

GENEVA SCHOOL DISTRICT 304



May 18, 2020

DukeREALTY



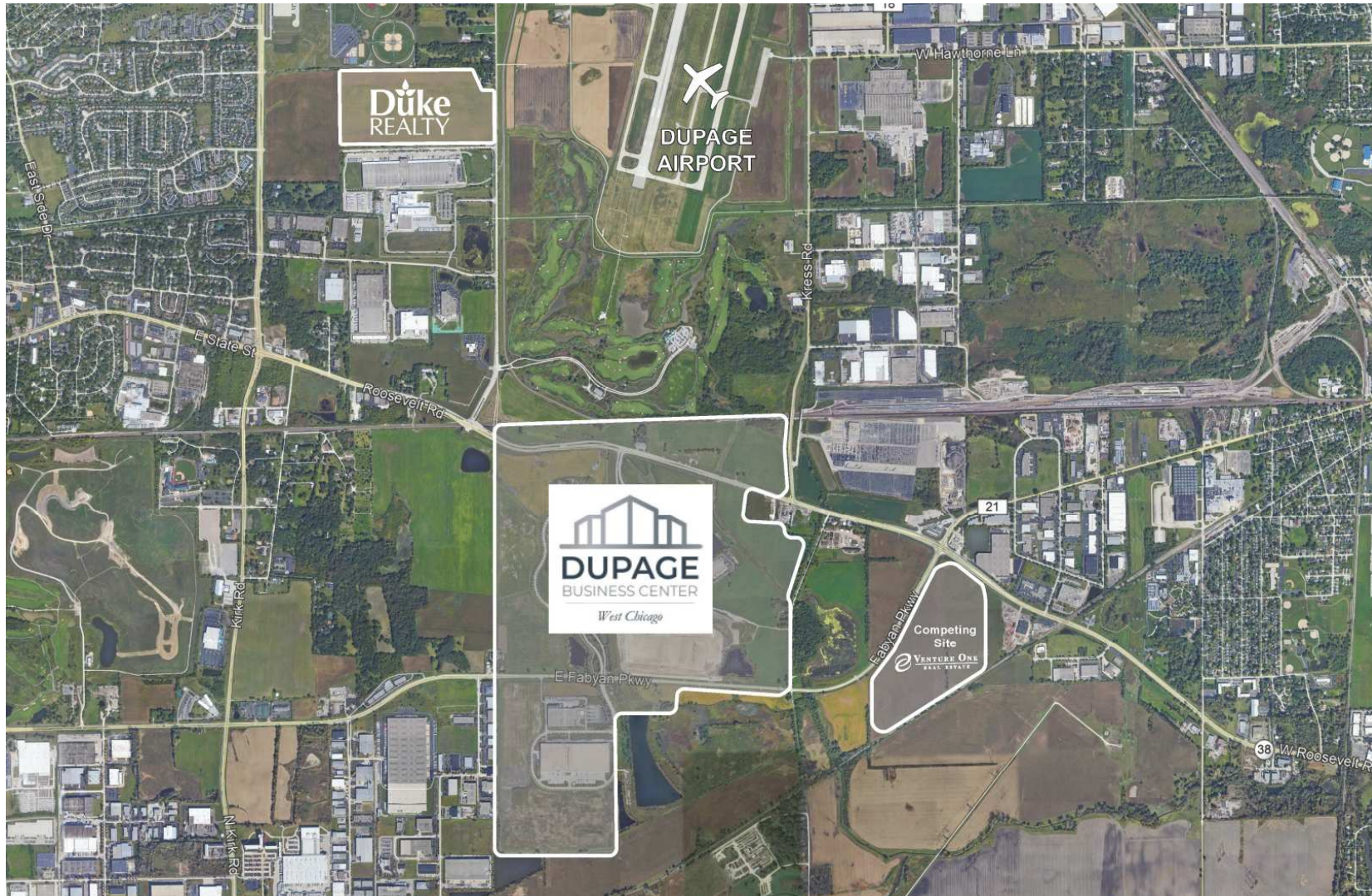
- Duke Realty Corporation (NYSE: DRE) is the leading, pure-play, domestic-only industrial REIT in the United States.
- Specializing in logistics real estate solutions.
- 155 million square feet of logistics properties in 20 major distribution markets across the United States.



- Total assets of \$8.4 billion.
- Construction capabilities nationwide - \$606.5 million in construction activity in 2019.



- Member of the S&P 500.





