

Project Summary

1. Project: 250 Harrison St LLC **2. Project Number:** 0

3. Location: Syracuse **4. School District:** Syracuse CSD

5. Tax Parcel(s): 095.-02-02.0 **6. Type of Project:** Commercial/ Residential

7. Total Project Cost:	\$ 13,000,000
Land	\$ 1,900,000
Site Work	\$ 500,000
Building	\$ 9,000,000
Furniture & Fixtures	\$ 100,000
Equipment	\$ -
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 250,000
Financial Charges	\$ 500,000
Legal Fees	\$ 250,000
Developer Fee	\$ 500,000

8. Total Jobs	
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	2

Cost Benefit Analysis:	250 Harrison St LLC
	Fiscal Impact (\$)
Abatement Cost:	\$1,883,842
Sales Tax	\$296,000
Mortgage Tax	\$67,500
Property Tax Relief (PILOT) 15yr	\$1,520,341.61
New Investment:	\$17,098,280.53
PILOT Payments (15 yrs)	\$2,312,657.81
Project Wages (10 yrs)	\$1,400,422.72
Construction Wages	\$ 1,741,200.00
Employee Benefits (5 years)	\$0
Project Capital Investment	\$11,500,000.00
New Sales Tax Generated	\$14,000
Agency Fees	\$130,000
Benefit:Cost Ratio	9.08 :1