

Amazon.com
City of Memphis Tax Schedule

City of Memphis Tax Rate: \$3.271481	Real Property			
	Full Taxes	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
Value	\$ 39,698,406			
Year 1	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 2	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 3	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 4	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 5	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 6	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 7	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 8	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 9	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 10	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 11	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 12	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 13	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 14	\$ 519,490	25%	\$ 129,873	\$ 389,617
Year 15	\$ 519,490	25%	\$ 129,873	\$ 389,617
Total	\$ 7,792,350		\$ 1,948,095	\$ 5,844,255

Total Real Property Taxes Abated: \$ 13,186,470
Payments Made in Lieu of Taxes: \$ 4,395,510

Amazon.com Shelby County Tax Schedule

Shelby County Tax Rate: \$4.11	Personal Property - All Categories				
	Full Taxes	Depreciation Rate	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
Value	\$ 23,300,800				
Year 1	\$ 252,823	0.88	25%	\$ 63,206	\$ 189,617
Year 2	\$ 215,474	0.75	25%	\$ 53,869	\$ 161,605
Year 3	\$ 180,998	0.63	25%	\$ 45,250	\$ 135,748
Year 4	\$ 143,649	0.50	25%	\$ 35,912	\$ 107,737
Year 5	\$ 109,174	0.38	25%	\$ 27,294	\$ 81,880
Year 6	\$ 71,825	0.25	25%	\$ 17,956	\$ 53,869
Year 7	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 8	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 9	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 10	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 11	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 12	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 13	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 14	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Year 15	\$ 57,460	0.20	25%	\$ 14,365	\$ 43,095
Total	\$ 1,491,083			\$ 372,772	\$ 1,118,311

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City of Memphis Tax Rate: \$3.271481	Personal Property - All Categories				
	Full Taxes	Depreciation Rate	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
Value	\$ 23,300,800				
Year 1	\$ 201,242	0.88	25%	\$ 50,311	\$ 150,931
Year 2	\$ 171,513	0.75	25%	\$ 42,878	\$ 128,635
Year 3	\$ 144,071	0.63	25%	\$ 36,018	\$ 108,053
Year 4	\$ 114,342	0.50	25%	\$ 28,586	\$ 85,756
Year 5	\$ 86,900	0.38	25%	\$ 21,725	\$ 65,175
Year 6	\$ 57,171	0.25	25%	\$ 14,293	\$ 42,878
Year 7	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 8	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 9	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 10	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 11	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 12	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 13	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 14	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Year 15	\$ 45,737	0.20	25%	\$ 11,434	\$ 34,303
Total	\$ 1,186,872			\$ 296,717	\$ 890,155

Total Personal Property Taxes Abated: \$ 2,008,466
Payments Made in Lieu of Taxes: \$ 669,489

For the purpose of this analysis all personal property is included into one group using a standard depreciation table.

City of Memphis, Shelby County, Tennessee
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Economic Impact and Benefit/Cost Analysis

Payback Summary

Length of PILOT (years)		15
Total Taxes Forgone	\$	15,194,936
Hard Costs	\$	-
Total Taxes Forgone and Hard Costs	\$	15,194,936
Tax Revenues From Construction	\$	711,988
Tax Revenues From Operations During PILOT Period	\$	31,074,960
Property Tax Revenues Received During PILOT Period	\$	5,064,999
Total Tax Revenues Received During PILOT Period	\$	36,851,947
Benefit/Cost Ratio		2.43

Projected Costs:

Hard Costs (land, infrastructure, etc.)
None.

Opportunity Costs
Local government is requested to forgo for a period of years the opportunity to collect taxes on site improvement, building, and industrial equipment that are a part of the project.

Benefit/Cost Ratio: The sum of tax revenues from construction, operations and property during the PILOT period divided by the total taxes forgone.

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Estimated Fees

Application Fee (Graduated Scale)	\$ 3,000
Closing Fees (5% of Total Taxes Forgone) (Maximum of \$300,000) (Less Application Fee)	\$ 297,000
City of Memphis Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 44,508
Shelby County Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 50,000
Total Fees	\$ 394,508