

Net Benefit Analysis | North East Commercial

Public | Private Investment Share

**Development Costs:**

Warehouse Development	63%	\$	50,000,000
Commercial Development	32%		25,000,000
G&A   Soft Costs	5%		3,750,000
<b>Total Development Costs</b>	<b>100.00%</b>	<b>\$</b>	<b>78,750,000</b>

**Public Investment:**

Property Tax Increment   CRA	7.85%		(6,182,215)
Marriott-Slaterville Fee Discounts	1.43%		(1,125,000)
<b>Total Public Investment</b>	<b>9%</b>	<b>\$</b>	<b>7,307,215</b>

<b>Total Private Investment</b>	<b>91%</b>	<b>\$</b>	<b>71,442,786</b>
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Return on Investment

<b>Investment Gain</b>	<b>\$</b>	<b>71,442,786</b>
<b>Return on Investment</b>		<b>977.70%</b>
<b>Annualized Return on Investment</b>		<b>15.75%</b>
<b>Investment Term (years)</b>		<b>15</b>

Property Tax Revenue

<b>Entity:</b>	<b>Pre Development Annual</b>	<b>Avg. Annual During TIF Period Annual</b>	<b>Est. Annual Post TIF Period</b>
Weber School District	\$ 55,482	\$ 181,321	\$ 440,100
Weber County   Combined	22,985	66,771	182,325
Weber Fire District	13,029	42,580	103,350
Central Weber Sewer Improvement Dist.	2,780	17,428	42,300
Bona Vista Water	1,995	6,520	15,825
Weber Basin Water	1,380	4,511	10,950
Mosquito Abatement	889	2,905	7,050
<b>All Entities</b>	<b>\$ 98,541</b>	<b>\$ 322,036</b>	<b>\$ 801,900</b>