

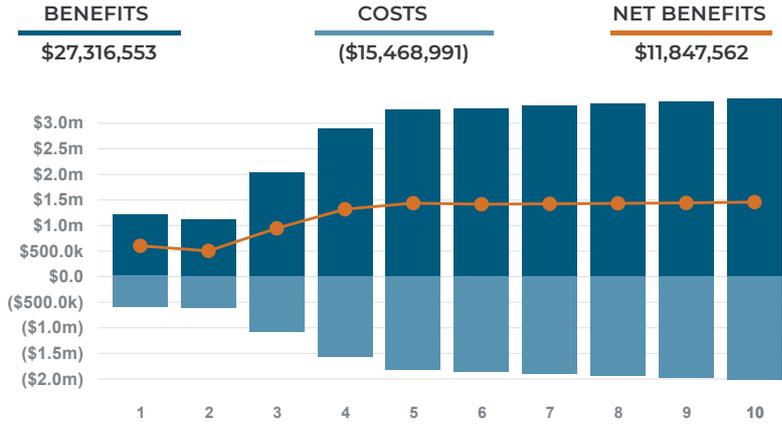


IMPACT REPORT

THE LANDINGS CORPORATE CENTER

The Landings +/- 750,000 SF

Pinellas County



JOBS

5,176.0 Total
 1,960.0 Direct
 3,216.0 Spin-off

SALARIES

\$43,339 Avg
 \$60,000 Direct
 \$33,185 Spin-off

CAPITAL INVEST.

\$131.20m
 Buildings + FF&E

RESIDENTIAL DEV.

151.4 Homes
 1,009.3 Relocations

NET BENEFITS \$11,847,562

Present Value \$8,818,781

BENEFITS

Sales Taxes	\$2,002,171
Real Property Taxes	\$4,692,659
FF&E Property Taxes	\$912,745
New Residential Property Taxes	\$1,236,858
Building Permits and Fees	\$0
Utility Revenue	\$7,212,253
Miscellaneous Taxes and User Fees	\$9,237,838
Communications Services Taxes	\$272,498
State Shared Revenue	\$1,749,532
Benefits Subtotal	\$27,316,553

COSTS

Cost of Government Services	(\$9,274,135)
Cost of Utility Services	(\$6,194,856)
Costs Subtotal	(\$15,468,991)

NET BENEFITS OVER 10 YEARS

CITY	\$11,059,374
COUNTY	\$11,847,562
SCHOOL DISTRICT	\$10,278,576
OTHER	\$3,379,400

