







Central Lofts  
City of Memphis, Shelby County, TN  
Economic Impact Analysis

Annual Impact of Operations - Apartment Complex

Total Apartment Units		127
Average Monthly Rent Per Unit*	\$	1,303
Monthly Rent Revenue	\$	165,481
Projected Occupancy Rate		95%
Total Rental Monthly Rental Revenue	\$	157,207
Total Annual Revenue		1,886,484
Final Demand Output Multiplier <sup>5</sup>		1.8079
Total Economic Impact from Rental Revenue		3,410,574
Final Demand Employment Multiplier <sup>6</sup>		8.7869
Number of Direct & Indirect Jobs Supported (FTE)		17
Shelby County Annual Average Wage <sup>7</sup>	\$	57,988
Projected Direct & Indirect Wages	\$	985,796
Sales Tax Revenue <sup>3</sup>	\$	14,395
Other Tax Revenue <sup>4</sup>	\$	3,887
Indirect Residential/Commercial Property Tax Revenue <sup>8</sup>	\$	41,072
Total Tax Revenue	\$	59,354

## Central Lofts

### Shelby County Property Tax Schedules

Shelby County Tax Rate: \$4.05	Real Property Land & Building			
	Full Taxes	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
Value*	\$ 16,201,250			
Year 1	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 2	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 3	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 4	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 5	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 6	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 7	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 8	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 9	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 10	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 11	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 12	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 13	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 14	\$ 262,460	25%	\$ 65,615	\$ 196,845
Year 15	\$ 262,460	25%	\$ 65,615	\$ 196,845
Total	\$ 3,936,900		\$ 984,225	\$ 2,952,675

### City of Memphis Property Tax Schedules

City of Memphis Tax Rate: \$3.19599	Real Property Land & Building			
	Full Taxes	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
Value*	\$ 16,201,250			
Year 1	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 2	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 3	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 4	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 5	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 6	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 7	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 8	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 9	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 10	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 11	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 12	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 13	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 14	\$ 207,116	25%	\$ 51,779	\$ 155,337
Year 15	\$ 207,116	25%	\$ 51,779	\$ 155,337
Total	\$ 3,106,740		\$ 776,685	\$ 2,330,055

Total Real Property Taxes Abated:	\$ 5,282,730
Payments Made in Lieu of Taxes:	\$ 1,760,910

## Central Lofts

### Shelby County Property Tax Schedules

Shelby County Tax Rate: \$4.05	Personal Property				
	Full Taxes	Depreciation Rate	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
Value*	\$ 214,720				
Year 1	\$ 2,296	0.88	100%	\$ 2,296	\$ -
Year 2	\$ 1,957	0.75	100%	\$ 1,957	\$ -
Year 3	\$ 1,644	0.63	100%	\$ 1,644	\$ -
Year 4	\$ 1,304	0.50	100%	\$ 1,304	\$ -
Year 5	\$ 991	0.38	100%	\$ 991	\$ -
Year 6	\$ 652	0.25	100%	\$ 652	\$ -
Year 7	\$ 522	0.20	100%	\$ 522	\$ -
Year 8	\$ 522	0.20	100%	\$ 522	\$ -
Year 9	\$ 522	0.20	100%	\$ 522	\$ -
Year 10	\$ 522	0.20	100%	\$ 522	\$ -
Year 11	\$ 522	0.20	100%	\$ 522	\$ -
Year 12	\$ 522	0.20	100%	\$ 522	\$ -
Year 13	\$ 522	0.20	100%	\$ 522	\$ -
Year 14	\$ 522	0.20	100%	\$ 522	\$ -
Year 15	\$ 522	0.20	100%	\$ 522	\$ -
Total	\$ 13,542			\$ 13,542	\$ -

### City of Memphis Property Tax Schedules

City of Memphis Tax Rate: \$3.19599	Personal Property				
	Full Taxes	Depreciation Rate	% of taxes paid	Payments Made in Lieu of Tax	Taxes Abated
Value*	\$ 214,720				
Year 1	\$ 1,812	0.88	100%	\$ 1,812	\$ -
Year 2	\$ 1,544	0.75	100%	\$ 1,544	\$ -
Year 3	\$ 1,297	0.63	100%	\$ 1,297	\$ -
Year 4	\$ 1,029	0.50	100%	\$ 1,029	\$ -
Year 5	\$ 782	0.38	100%	\$ 782	\$ -
Year 6	\$ 515	0.25	100%	\$ 515	\$ -
Year 7	\$ 412	0.20	100%	\$ 412	\$ -
Year 8	\$ 412	0.20	100%	\$ 412	\$ -
Year 9	\$ 412	0.20	100%	\$ 412	\$ -
Year 10	\$ 412	0.20	100%	\$ 412	\$ -
Year 11	\$ 412	0.20	100%	\$ 412	\$ -
Year 12	\$ 412	0.20	100%	\$ 412	\$ -
Year 13	\$ 412	0.20	100%	\$ 412	\$ -
Year 14	\$ 412	0.20	100%	\$ 412	\$ -
Year 15	\$ 412	0.20	100%	\$ 412	\$ -
Total	\$ 10,687			\$ 10,687	\$ -

Total Personal Property Taxes Abated:	\$	-
Payments Made in Lieu of Taxes:	\$	24,229

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

**Payback Summary**

Length of PILOT (years)		15
Total Taxes Forgone	\$	5,282,730
Hard Costs	\$	-
Total Taxes Forgone and Hard Costs	\$	5,282,730
Tax Revenues From Construction	\$	296,868
Tax Revenues From Operations During PILOT Period	\$	890,310
Property Tax Revenues & Payments Received During PILOT Period	\$	1,785,139
Total Tax Revenues Received During PILOT Period	\$	2,972,317
Benefit/Cost Ratio		0.56

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  
 Central Lofts  
 Economic Impact Analysis

Estimated Fees	
Application Fee	\$ 3,000
Closing Fees - 7% of Total Taxes Forgone (Maximum of \$300,000)	\$ 300,000
City of Memphis Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 6,168
Shelby County Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 7,749
<b>Total Fees</b>	<b>\$ 316,917</b>