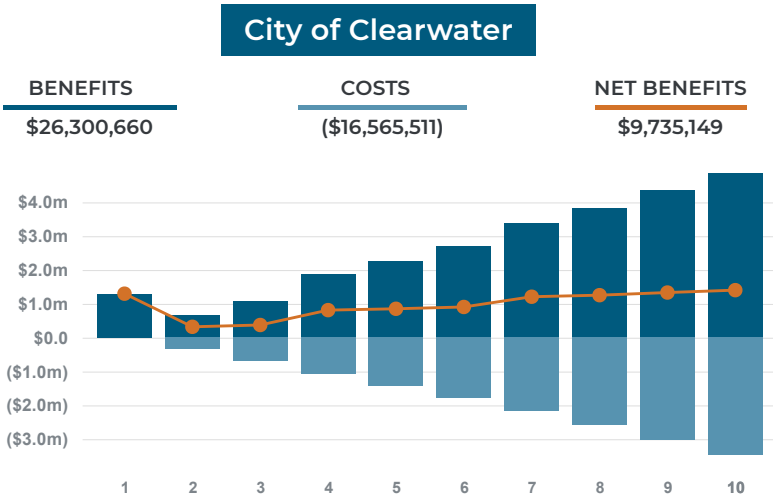




IMPACT REPORT

THE LANDINGS CORPORATE CENTER

The Landings - +/- 710,000 SF



JOB



3,281.6 Total
1,700.0 Direct
1,581.6 Spin-off

SALARIES



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

CAPITAL INVEST.



\$120.02m
Buildings + FF&E

RESIDENTIAL DEV.



49.2 Homes
328.2 Relocations

NET BENEFITS	\$9,735,149
Present Value	\$7,269,852

BENEFITS	
Sales Taxes	\$151,352
Real Property Taxes	\$4,115,399
FF&E Property Taxes	\$825,713
New Residential Property Taxes	\$289,953
Building Permits and Fees	\$0
Lease Revenue	\$2,153,054
Utility Revenue	\$11,453,388
Utility Franchise Fees	\$780,862
Miscellaneous Taxes and User Fees	\$4,427,503
Communications Services Taxes	\$384,630
Other Benefits	\$1,718,806
Benefits Subtotal	\$26,300,660

COSTS	
Cost of Government Services	(\$6,756,610)
Cost of Utility Services	(\$9,808,901)
Costs Subtotal	(\$16,565,511)

NET BENEFITS OVER 10 YEARS

CITY	\$9,735,149
COUNTY	\$6,826,478
SCHOOL DISTRICT	\$7,226,532
OTHER	\$2,507,147