

**Broome County Industrial Development Agency
Incentive Analysis**

*Project Name/Address: Affordable Senior Housing Opportunities of New York, Inc.

Project Description: Construction of a new single, three story, wood frame, fully sprinklered apartment building for senior citizens capable of living independently. The building will be located at 1035 Anna Maria Drive-rear and 1039 Anna Maria Drive, Johnson City, NY. 149 off street parking spaces will also be implemented on the property.

Benefit

Investment

Land	\$	410,000	
Building	\$	8,105,000	
Other	\$	<u>1,005,000</u>	

TOTAL INVESTMENT	\$	9,520,000	\$	<u>9,520,000</u>
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Jobs

New		2.5	
Retained		<u>-</u>	

TOTAL JOBS		2.5	
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Annual Payroll	\$	77,000	
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Term # Years		10	years
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TOTAL PAYROLL	\$	770,000	\$	770,000
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PILOT PAYMENTS		(see Pilot Schedule)	\$	<u>1,378,000</u>
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TOTAL BENEFIT			\$	11,668,000
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Cost

***Property Tax Estimate**

Fair Market Value	\$	6,162,790
Equalization Rate		4.3%
Assessment	\$	280,000

Tax Rates

Town/CountySchool/Village	947.55
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ANNUAL TAX	\$	265,000.00
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Pilot Schedule

Terms/Years	Tax	% Abatement	*Pilot Payment	Abatement
1	\$ 265,000	20%	\$ 53,000	\$ 212,000
2	\$ 265,000	25%	\$ 66,250	\$ 198,750
3	\$ 265,000	30%	\$ 79,500	\$ 185,500
4	\$ 265,000	35%	\$ 92,750	\$ 172,250
5	\$ 265,000	40%	\$ 106,000	\$ 159,000
6	\$ 265,000	45%	\$ 119,250	\$ 145,750
7	\$ 265,000	50%	\$ 132,500	\$ 132,500
8	\$ 265,000	55%	\$ 145,750	\$ 119,250
9	\$ 265,000	60%	\$ 159,000	\$ 106,000
10	\$ 265,000	60%	\$ 159,000	\$ 106,000
11	\$ 265,000	100%	\$ 265,000	\$ -
Total	\$ 2,915,000		\$ 1,378,000	\$ 1,537,000

TOTAL ABATEMENT		\$ 1,537,000
SALES TAX ABATEMENT	(8% x \$4,052,500 on Sales Tax Items)	\$ 324,200
MORTGAGE RECORDING TAX	(1% x \$7,140,000 on Mortgage Recorded)	\$ 71,400
AGENCY FEE	(1% x \$9,520,000 Total Project Cost)	\$ (95,200)
TOTAL COST		<u>\$ 1,837,400</u>
NET BENEFIT/COST		<u>\$ 9,830,600</u>

Benefit/Cost Ratio

6.35 to 1

Comments:

Land value and special districts are not exempt under the PILOT.

This project will provide quality living opportunities for approximately 250 senior citizens that are unable to qualify for subsidized housing or are financial unable to locate into a continuing care retirement community such as Good Shepherd Village.