9/10/21, 1:47 PM   Castle Lanterra Acquisitions, LLC (303 Main St.) | Cost Benefit Analysis | Inform Analytics | Powered by CGR

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Cost-Benefit Analysis for Castle Lanterra Acquisitions, LLC (303 Main St.)

Prepared by Hempstead IDA using InformAnalytics

Executive Summary

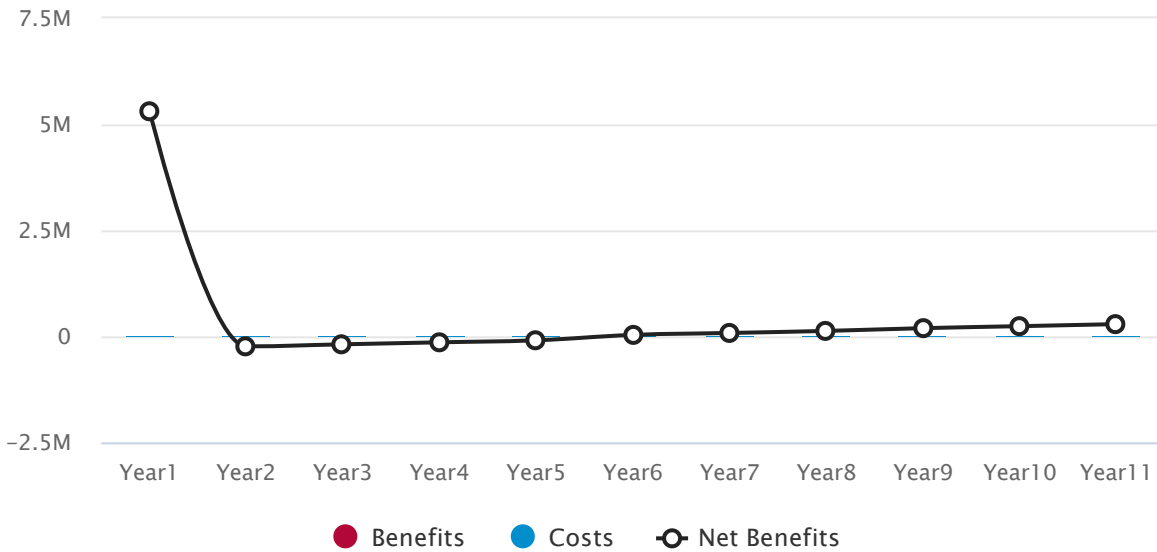| INVESTOR	TOTAL JOBS	TOTAL INVESTED	LOCATION	TIMELINE
Castle Lanterra Acquisitions LLC (303 Main)	**5 Ongoing; 0 Temporary**	**$71.8 Million**	**303 main street, hempstead new york**	**11 Years**

F1 FIGURE 1

Discounted* Net Benefits for Castle Lanterra Acquisitions, LLC (303 Main St.) by Year
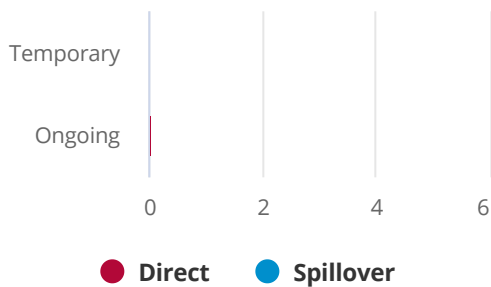
Total Net Benefits: **$5,616,000**

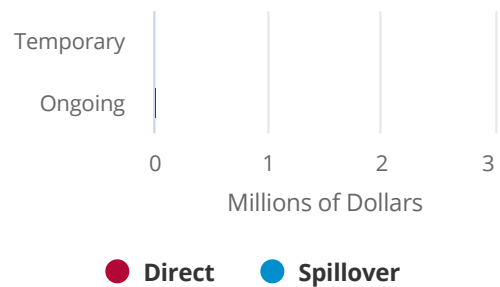● Benefits   ● Costs   ○ Net Benefits

Discounted at 2%

F2 FIGURE 2

Total Jobs

● **Direct**   ● **Spillover**

F3 FIGURE 3

Total Payroll

Millions of Dollars

● **Direct**   ● **Spillover**

Proposed Investment

Castle Lanterra Acquisitions LLC (303 Main) proposes to invest $71.8 million at 303 main street, hempstead new york over 11 years. Hempstead IDA staff summarize the proposed with the following: The applicant intends to acquire 303 Main Street and acquire remainder of existing TOH IDA PILOT on the property. The 211,996 square foot building is housed on 1.76 acres, and is a 166 unit multi-family complex.

| T1 | TABLE 1 |

Proposed Investments

Description	Amount
OTHER SPENDING	
Building Acquisition	$70,600,000
Legal Fees	$90,000
Financial Charges	$1,100,000
Total Investments	**$71,790,000**
Discounted Total (2%)	**$71,790,000**

May not sum to total due to rounding.

| F4 | FIGURE 4 |

Location of Investment

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by Hempstead IDA. The report calculates the costs and benefits for specified local taxing districts over the first 11 years, with future returns discounted at a 2% rate.

T2   TABLE 2

Estimated Costs or Incentives

Hempstead IDA is considering the following incentive package for Castle Lanterra Acquisitions LLC (303 Main).

Description	Nominal Value	Discounted Value*
Property Tax Exemption	$11,171,000	$10,188,000
Mortgage Recording Tax Exemption	$573,000	$573,000
Total Costs	$11,744,000	$10,761,000

May not sum to total due to rounding.

* Discounted at 2%

T3   TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	**$13,057,000**	**$558,000**	**$13,615,000**
To Private Individuals	$2,310,000	$551,000	$2,861,000
Ongoing Payroll	$2,310,000	$551,000	$2,861,000
To the Public	$10,747,000	$7,000	$10,754,000
Property Tax Revenue	$7,396,000	N/A	$7,396,000
Ongoing Sales Tax Revenue	$31,000	$7,000	$38,000
Purchases Sales Tax Revenue	$3,320,000	N/A	$3,320,000
STATE BENEFITS	**$3,012,000**	**$33,000**	**$3,046,000**
To the Public	$3,012,000	$33,000	$3,046,000
Ongoing Income Tax Revenue	$114,000	$27,000	$141,000
Ongoing Sales Tax Revenue	$27,000	$6,000	$33,000
Purchases Sales Tax Revenue	$2,872,000	N/A	$2,872,000
Total Benefits to State & Region	**$16,069,000**	**$592,000**	**$16,660,000**
Discounted Total Benefits (2%)	**$15,839,000**	**$537,000**	**$16,376,000**

May not sum to total due to rounding.

T4   TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit*	Cost*	Ratio
Region	$13,347,000	$10,188,000	1:1
State	$3,029,000	$573,000	5:1
Grand Total	**$16,376,000**	**$10,761,000**	**2:1**

May not sum to total due to rounding.
* Discounted at 2%

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