

For this analysis, we use a 1% real estate appreciation for the building on the property, based on the property tax increases of surrounding buildings.

Net new is defined as any job not already existing in Gahanna.

Cells highlighted in red represent the City's investment into the project. Cells highlighted green represent the companies investment into the project.

ROI is calculated as the project's investment minus the City's investment to demonstrate the net revenue for the project.

\$250,000 is an estimated improved value, based on improvements to other buildings and general market awareness. Additionally, when calculating the Value of Abatement, .35 is used as the fair market to assessed value ratio for all projects.

This specific project already receives a TIF. Therefore, by abating the improved value, the City forfeits the increased property tax revenue to the Olde & West Gahanna TIF.

Request for a 15 Yr 100% Abatement

Mill Street Apartments

11/17/2021

	Immediate Job Creation	15 year total
Existing Jobs	0	
Construction Jobs	75	
Net New Jobs	2	
Existing Payroll	0	-
Net New Payroll	80,000	
Construction Payroll	5,500,000	
WFH Resident Wages	1,000,000	
2.5% tax on payroll	2,000.00	24,000
2.5% tax on Construction Wages	137,500.00	
2.5% tax on WFH Residents	25,000.00	300,000

Project ROI	302%	13,500,369
-------------	------	------------

RETURN ON INVESTMENT

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

Current Land Value	\$	828,050
Estimated Improved Value	\$	15,000,000
Real Estate Appreciation		1%
Years		15
Future Growth		1.160968955
Future Value	\$	17,414,534.33
Millage Rate	\$	93.77
Estimated Annual Tax	\$	571,564.16
Total Value of Abatement	\$	8,573,462.46

Project Investments	
Building Value	14,171,950
Improvements to Existing Building	0
Total Payroll	461,500

Other Considerations	
Loss of North Street	40,000.00
School Compensation	4,436,731

Post Abatement TIF Value	3,343,650
--------------------------	-----------

Total Investment to City (Existing and New)	17,977,100
Total City Investment	4,476,731