

Project Summary

1. Project: **Symphony Tower LLC** **2. Project Number:** **0**

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

5. Tax Parcel(s): **101.-08-04.1 & 101.-08-04.2** **6. Type of Project:** **Mixed Use**

7. Total Project Cost:	\$ 17,388,341
Land	
Site Work	\$ 354,403
Building	\$ 14,901,531
Furniture & Fixtures	\$ 166,592
Equipment	\$ 697,676
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 250,000
Financial Charges	\$ 581,023
Legal Fees	\$ 55,000
Other	\$ 382,116

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

Cost Benefit Analysis:	Symphony Tower LLC	
	Fiscal Impact (\$)	
Abatement Cost:		\$767,772
Sales Tax	\$640,000	
Mortgage Tax	\$127,772	
Property Tax Relief (PILOT)15yr	\$0.00	
New Investment:		\$26,173,415.70
PILOT Payments 15yrs	\$0.00	
Project Wages (5yrs)	\$7,963.70	
Construction Wages	\$ 9,794,250.00	
Employee Benefits (10 years)	\$0	
Project Capital Investment	\$16,370,202.00	
New Sales Tax Generated	\$0	
Agency Fees	\$1,000	
Benefit:Cost Ratio	34.09 :1	