	284	234	12,676,704	114,026	570,452	35,898	0	720,375
1991	0	511	0	284	234	13,681,273	113,491	615,657	31,747	0	760,896
1992	0	511	0	284	234	14,614,087	113,491	657,634	31,747	0	802,872
1993	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
1994	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
1995	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
1996	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
1997	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
1998	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
1999	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2000	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2001	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2002	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2003	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2004	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2005	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2006	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2007	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2008	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2009	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
2010	0	511	0	284	234	15,379,473	113,491	692,076	31,747	0	837,315
TOTAL	511	15,273	284	8,486	6,987	\$396,702,449	\$3,106,003	\$17,851,610	\$884,896	\$686,462	\$22,528,970

Residential Development (Actual & Projected)

Fairfax Stations

Year	New MFD Units	New Townhouse Units	New SFD Units	Projected Units	Number of Units Cumulative	Value of MFD	Value of Townhouse	Value of SFD	Projected Unit Value	Revenue from individual income taxes	Employee Income Taxes from Construction	Document Recording Fees	Total State tax revenues
1978	0	13	2	0	15	0	931,307	143,278	0	2,148	24,979	3,761	30,888
1979	0	161	20	0	196	0	12,853,918	1,596,760	0	30,512	335,909	50,577	416,998
1980	0	108	0	0	304	0	9,800,352	0	0	51,440	227,811	34,301	313,552
1981	1	193	0	0	498	100,050	19,309,650	0	0	91,594	451,182	67,934	610,710
1982	509	32	1	0	1,040	52,748,179	3,316,192	103,631	0	207,913	1,305,636	196,588	1,710,138
1983	0	74	2	0	1,116	0	7,798,712	210,776	0	242,811	186,182	28,033	457,027
1984	253	32	0	0	1,401	27,336,397	3,457,568	0	0	326,899	715,812	107,779	1,150,490
1985	0	38	6	0	1,445	0	3,717,806	901,812	0	365,950	107,384	16,169	489,502
1986	253	23	0	0	1,721	20,033,805	2,469,924	0	0	472,981	523,104	78,763	1,074,848
1987	0	0	0	0	1,721	0	0	0	0	540,096	0	0	540,096
1988	0	0	0	0	1,721	0	0	0	0	599,133	0	0	599,133
1989	437	0	39	0	2,197	44,024,691	0	10,767,393	0	765,546	1,273,653	191,772	2,230,971
1990	0	0	12	0	2,209	0	0	3,283,536	0	797,587	76,326	11,492	865,406
1991	0	0	11	0	2,220	0	0	2,856,898	0	797,803	66,409	9,999	874,212
1992	0	0	6	0	2,226	0	0	1,557,954	0	799,960	36,215	5,453	841,627
1993	0	8	0	0	2,234	0	825,416	0	0	802,835	19,187	2,889	824,911
1994	0	0	0	28	2,234	0	0	0	3,626,291	802,835	84,294	12,692	899,820
1995	0	0	0	28	2,262	0	0	0	3,626,291	813,073	84,294	12,692	910,059
1996	0	0	0	28	2,291	0	0	0	3,626,291	823,312	84,294	12,692	920,298
1997	0	0	0	28	2,319	0	0	0	3,626,291	833,550	84,294	12,692	930,536
1998	0	0	0	28	2,348	0	0	0	3,626,291	843,789	84,294	12,692	940,775
1999	0	0	0	28	2,376	0	0	0	3,626,291	854,028	84,294	12,692	951,013
2000	0	0	0	28	2,405	0	0	0	3,626,291	864,266	84,294	12,692	961,252
2001	0	0	0	28	2,433	0	0	0	3,626,291	874,505	84,294	12,692	971,491
2002	0	0	0	28	2,462	0	0	0	3,626,291	884,743	84,294	12,692	981,729
2003	0	0	0	28	2,490	0	0	0	3,626,291	894,982	84,294	12,692	991,968
2004	0	0	0	28	2,519	0	0	0	3,626,291	905,221	84,294	12,692	1,002,206
2005	0	0	0	28	2,547	0	0	0	3,626,291	915,459	84,294	12,692	1,012,445
2006	0	0	0	28	2,576	0	0	0	3,626,291	925,698	84,294	12,692	1,022,684
2007	0	0	0	28	2,604	0	0	0	3,626,291	935,936	84,294	12,692	1,032,922
2008	0	0	0	28	2,633	0	0	0	3,626,291	946,175	84,294	12,692	1,043,161
2009	0	0	0	28	2,661	0	0	0	3,626,291	956,414	84,294	12,692	1,053,399
2010	0	0	0	28	2,690	0	0	0	3,626,291	966,652	84,294	12,692	1,063,638
TOTAL	1,453	682	99	484	64,117	\$144,243,122	\$64,480,845	\$21,422,038	\$61,646,945	\$21,935,846	\$6,782,785	\$1,021,275	\$29,739,907

