

Project Summary

1. Project: 728 E Genesee St Property Owner LLC **2. Project Number:** 0

3. Location: Syracuse 13210 **4. School District:** Syracuse

5. Tax Parcel(s): 048.-15-03.0 **6. Type of Project:** Mixed Use

7. Total Project Cost:	\$ 85,632,513
Land	\$ 6,150,000
Site Work	\$ 196,500
Building	\$ 63,597,645
Furniture & Fixtures	\$ 1,824,577
Equipment	
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 2,001,771
Financial Charges	\$ 816,168
Legal Fees	\$ 775,000
Other	\$ 7,037,756

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

Cost Benefit Analysis: 728 E Genesee St Property Owner LLC

	Fiscal Impact (\$)
Abatement Cost:	\$13,944,968
Sales Tax	\$2,600,000
Mortgage Tax	\$353,234
Property Tax Relief (PILOT)15yr	\$10,991,733.80
New Investment:	\$89,239,113.78
PILOT Payments 15yrs	\$7,203,609.35
Project Wages (5yrs)	\$1,234,374.08
Construction Wages	\$ 5,804,000.00
Employee Benefits (10 years)	\$370,312
Project Capital Investment	\$73,770,493.00
New Sales Tax Generated	\$0
Agency Fees	\$856,325
Benefit:Cost Ratio	6.40 :1