

Project Summary

1. Project: The Syracuse Flat Iron Building LLC **2. Project Number:** 0

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

5. Tax Parcel(s): 008.-18-04.0 **6. Type of Project:** Commercial/Residential

7. Total Project Cost:	\$ 2,277,806	8. Total Jobs	5
Land	\$ -	8A. Job Retention	0
Site Work	\$ 382,000		
Building	\$ 1,426,000	8B: Job Creation	5
Furniture & Fixtures	\$ -	(Next 5 Years)	
Equipment	\$ -		
Equipment Subject to NYS Production Exemption	\$ -		
Engineering/Architecture Fees	\$ 349,026		
Financial Charges	\$ -		
Legal Fees	\$ -		
Other	\$ 119,980		

Cost Benefit Analysis:	The Syracuse Flat Iron Building LLC	
	Fiscal Impact (\$)	
Abatement Cost:	\$302,303	
Sales Tax	\$72,890	
Mortgage Tax	\$12,448	
Property Tax Relief (PILOT) 10yr	\$216,965	
New Investment:	\$6,822,774	
PILOT Payments 15 yrs	\$106,934.42	
Project Wages (10 yrs)	\$3,519,336	
Construction Wages	\$1,015,700	
Employee Benefits (10 years)	\$0	
Project Capital Investment	\$2,157,026	
New Sales Tax Generated	\$0	
Agency Fees	\$23,778	
Benefit:Cost Ratio	22.57 :1	