**Office Development (Projected)
Potomac Yard**

Year	Space Projection (ft2)	Space Occupied (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Revenue from individual income taxes	Revenue from corporate income taxes	Employee Income Taxes from Construction	Total State tax revenues
2000	500,000	440,000	1,496	1,496	792	1,022,756	88,593	1,596,600	2,707,948
2001	0	0	0	1,496	792	1,022,756	88,593	0	1,111,348
2002	0	0	0	1,496	792	1,022,756	88,593	0	1,111,348
2003	0	0	0	1,496	792	1,022,756	88,593	0	1,111,348
2004	0	0	0	1,496	792	1,022,756	88,593	0	1,111,348
2005	500,000	440,000	1,496	2,992	1,585	2,045,511	177,186	1,596,600	3,819,297
2006	0	0	0	2,992	1,585	2,045,511	177,186	0	2,222,697
2007	0	0	0	2,992	1,585	2,045,511	177,186	0	2,222,697
2008	0	0	0	2,992	1,585	2,045,511	177,186	0	2,222,697
2009	0	0	0	2,992	1,585	2,045,511	177,186	0	2,222,697
2010	500,000	440,000	1,496	4,488	2,377	3,068,267	265,779	1,596,600	4,930,645
TOTAL	1,500,000	1,320,000	4,488	26,928	14,261	18,409,599	1,594,673	4,789,800	24,794,072

Retail Development (Projected)
Potomac Yard

Year	Space Projection (ft2)	Space Occupied (ft2)	Space Cumulative (ft2)	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
2000	0	0	0	0	0	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0
2005	150,000	132,000	132,000	264	264	140	30,738,840	80,760	1,383,248	29,520	246,281	1,739,810
2006	0	0	132,000	0	264	140	30,738,840	80,760	1,383,248	29,520	0	1,493,529
2007	0	0	132,000	0	264	140	30,738,840	80,760	1,383,248	29,520	0	1,493,529
2008	0	0	132,000	0	264	140	30,738,840	80,760	1,383,248	29,520	0	1,493,529
2009	0	0	132,000	0	264	140	30,738,840	80,760	1,383,248	29,520	0	1,493,529
2010	50,000	44,000	176,000	88	352	186	40,985,120	107,681	1,844,330	39,361	82,094	2,073,465
TOTAL	200,000	176,000	836,000	352	1,672	885	194,679,320	511,483	8,760,569	186,963	328,375	9,787,390

Hotel Development (Projected)
Potomac Yard

Year	Number of Rooms	Number of Rooms Cumulative	Employment per year	Employment cumulative	Va. resident employment cumulative	Sales	Revenue from individual income taxes	Revenue From Sales Taxes	Revenue from Corporate Income Taxes	Employee Income Taxes from Construction	Total State tax revenues
2000	0	0	0	0	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0
2005	240	240	160	160	85	8,617,911	44,920	387,806	17,891	473,276	923,893
2006	0	240	0	160	85	8,617,911	44,920	387,806	17,891	0	450,617
2007	0	240	0	160	85	8,617,911	44,920	387,806	17,891	0	450,617
2008	0	240	0	160	85	8,617,911	44,920	387,806	17,891	0	450,617
2009	0	240	0	160	85	8,617,911	44,920	387,806	17,891	0	450,617
2010	0	240	0	160	85	8,617,911	44,920	387,806	17,891	0	450,617
TOTAL	240	1,440	160	960	508	51,707,466	269,520	2,326,836	107,347	473,276	3,176,979

Residential Development (Projected)
Potomac Yard

Year	New MFD Units	New Townhouse Units	Projected Units	Number of Units Cumulative	Value of MFD	Value of Townhouse	Projected Unit Value	Revenue from individual income taxes	Employee Income Taxes from Construction	Document Recording Fees	Total State tax revenues
2000	0	0	1,000	1,000	0	0	124,054,420	495,431	2,883,670	434,190	3,813,291
2001	0	0	0	1,000	0	0	0	495,431	0	0	495,431
2002	0	0	0	1,000	0	0	0	495,431	0	0	495,431
2003	0	0	0	1,000	0	0	0	495,431	0	0	495,431
2004	0	0	0	1,000	0	0	0	495,431	0	0	495,431
2005	0	0	1,000	2,000	0	0	124,054,420	990,862	2,883,670	434,190	4,308,722
2006	0	0	0	2,000	0	0	0	990,862	0	0	990,862
2007	0	0	0	2,000	0	0	0	990,862	0	0	990,862
2008	0	0	0	2,000	0	0	0	990,862	0	0	990,862
2009	0	0	0	2,000	0	0	0	990,862	0	0	990,862
2010	0	0	1,000	3,000	0	0	124,054,420	990,862	0	0	990,862
TOTAL	0	0	3,000	18,000	0	0	372,163,260	8,917,758	8,651,009	1,302,571	18,871,339

