

	2022	2023	2024	2025	2026	2027	Total Value to City During Abatement Period
Jobs	204	224	229	234	239	244	
Net New Jobs	0	20	5	5	5	5	
Payroll	12,300,000	14,650,000	15,237,500	15,825,000	16,412,500	17,000,000	
Net New Payroll	0	2,350,000	2,937,500	3,525,000	4,112,500	4,700,000	
2.5% tax on payroll	307,500.00	366,250.00	380,937.50	395,625.00	410,312.50	425,000.00	6,535,625.00
2.5% tax on net new payroll	-	58,750.00	73,437.50	88,125.00	102,812.50	117,500.00	1,615,625.00

TIF Estimate 250,000

Current Land Value	\$	830,000
Requested Sale Price	\$	830,000
Requested Price Reduction	\$	-
Estimated Improved Value	\$	5,500,000
Real Estate Appreciation		1%
Years		15
Future Growth		1.160968955
Future Value	\$	6,385,329.25
Millage Rate		91.032149
Estimated Annual Tax	\$	203,444.59
Value of Abatement		3,051,669

5,287,500

ROI Full Expansion	655%
ROI Net New	539%

RETURN ON INVESTMENT

$$ROI = \left(\frac{\text{Revenue} - \text{Cost of Goods Sold}}{\text{Cost of Goods Sold}} \right)$$

Project Investments	
Building	20,000,000
F, M&E	2,500,000
Tech Center Drive	500,000
Private Park Space	100,000
Total Payroll	6,535,625.00
Net New Payroll	1,615,625.00

Other Taxes	
Construction Income Tax	173,250.00
Construction Sales Tax	750,000.00

Other Considerations	
School Compensation	909,534.79

Post Abatement TIF Value 1,171,840.81

Total Investment to City	31,810,716
Total with Net New only	26,890,716
Total City Investment	4,211,204

	2022	2023	2024	2025	2026	2027	Total Value to City During Abatement Period
Jobs	204	224	229	234	239	244	
Net New Jobs	0	20	5	5	5	5	
Payroll	12,300,000	14,650,000	15,237,500	15,825,000	16,412,500	17,000,000	
Net New Payroll	0	2,350,000	2,937,500	3,525,000	4,112,500	4,700,000	
2.5% tax on payroll	307,500.00	366,250.00	380,937.50	395,625.00	410,312.50	425,000.00	6,535,625.00
2.5% tax on net new payroll	-	58,750.00	73,437.50	88,125.00	102,812.50	117,500.00	1,615,625.00

TIF Estimate 250,000

ROI Total Expansion 258%
ROI Net New 142%

Current Land Value	\$	830,000
Requested Sale Price	\$	830,000
Requested Price Reduction	\$	-
Estimated Improved Value	\$	5,500,000
Real Estate Appreciation		1%
Years		15
Future Growth		1.160968955
Future Value	\$	6,385,329.25
Millage Rate		91.032149
Estimated Annual Tax		203,445
Value of Abatement		3,051,669

RETURN ON INVESTMENT

$$ROI = \left(\frac{\text{Revenue} - \text{Cost of Goods Sold}}{\text{Cost of Goods Sold}} \right)$$

Project Investments	
Building	6,385,329
Total Payroll	6,535,625.00
Net New Payroll	1,615,625.00

Other Taxes	
Construction Income Tax	173,250.00
Construction Sales Tax	239,449.85

Other Considerations	
School Compensation	909,534.79

Post-Abatement TIF Value 1,171,840.81

Total Investment to City	15,096,045
Total with Net New only	10,176,045
Total City Investment	4,211,204