



IMPACT REPORT - EXPANSION ONLY

USCS EXPANSION

Scenario 2

Business Retention & Expansion

48-49 - Transportation and Warehousing

City of Denton

BENEFITS

\$7,037,322

COSTS

(\$4,685,041)

INCENTIVES

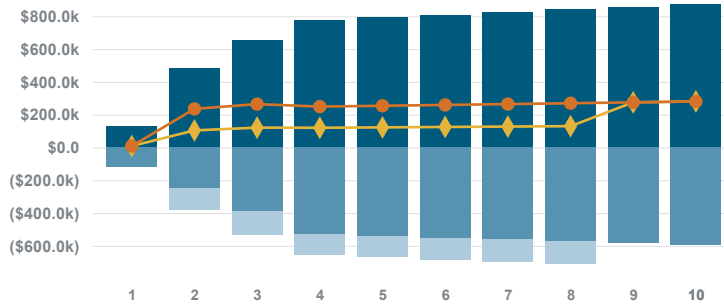
(\$946,856)

NET BENEFITS

\$2,352,281

NET BENEFITS LESS INCENTIVES

\$1,405,425



NET BENEFITS LESS INCENTIVES

\$1,405,425

Present Value

\$1,016,393

NET BENEFITS

\$2,352,281

Present Value

\$1,761,156

BENEFITS

Sales Taxes	\$278,728
Real Property Taxes	\$1,959,899
FF&E Property Taxes	\$0
Inventory Property Taxes	\$0
New Residential Property Taxes	\$58,251
Hotel Occupancy Taxes	\$1,916
Building Permits and Fees	\$0
Utility Revenue	\$4,267,421
Utility Franchise Fees	\$27,653
Miscellaneous Taxes and User Fees	\$443,454

Benefits Subtotal

\$7,037,322

COSTS

Cost of Government Services	(\$507,239)
Cost of Utility Services	(\$4,177,802)

Costs Subtotal

(\$4,685,041)

INCENTIVES

Sales Tax Rebate - Capital Investment	(\$58,970)
Property Tax Rebate	(\$887,886)

Incentives Subtotal

(\$946,856)

JOBS



283.7 Total

172.0 Direct

111.7 Spin-off

172.0 New Jobs @ \$57,164

This summary does not include the impact from the company's current activity including:

148.0 Retained Jobs @ \$53,053

SALARIES



\$60,019 Avg

\$57,164 Direct

\$64,416 Spin-off

CAPITAL INVEST.



\$34.9M

Buildings + FF&E

INCENTIVE ANALYSIS

\$946,856

Total Incentive

\$5,505

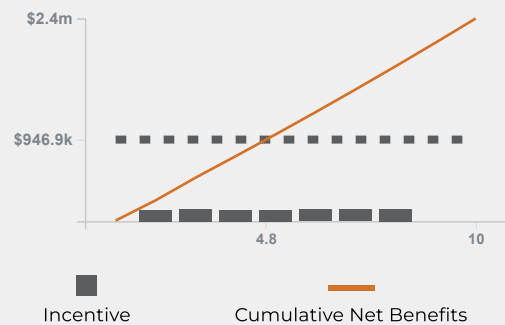
Per Job

24.8%

Rate of Return

4.8 Yrs

Payback Period



NET BENEFITS LESS INCENTIVES OVER 10 YEARS

CITY

\$1,405,425

COUNTY

\$642,743

SCHOOL DISTRICT

\$1,610,992

TRANSIT DISTRICT

\$108,637

