

Project Summary

1. Project:	800 South Wilbur Ave, Syracuse, LLC	2. Project Number:	0
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3. Location:	Syracuse	4. School District:	SCSD
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5. Tax Parcel(s):	.098.2-01.05.2; .98.2-01-05.4	6. Type of Project:	Mixed use
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7. Total Project Cost:	\$ 134,242,759
Land	\$ 5,220,000
Site Work	\$ 4,000,000
Building	\$ 79,292,745
Furniture & Fixtures	\$ 300,000
Equipment	\$ -
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 2,000,000
Financial Charges	\$ 21,452,886
Legal Fees	\$ 2,499,688
Other	\$ 4,477,440
Developer Fee	\$ 4,800,000

8. Total Jobs	6
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	6

Cost Benefit Analysis:	800 South Wilbur Ave, Syracuse, LLC
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Fiscal Impact (\$)

Abatement Cost:	\$14,156,820
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Sales Tax	\$2,537,368
Mortgage Tax	\$0
Property Tax Payment (30 Year)	\$11,619,452

New Investment:	\$124,776,172
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PILOT Payments	\$10,323,562
Project Wages (10 yrs)	\$6,126,122
Construction Wages	\$14,495,490
Employee Benefits (10 years)	\$1,655,209
Project Capital Investment	\$90,812,745
New Sales Tax Generated	\$20,616
Agency Fees	\$1,342,428

Benefit:Cost Ratio	8.81 :1
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