









RDX

Shelby County Tax Schedule

Shelby County Tax Rate: \$4.05	Real Property - Land	Real Property - Existing Building			
	Projected Current Taxes Paid on Land (Not included in PILOT Incentive)	Projected Taxes on Building During the PILOT Period	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
Appraised Value	\$ 1,400,000	\$ 7,099,485			
Year 1	\$ 22,680	\$ 115,012	25%	\$ 28,753	\$ 86,259
Year 2	\$ 22,680	\$ 115,012	25%	\$ 28,753	\$ 86,259
Year 3	\$ 22,680	\$ 115,012	25%	\$ 28,753	\$ 86,259
Year 4	\$ 22,680	\$ 115,012	25%	\$ 28,753	\$ 86,259
Year 5	\$ 22,680	\$ 115,012	25%	\$ 28,753	\$ 86,259
Year 6	\$ 22,680	\$ 115,012	25%	\$ 28,753	\$ 86,259
Year 7			25%	\$ -	\$ -
Year 8			25%	\$ -	\$ -
Year 9			25%	\$ -	\$ -
Year 10			25%	\$ -	\$ -
Year 11			25%	\$ -	\$ -
Year 12			25%	\$ -	\$ -
Year 13			25%	\$ -	\$ -
Year 14			25%	\$ -	\$ -
Year 15			25%	\$ -	\$ -
<b>Total</b>	<b>\$ 136,080</b>	<b>\$ 690,072</b>		<b>\$ 172,518</b>	<b>\$ 517,554</b>

City of Memphis Tax Schedule

City of Memphis Tax Rate Tax Rate: \$3.19599	Real Property - Land	Real Property - Existing Building			
	Projected Current Taxes Paid on Land (Not included in PILOT Incentive)	Projected Taxes on Building During the PILOT Period	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
Appraised Value	\$ 1,400,000	\$ 7,099,485			
Year 1	\$ 17,898	\$ 90,760	25%	\$ 22,690	\$ 68,070
Year 2	\$ 17,898	\$ 90,760	25%	\$ 22,690	\$ 68,070
Year 3	\$ 17,898	\$ 90,760	25%	\$ 22,690	\$ 68,070
Year 4	\$ 17,898	\$ 90,760	25%	\$ 22,690	\$ 68,070
Year 5	\$ 17,898	\$ 90,760	25%	\$ 22,690	\$ 68,070
Year 6	\$ 17,898	\$ 90,760	25%	\$ 22,690	\$ 68,070
Year 7			25%	\$ -	\$ -
Year 8			25%	\$ -	\$ -
Year 9			25%	\$ -	\$ -
Year 10			25%	\$ -	\$ -
Year 11			25%	\$ -	\$ -
Year 12			25%	\$ -	\$ -
Year 13			25%	\$ -	\$ -
Year 14			25%	\$ -	\$ -
Year 15			25%	\$ -	\$ -
<b>Total</b>	<b>\$ 107,388</b>	<b>\$ 544,560</b>		<b>\$ 136,140</b>	<b>\$ 408,420</b>

<b>Total Current Taxes Paid on Land During the PILOT Period:</b>	<b>\$ 243,468</b>
<b>Total Payments Made in Lieu of Tax During the PILOT Period:</b>	<b>\$ 308,658</b>
<b>Total Real Property Taxes Abated:</b>	<b>\$ 925,974</b>

RDX

Shelby County Tax Schedule

Shelby County Tax Rate: \$4.05	Personal Property - All Categories				
	Full Taxes	Depreciation Rate	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
<b>Value</b>	<b>\$ 200,000</b>				
Year 1	\$ 2,138	0.88	100%	\$ 2,138	\$ -
Year 2	\$ 1,823	0.75	100%	\$ 1,823	\$ -
Year 3	\$ 1,531	0.63	100%	\$ 1,531	\$ -
Year 4	\$ 1,215	0.50	100%	\$ 1,215	\$ -
Year 5	\$ 923	0.38	100%	\$ 923	\$ -
Year 6	\$ 608	0.25	100%	\$ 608	\$ -
Year 7		0.20	100%	\$ -	\$ -
Year 8		0.20	100%	\$ -	\$ -
Year 9		0.20	100%	\$ -	\$ -
Year 10		0.20	100%	\$ -	\$ -
Year 11		0.20	100%	\$ -	\$ -
Year 12		0.20	100%	\$ -	\$ -
Year 13		0.20	100%	\$ -	\$ -
Year 14		0.20	100%	\$ -	\$ -
Year 15		0.20	100%	\$ -	\$ -
<b>Total</b>	<b>\$ 8,238</b>			<b>\$ 8,238</b>	<b>\$ -</b>

City of Memphis Tax Schedule

City of Memphis Tax Rate Tax Rate: \$3.19599	Personal Property - All Categories				
	Full Taxes	Depreciation Rate	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
<b>Value</b>	<b>\$ 200,000</b>				
Year 1	\$ 1,687	0.88	100%	\$ 1,687	\$ -
Year 2	\$ 1,438	0.75	100%	\$ 1,438	\$ -
Year 3	\$ 1,208	0.63	100%	\$ 1,208	\$ -
Year 4	\$ 959	0.50	100%	\$ 959	\$ -
Year 5	\$ 729	0.38	100%	\$ 729	\$ -
Year 6	\$ 479	0.25	100%	\$ 479	\$ -
Year 7		0.20	100%	\$ -	\$ -
Year 8		0.20	100%	\$ -	\$ -
Year 9		0.20	100%	\$ -	\$ -
Year 10		0.20	100%	\$ -	\$ -
Year 11		0.20	100%	\$ -	\$ -
Year 12		0.20	100%	\$ -	\$ -
Year 13		0.20	100%	\$ -	\$ -
Year 14		0.20	100%	\$ -	\$ -
Year 15		0.20	100%	\$ -	\$ -
<b>Total</b>	<b>\$ 6,500</b>			<b>\$ 6,500</b>	<b>\$ -</b>

**New Personal Property Tax/Payments Made in Lieu of Tax: \$ 14,738**

**Total Personal Property Taxes Abated: \$ -**

*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**  
**RDX**  
**Economic Impact and Benefit/Cost Analysis**

<b>Payback Summary</b>		
Length of PILOT (years)		<b>6</b>
Total Taxes Abated	\$	925,974
Hard Costs	\$	-
Total Taxes Forgone and Hard Costs	\$	925,974
Tax Revenues From Construction	\$	102,621
Tax Revenues From Operations During PILOT Period	\$	394,662
Property Tax/Payments Made in Lieu of Tax During PILOT Period	\$	323,396
Total Tax Revenues Received During PILOT Period	\$	820,679
Benefit/Cost Ratio		<b>0.89</b>

**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.

**City of Memphis, Shelby County, Tennessee  
RDX**

<b>Estimated Fees</b>	
Application Fee	\$ 3,000
Closing Fees - 5% of Total Taxes Forgone (Maximum of \$300,000)	\$ 46,299
Shelby County Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ -
Memphis Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ -
<b>Total Fees</b>	<b>\$ 49,299</b>