

City of Villa Rica														
Eastside Tax Allocation District - Estimates														
node	developer	investment	pod #	type			students per unit	projected enrollment	style	builder	units	sales price	residents per unit	residents
central	Arbour Valley	30,000,000	pod 1	apartments	1	102	0.10	10	workforce	arbour valley	170	rental	2.0	340
				apartments	2	34	0.20	7						
				apartments	3	34	0.30	10						
east	Fuqua	130,000,000	pod 1	commercial	n/a	0	0.00	0	retail	fuqua	0	rental	0.0	0
			pod 2	apartments	1	100	0.10	10	market	fuqua	205	rental	2.0	410
				apartments	2	90	0.20	18						
				apartments	3	15	0.30	5						
			pod 3	townhomes	1	0	0.35	0	market	paran	235		2.0	470
				townhomes	2	0	0.50	0						
				townhomes	3	235	0.65	153						
north	InLine	15,000,000	pod 1	townhomes	1	0	0.10	0	55 & up	pulte	52	350,000	2.0	104
				townhomes	2	52	0.10	5						
				townhomes	3	0	0.10	0						
		30,000,000	pod 2	houses	1	0	0.10	0	55 & up	pulte	91	400,000	2.6	237
				houses	2	0	0.10	0						
				houses	3	91	0.10	9						
		60,000,000	pod 3	apartments	1	150	0.10	15	gen Z	tpa	302	rental	2.0	604
				apartments	2	152	0.10	15						
				apartments	3	0	0.10	0						
south	Wood Partners	60,000,000	pod 1	apartments	1	150	0.10	15	gen Z	wood partners	300	rental	2.0	600
				apartments	2	150	0.10	15						
				apartments	3	0	0.10	0						
	increment	325,000,000				1,355		287			1,355			2,765
		0.4												
	assessed	130,000,000						45%	25%	30%				
		1000			units	students		elem	middle		total			
		130,000		apartments	977	120		54	30	36	120		205 market, 170 workforce, 602 gen x	
	millage	31.98		houses	91	9		4	2	3	9		91 - 55 & up	
	annual rev	4,157,400		townhomes	287	158		71	40	47	158		52 - 55 & up and 235 m	
					1,355	287		129	72	86	287	287		