



# Internal Report: 166 Chandler Holding, LLC - 166 Chandler Holding, LLC

Table 1: Basic Information

Project Name	166 Chandler Holding, LLC
Project Industry	(531) Real Estate
Municipality	Buffalo City
School District	Buffalo
Project Cost	\$4,695,000
Construction Budget	\$1,350,000
Direct Employment Expected	8
Direct Labor Income	\$249,676
Direct Construction Jobs	10
Direct Construction Labor Income	\$518,838
Total Labor Income	\$768,514

Table 2: Estimated State & Regional Benefits\*

Region	
Sales Tax Revenue	\$120,871
State	
Income Tax Revenue	\$296,763
Sales Tax Revenue	\$101,786
<b>TOTAL Estimated Revenue</b>	<b>\$519,420</b>

Table 3: Estimated Project Incentives\*

Property Tax Savings	\$0
Sales Tax Savings	\$70,875
Mortgage Tax Savings	\$23,890
<b>TOTAL Estimated Incentives</b>	<b>\$94,765</b>



# Internal Report: 166 Chandler Holding, LLC - 166 Chandler Holding, LLC

Table 1: Basic Information

Project Name	166 Chandler Holding, LLC
Project Applicant	166 Chandler Holding, LLC
Project Industry	Real Estate
Municipality	Buffalo City
School District	Buffalo
Type of Transaction	Tax Exemptions
Project Cost	\$4,695,000
Mortgage Amount	\$2,389,000

Table 2: Permanent New/Retained Employment (Annual FTEs)

	State	Region
<b>Total Employment</b>	<b>36</b>	<b>36</b>
Direct**	8	8
Indirect***	10	10
Induced****	5	5
Temporary Construction (Direct and Indirect)	13	13

Table 3: Permanent New/Retained Labor Income (Annual) & Average Salary (Annual)

	State Labor Income	Region Labor Income	Average Salary
<b>Total</b>	<b>\$1,673,128</b>	<b>\$1,673,128</b>	<b>\$46,189</b>
Direct**	\$249,676	\$249,676	\$31,209
Indirect***	\$515,568	\$515,568	\$54,136
Induced****	\$208,968	\$208,968	\$39,751
Temporary Construction (Direct and Indirect)	\$698,916	\$698,916	\$51,991

Table 4: Permanent New/Retained Labor Income (Discounted Present Value\*)

	State Labor Income	Region Labor Income
<b>Total</b>	<b>\$9,088,045</b>	<b>\$9,088,045</b>
Direct**	\$2,150,006	\$2,150,006

Indirect <sup>***</sup>	\$4,439,660	\$4,439,660
Induced <sup>****</sup>	\$1,799,462	\$1,799,462
Temporary Construction (Direct and Indirect)	\$698,916	\$698,916

Table 5: Cost/Benefit Analysis (Discounted Present Value<sup>\*</sup>)

<b>Total Costs to State and Region</b>	<b>\$94,765</b>
Mortgage Tax Revenue Forgone	\$23,890
State	\$17,918
County	\$5,973
Local	\$0
Sales Tax Revenue Forgone	\$70,875
Construction Materials	\$59,063
Other Items	\$11,813
<b>Total Benefits to State and Region</b>	<b>\$9,607,465</b>
<b>Total State Benefits</b>	<b>\$9,486,594</b>
Income Tax Revenue	\$296,763
Direct <sup>**</sup>	\$58,050
Indirect <sup>***</sup>	\$164,267
Induced <sup>****</sup>	\$48,585
Construction (Direct and Indirect, over 0 years)	\$25,860
Sales Tax Revenue	\$101,786
Direct <sup>**</sup>	\$24,080
Indirect <sup>***</sup>	\$49,724
Induced <sup>****</sup>	\$20,154
Construction (Direct and Indirect, over 0 years)	\$7,828
Labor Income	\$9,088,045
<b>Total Regional Benefits</b>	<b>\$120,871</b>
Sales Tax Revenue	\$120,871
Direct <sup>**</sup>	\$28,595
Indirect <sup>***</sup>	\$59,047
Induced <sup>****</sup>	\$23,933
Construction (Direct and Indirect, over 0 years)	\$9,296
<b>Benefit to Cost Ratio</b>	<b>9607369.1:1</b>
<b>Overall ROI</b>	<b>101.4:1</b>

## Table 6: Regional Fiscal Impact (Discounted Present Value\*)

Total Local Client Incentives	\$42,263
Total Anticipated Local Revenue (Property Tax plus Local Sales Tax)	\$120,871
Net Local Revenue	\$78,608
Benefit to Cost Ratio	2.9:1
Overall ROI	217.9:1

\* Figures over 10 years and discounted by 3.49%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

\*\*\*\* Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

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## Table 4: Employment Breakdown

Project	
Direct**	8
Indirect***	10
Induced****	5
Construction	
Direct	10
Indirect	4

## Table 5: Ratios

Benefit to Cost Ratio	<b>5.5:1</b>
Overall ROI	<b>101.4:1</b>

\* Figures over 10 years and discounted by 3.49%

\*\* Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

\*\*\* Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

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