

**FISCAL IMPACT STATEMENT
FOR PROPOSED BOND FINANCING**

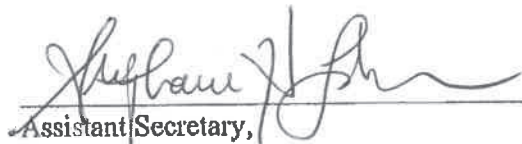
Date: June 8, 2026

To the City Council of the City of Alexandria, Virginia

Applicant: The View at Goodwin Living, LLC (the "Borrower")

Facility/ The financing of a major expansion and repositioning of the TVA Campus,
Plan of including the construction of new senior living, skilled nursing, and amenity
Finance: facilities and refinancing existing acquisition debt

1. Maximum amount of financing sought	\$450,000,000
2. Estimated taxable value of the facility's real property to be constructed in the locality.	\$285,500,000
3. Estimated real property tax per year using present tax rates.	N/A
4. Estimated personal property tax per year using present tax rates.	N/A
5. Estimated merchants' capital tax per year using present tax rates.	N/A
6. (a) Estimated dollar value per year of goods that will be purchased from Virginia companies within the locality	\$64,237,500 (during construction)
(b) Estimated dollar value per year of goods that will be purchased from non-Virginia companies within the locality	\$21,412,500 (during construction)
(c) Estimated dollar value per year of services that will be purchased from Virginia companies within the locality	\$99,925,500 (during construction)
(d) Estimated dollar value per year of services that will be purchased from non-Virginia companies within the locality	\$99,925,000 (during construction)
7. Estimated number of regular employees on year round basis.	133
8. Average annual salary per employee.	\$60,011



 Assistant Secretary,
 Industrial Development Authority of the City of
 Alexandria