

Project Summary

1. Project: One Webster's Landing LLC **2. Project Number:** 0

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

5. Tax Parcel(s): 104.-03-01.0, 104.-03-02.2 **6. Type of Project:** Residential

7. Total Project Cost:	\$ 6,845,265
Land	\$ 1,800,000
Site Work	\$ 250,000
Building	\$ 3,600,000
Furniture & Fixtures	\$ 160,000
Equipment	\$ 40,000
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 286,675
Financial Charges	\$ 227,090
Legal Fees	\$ 261,500
Other	\$ 70,000

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

Cost Benefit Analysis:	One Webster's Landing LLC	
	Fiscal Impact (\$)	
Abatement Cost:		\$433,989
Sales Tax	\$131,500	
Mortgage Tax	\$37,500	
Property Tax Relief (PILOT)10yr	\$264,988.81	
New Investment:	\$ 8,217,933.28	
PILOT Payments 10 yrs	\$666,105.63	
Project Wages (5yrs)	\$0.00	
Construction Wages	\$ 1,632,375.00	
Employee Benefits (10 years)	\$0	
Project Capital Investment	\$5,850,000.00	
New Sales Tax Generated	\$0	
Agency Fees	\$69,453	
Benefit:Cost Ratio	18.94 :1	