

**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
<b>Total</b>	<b>\$140,696,000</b>	<b>\$120,944,475</b>	<b>\$1,622,723</b>	<b>\$263,263,199</b>

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

**APPENDIX A-2**

**SPECIAL ASSESSMENTS**

Tax Parcel Number	Equivalent Units <sup>1</sup>	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			
<b>Total</b>	<b>2,596</b>	<b>\$263,263,199</b>	<b>\$140,696,000</b>			

<sup>1</sup>See Appendix A-3.

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

**SPECIAL ASSESSMENT WORKSHEET**

Appendix A-3<sup>1</sup>

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
<b>Total units</b>	245	1,645	109	109	463	145	2,716
<b>Equivalent unit factor</b>	0.38	1.00	1.32	2.07	0.94	0.37	
<b>Equivalent units</b>	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
<b>Total equivalent units</b>	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
<b>Total</b>	2,596	100%	\$263,263,199	\$140,696,000

<sup>1</sup>Commercial 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
<b>Total</b>	<b>\$140,696,000</b>	<b>\$120,944,475</b>	<b>\$1,622,723</b>	<b>\$263,263,199</b>	<b>\$140,696,000</b>	<b>\$120,944,475</b>	<b>\$1,622,723</b>	<b>\$263,263,199</b>	<b>\$0</b>