

**Project Summary**

**1. Project:** TLSP Coda LLC **2. Project Number:** 0

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

**5. Tax Parcel(s):** **6. Type of Project:** Residential

<b>7. Total Project Cost:</b>	<b>\$ 97,500,000</b>
Land	\$ 8,612,000
Site Work	\$ 3,250,000
Building	\$ 66,819,000
Furniture & Fixtures	\$ 1,240,000
Equipment	\$ 600,000
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 2,475,000
Financial Charges	\$ 11,454,000
Legal Fees	\$ 300,000
Other	\$ 1,000,000
Management Developer Fee	\$ 1,750,000

<b>8. Total Jobs</b>	9
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	9

<b>Cost Benefit Analysis:</b>	TLSP Coda LLC
	<b>Fiscal Impact (\$)</b>
<b>Abatement Cost:</b>	<b>\$19,970,270.28</b>
Sales Tax	\$3,840,000.00
Mortgage Tax	\$532,500.00
Property Tax Relief (PILOT)10yr	\$15,597,770.28
<b>New Investment:</b>	<b>\$109,840,180.92</b>
PILOT Payments 15 yrs	\$10,330,430.92
Project Wages (5yrs)	\$1,675,000.00
Construction Wages	\$ 16,323,750.00
Employee Benefits (5years)	\$0
Project Capital Investment	\$80,521,000.00
New Sales Tax Generated	\$14,000.00
Agency Fees	\$976,000.00
<b>Benefit:Cost Ratio</b>	<b>5.50 :1</b>