

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2029 - 2032	10 Year Total	15 Year Total
Jobs	20	26	32	38	45	52	59	65	65	65	65	65	65
Net New Jobs	20	6	6	6	7	7	7	6	0	0	0	65	65
Payroll	\$ 3,000,000	\$ 3,900,000	\$ 4,800,000	\$ 5,700,000	\$ 6,750,000	\$ 7,800,000	\$ 8,850,000	\$ 9,750,000	\$ 9,750,000	\$ 9,750,000	\$ 48,750,000	\$ 70,050,000	\$ 118,800,000
1.5% tax on payroll (non-Issue 12)	\$ 45,000	\$ 58,500	\$ 72,000	\$ 85,500	\$ 101,250	\$ 117,000	\$ 132,750	\$ 146,250	\$ 146,250	\$ 146,250	\$ 731,250	\$ 1,050,750	\$ 1,782,000
1.0% tax on payroll (Issue 12 funds)	\$ 30,000	\$ 39,000	\$ 48,000	\$ 57,000	\$ 67,500	\$ 78,000	\$ 88,500	\$ 97,500	\$ 97,500	\$ 97,500	\$ 487,500	\$ 700,500	\$ 1,188,000

CRA Abatement	\$ -
Assessed Property Value	\$ -
Requested Sale Price	\$ -
Requested Price Reduction	\$ -
Estimated Improved Value	\$ 9,750,000.00
Real Estate Appreciation	1%
Years	15
Future Growth	1.160968955
Future Value of Improvements	\$ 4,500,000.00
Millage Rate	94.865497
Estimated Annual Tax	149,413
Total Value of Abatement	\$ -
Total Value of Assessment	\$ 3,690.50

Total Investment (10 yrs)	\$1,751,250.00
Total Investment (15 yrs)	\$2,970,000.00
Total Incentive Value (50% for 10 yrs)	525,375.00
ROI (10 Yrs)	233%
ROI (15 Yrs)	465%

$$ROI = (Investment - Incentive) / Incentive$$

Project Investments	
Building (M&E)	\$ 8,250,000.00
Total Payroll	9,750,000.00

For this analysis, we use a 1% real estate appreciation for the building on the property, based on the property tax increases of buildings in the neighborhood, as represented on the "Property Tax" tab.

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

Other Taxes	
Construction Income Tax	61,875.00
Construction Sales Tax	309,375.00

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

TIF Consideration	
TIF Value	\$ -
TIF Investment from City	\$ -

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

PILOT Payments	
School Compensation	\$ -