

COST-BENEFIT ANALYSIS :: 1 - CONSTRUCTION VALUE ONLY
PROJECT: N WALMART TRACT

BENEFIT		CURRENT AV18	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
+3% rate	REAL PROPERTY VALUE	\$ 944,336.00	\$ 37,000,000.00	\$ 38,110,000.00	\$ 39,253,300.00	\$ 40,430,899.00	\$ 41,643,825.97	\$ 42,893,140.75	\$ 44,179,934.97	\$ 45,505,333.02	\$ 46,870,493.01	\$ 48,276,607.80
local only	REAL PROPERTY TAX REVENUES	\$ 4,674.46	\$ 174,566.00	\$ 179,802.98	\$ 185,197.07	\$ 190,752.98	\$ 196,475.57	\$ 202,369.84	\$ 208,440.93	\$ 214,694.16	\$ 221,134.99	\$ 227,769.04
+3% rate	ANNUAL TAXABLE SALES*	\$ -	\$ 16,000,000.00	\$ 16,480,000.00	\$ 16,974,400.00	\$ 17,483,632.00	\$ 18,008,140.96	\$ 18,548,385.19	\$ 19,104,836.74	\$ 19,677,981.85	\$ 20,268,321.30	\$ 20,876,370.94
local only	ANNUAL SALES TAX REVENUES	\$ -	\$ 320,000.00	\$ 329,600.00	\$ 339,488.00	\$ 349,672.64	\$ 360,162.82	\$ 370,967.70	\$ 382,096.73	\$ 393,559.64	\$ 405,366.43	\$ 426,291.13
4.35 AC@+3%	OPEN SPACE	\$ -	\$ 155,831.00	\$ 160,505.93	\$ 165,321.11	\$ 170,280.74	\$ 175,389.16	\$ 180,650.84	\$ 186,070.36	\$ 191,652.47	\$ 197,402.05	\$ 203,324.11

COST		CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	GRANT	\$ -	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ANALYSIS		CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	BENEFIT	\$ 4,674.46	\$ 650,397.00	\$ 669,908.91	\$ 690,006.18	\$ 710,706.36	\$ 732,027.55	\$ 753,988.38	\$ 776,608.03	\$ 799,906.27	\$ 823,903.46	\$ 1,057,384.27
	COST	\$ -	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	ANNUAL BENEFIT	\$ 4,674.46	\$ (1,349,603.00)	\$ 669,908.91	\$ 690,006.18	\$ 710,706.36	\$ 732,027.55	\$ 753,988.38	\$ 776,608.03	\$ 799,906.27	\$ 823,903.46	\$ 1,057,384.27
	NET RESULTING BENEFIT	\$ 4,674.46	\$ (1,349,603.00)	\$ (679,694.09)	\$ 10,312.09	\$ 721,018.45	\$ 1,453,046.00	\$ 2,207,034.38	\$ 2,983,642.42	\$ 3,783,548.69	\$ 4,607,452.15	\$ 5,664,836.42

*SALES ESTIMATES ONLY INCLUDED FOR 6 RESTAURANT SITES: DOES NOT INCLUDE 3 ADDITIONAL COMMERCIAL BUILDINGS (APPROX. 13K SF)

SAME	\$ 4,674.46	\$ 4,814.70	\$ 4,959.14	\$ 5,107.91	\$ 5,261.15	\$ 5,418.98	\$ 5,581.55	\$ 5,749.00	\$ 5,921.47	\$ 6,099.11
SAME NET	\$ 4,674.46	\$ 9,489.16	\$ 14,448.30	\$ 19,556.21	\$ 24,817.36	\$ 30,236.34	\$ 35,817.90	\$ 41,566.90	\$ 47,488.37	\$ 53,587.48

P/L %	72.65%	5 YEAR
	283.24%	10 YEAR

