

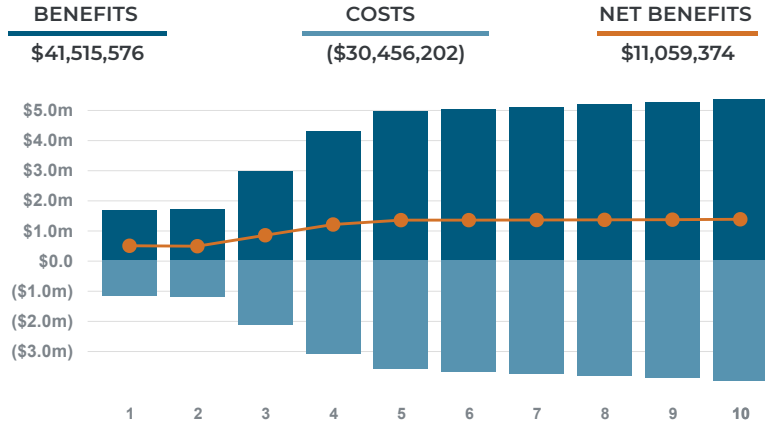


IMPACT REPORT

THE LANDINGS CORPORATE CENTER

The Landings +/- 750,000 SF

City of Clearwater



JOBS

3,783.5 Total
 1,960.0 Direct
 1,823.5 Spin-off

SALARIES

\$47,076 Avg
 \$60,000 Direct
 \$33,185 Spin-off

CAPITAL INVEST.

\$131.20m
 Buildings + FF&E

RESIDENTIAL DEV.

56.8 Homes
 378.3 Relocations

NET BENEFITS **\$11,059,374**
 Present Value \$8,208,906

BENEFITS	
Sales Taxes	\$253,303
Real Property Taxes	\$5,214,552
FF&E Property Taxes	\$1,014,256
New Residential Property Taxes	\$533,088
Utility Revenue	\$21,057,406
Utility Franchise Fees	\$1,435,640
Miscellaneous Taxes and User Fees	\$8,140,101
Communications Services Taxes	\$707,153
Utility Service Taxes	\$2,241,931
State Shared Revenue	\$918,147
Benefits Subtotal	\$41,515,576

COSTS	
Cost of Government Services	(\$12,422,235)
Cost of Utility Services	(\$18,033,967)
Costs Subtotal	(\$30,456,202)

NET BENEFITS OVER 10 YEARS

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