Weber Farm - Geneva

<u>TAXING DISTRICT</u>	<u>2019 TAX RATE</u>	
		% of composite
KANE COUNTY	0.298586%	3.59097265%
KANE COUNTY - PENSION	0.075316%	0.90579497%
KANE COUNTY FOREST PRESERVE	0.154720%	1.86075465%
KANE COUNTY FOREST PRESERVE - PENSION	0.000134%	0.00161156%
GENEVA TOWNSHIP	0.048460%	0.58280875%
GENEVA TOWNSHIP ROAD DISTRICT	0.024060%	0.28935986%
GENEVA SCH DST 304	5.808267%	69.85367002%
GENEVA SCH DST 304 - PENSION	0.185800%	2.23454120%
WAUBONSIE COLLEGE 516	0.537673%	6.46637497%
GENEVA PARK DISTRICT	0.450067%	5.41277316%
GENEVA PARK DISTRICT - PENSION	0.033651%	0.40470692%
GENEVA LIBRARY	0.408909%	4.91778259%
GENEVA LIBRARY - PENSION	0.030023%	0.36107444%
GENEVA TWP FIRE SPEC DISTRICT	0.217780%	2.61915168%
GENEVA TWP AMB SPEC DISTRICT	<u>0.041460%</u>	<u>0.49862259%</u>
TOTALS:	8.314906%	100.000%

DuPage Tech Park – West Chicago

<u>TAXING DISTRICT</u>	<u>TAX RATE</u>
COUNTY OF DUPAGE	.1002
PENSION FUND	.0209
COUNTY HEALTH DEPARTMENT	.0331
PENSION FUND	.0113
FOREST PRESERVE DIST.	.1141
PENSION FUND	.0101
DUPAGE AIRPORT AUTHORITY	.0141
DUPAGE WATER COMM	No Levy
WINFIELD TOWNSHIP	.0939
WINFIELD TOWNSHIP ROAD	.1425
PENSION FUND	.0058
CITY OF WEST CHICAGO	.5034
WARRENVILLE PARK	.4577
WEST CHICAGO FIRE DIST.	.8135
PENSION FUND	.1160
WEST CHICAGO LIBRARY DIST.	.2728
PENSION FUND	.0165
GRADE SCHOOL DIST 33	4.4304
PENSION FUND	.2502
HIGH SCHOOL DIST 94	2.1888
PENSION FUND	.0685
COLLEGE DUPAGE 502	<u>.2112</u>
TOTALS:	9.8750

Geneva City (0.346689%) and Geneva City Pension (0.220191%) levies not included in estimates because site is unincorporated today.



- Developed 2019
- 300,000sf
- Approximate investment \$ 28,000,000
- Received 30-35% abatement for 10 years for full building



- Developed 2020
- 300,000sf
- Approximate investment \$28,000,000
- Received 50% abatement for 10 years for full building



- Developed 2020
- 193,000Sf
- Approximate investment \$12,000,000
- Received 50% abatement for 10 years for full building



- Developed 2018
- 782,000sf
- Approximate investment \$36,000,000
- Received 50% abatement for 10 years for full building

Potential Tax Receipts From A 543,000sf Warehouse Facility

<u>TAXING DISTRICT</u>	<u>543,000 sq. ft.</u>	
	@ \$1.15	@ \$1.25
KANE COUNTY	\$ 22,424	\$ 24,374
KANE COUNTY - PENSION	\$ 5,656	\$ 6,148
KANE COUNTY FOREST PRESERVE	\$ 11,619	\$ 12,630
KANE COUNTY FOREST PRESERVE - PENSION	\$ 10	\$ 11
GENEVA TOWNSHIP	\$ 3,639	\$ 3,956
GENEVA TOWNSHIP ROAD DISTRICT	\$ 1,807	\$ 1,964
GENEVA SCH DST 304	\$ 436,201	\$ 474,132
GENEVA SCH DST 304 - PENSION	\$ 13,954	\$ 15,167
WAUBONSIE COLLEGE 516	\$ 40,379	\$ 43,891
GENEVA PARK DISTRICT	\$ 33,800	\$ 36,739
GENEVA PARK DISTRICT - PENSION	\$ 2,527	\$ 2,747
GENEVA LIBRARY	\$ 30,709	\$ 33,379
GENEVA LIBRARY - PENSION	\$ 2,255	\$ 2,451
GENEVA TWP FIRE SPEC DISTRICT	\$ 16,355	\$ 17,777
GENEVA TWP AMB SPEC DISTRICT	\$ 3,114	\$ 3,384
TOTALS:	\$ 624,450	\$ 678,750

50% abatement still provides GSD 304 \$2.181M over 10 years (assumes constant amount)

*Estimates based on 2019 information and not guaranteed

Geneva City (0.346689%) and Geneva City Pension (0.220191%) levies not included in estimates because site is unincorporated today.