COST IMPACTS
VIRGINIA METRORAIL OPERATIONS & MAINTENANCE
(\$ millions)

Year	Rail Operations & Maintenance Costs	Revenue from Individual Income Taxes	Revenue from Sales Taxes	Total Tax Revenues
1978	10.2	0.243	0.091	0.335
1979	10.9	0.260	0.098	0.358
1980	17.9	0.427	0.160	0.587
1981	23.0	0.549	0.206	0.754
1982	25.7	0.613	0.230	0.843
1983	29.0	0.692	0.259	0.951
1984	41.9	1.000	0.375	1.374
1985	47.1	1.124	0.421	1.545
1986	48.2	1.150	0.431	1.581
1987	73.3	1.749	0.656	2.405
1988	81.5	1.944	0.729	2.673
1989	75.5	1.801	0.675	2.477
1990	76.7	1.830	0.686	2.516
1991	79.6	1.898	0.712	2.610
1992	83.8	1.999	0.750	2.749
1993	83.2	1.986	0.745	2.730
1994	91.4	2.182	0.818	3.000
1995	94.5	2.254	0.845	3.099
1996	96.4	2.299	0.862	3.161
1997	102.8	2.453	0.920	3.373
1998	105.6	2.519	0.945	3.464
1999	108.1	2.580	0.967	3.547
2000	109.8	2.620	0.983	3.603
2001	113.6	2.710	1.016	3.726
2002	114.6	2.733	1.025	3.758
2003	115.3	2.752	1.032	3.783
2004	116.0	2.768	1.038	3.806
2005	117.2	2.796	1.048	3.844
2006	118.7	2.832	1.062	3.894
2007	119.9	2.860	1.072	3.932
2008	121.4	2.897	1.086	3.983
2009	123.0	2.935	1.101	4.036
2010	124.6	2.972	1.114	4.086
TOTALS	2,700.4	64.425	24.159	88.584

**VA Metrorail Construction Cost Impacts
(\$ MILLION)**

Year	Construction Costs	MetroRail Other Capital	Construction Costs and Other Capital	Direct Indirect Induced Wages	Revenue from Individual Income Taxes	Revenue From Sales Taxes	Total Tax Revenues
1972-1979	421.0	0	421	398.0	14.327	5.373	19.700
1980	0.0	0	0	0.0	0.000	0.000	0.000
1981	17.5	0	17.5	16.5	0.596	0.223	0.819
1982	35.0	0	35	33.1	1.191	0.447	1.638
1983	70.0	0	70	66.2	2.382	0.893	3.275
1984	35.0	0	35	33.1	1.191	0.447	1.638
1985	38.9	0	38.9	36.8	1.324	0.496	1.820
1986	42.8	0	42.8	40.5	1.457	0.546	2.003
1987	85.6	0	85.6	80.9	2.913	1.092	4.005
1988	42.8	0	42.8	40.5	1.457	0.546	2.003
1989	21.4	0	21.4	20.2	0.728	0.273	1.001
1990	19.4	8	27.4	25.9	0.932	0.350	1.282
1991	9.8	9	18.8	17.8	0.640	0.240	0.880
1992	7.4	20	27.4	25.9	0.932	0.350	1.282
1993	30.1	24	54.1	51.1	1.841	0.690	2.531
1994	66.5	27	93.5	88.4	3.182	1.193	4.375
1995	106.2	20	126.2	119.3	4.295	1.611	5.905
1996	112.2	23	135.2	127.8	4.601	1.725	6.326
1997	114.6	20	134.6	127.2	4.581	1.718	6.298
1998	63.1	20	83.1	78.6	2.828	1.060	3.888
1999	24.3	20	44.3	41.9	1.508	0.565	2.073
2000	39.4	20	59.4	56.2	2.021	0.758	2.779
2001	9.9	20	29.9	28.3	1.018	0.382	1.399
2002	3.1	20	23.1	21.8	0.786	0.295	1.081
2003	1.3	20	21.3	20.1	0.725	0.272	0.997
2004	0.0	20	20	18.9	0.681	0.255	0.936
2005	0.0	20	20	18.9	0.681	0.255	0.936
2006	0.0	20	20	18.9	0.681	0.255	0.936
2007	0.0	20	20	18.9	0.681	0.255	0.936
2008	0.0	20	20	18.9	0.681	0.255	0.936
2009	0.0	20	20	18.9	0.681	0.255	0.936
2010	0.0	20	20	18.9	0.681	0.255	0.936
TOTAL	1,417.3	411.0	1,828.3	1,728.3	62.219	23.332	85.550