



IMPACT REPORT

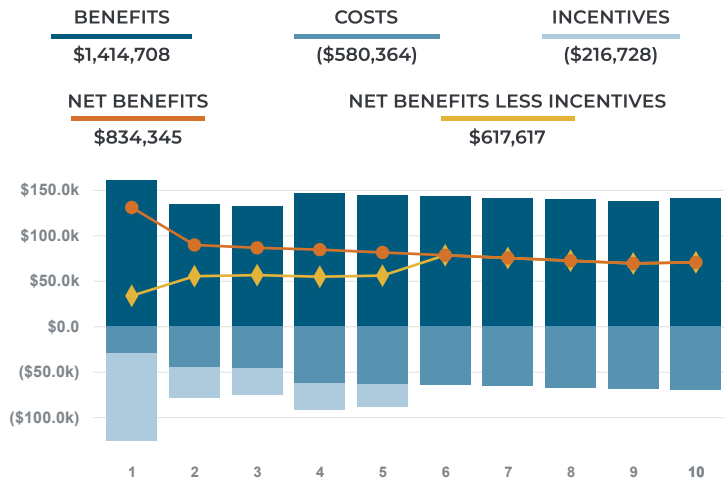
JUPITER COMPOUND

Scenario 3

Recruitment

31-33 - Manufacturing

City of Denton



NET BENEFITS LESS INCENTIVES \$617,617

Present Value \$465,448

NET BENEFITS \$834,345

Present Value \$659,484

BENEFITS

Sales Taxes	\$65,314
Real Property Taxes	\$521,575
FF&E Property Taxes	\$233,405
Inventory Property Taxes	\$0
New Residential Property Taxes	\$7,425
Hotel Occupancy Taxes	\$0
Building Permits and Fees	\$0
Utility Revenue	\$528,631
Utility Franchise Fees	\$3,425
Miscellaneous Taxes and User Fees	\$54,934

Benefits Subtotal \$1,414,708

COSTS

Cost of Government Services	(\$62,834)
Cost of Utility Services	(\$517,529)

Costs Subtotal (\$580,364)

INCENTIVES

Property Tax Abatement	(\$150,228)
Non-Tax Incentive	(\$66,500)

Incentives Subtotal (\$216,728)

JOBS



34.3 Total

20.0 Direct

14.3 Spin-off

SALARIES



\$68,478 Avg

\$72,733 Direct

\$62,509 Spin-off

CAPITAL INVEST.



\$9.7M

Buildings + FF&E

RESIDENTIAL DEV.



0.4 Homes

2.6 Relocations

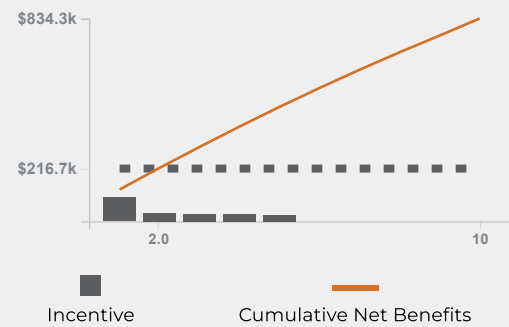
INCENTIVE ANALYSIS

\$216,728
Total Incentive

\$10,836
Per Job

38.5%
Rate of Return

2.0 Yrs
Payback Period



NET BENEFITS LESS INCENTIVES OVER 10 YEARS

CITY \$617,617

COUNTY \$241,412

SCHOOL DISTRICT \$612,679

TRANSIT DISTRICT \$23,828