

LOCI Summary Report
Fiscal and Economic Impact Analysis
Analysis from Direct Impacts - Facility and Employees

Following are summary results from a fiscal and economic impact analysis conducted for a City in the state of GA. The impact analysis measures the amount of new revenues the jurisdiction can expect from all sources as a result of the project. Sources include sales tax, income tax, real and personal property taxes, fees, and utility revenues if those apply. These revenues are compared against projected increases in costs borne by the jurisdiction as a result of the new development. Costs include items found in the jurisdiction's budget such as police and fire protection, health, social services, and utility investments and operating expenses.

Community

Name: *Gainesville 2007 Course*

Description: *No description given*

Households in the jurisdiction: 11,678 Jurisdiction's local sales tax rate: 2.0 %

Total employment in the jurisdiction: 39,720 Jurisdiction's total operating budget: \$60,235,509

Property Tax Rates:	Non-Residential		Residential	
	Incorporated Areas	Unincorporated Areas	Incorporated Areas	Unincorporated Areas
Real Property:	9.62	N/A	9.62	N/A
Personal Property:	9.62	N/A	9.62	N/A
Inventory:	9.62	N/A	N/A	N/A

Project

Name: *KluGent Technologies (GT)*

Description: *Manufacturer of computerized toasters that we're using for an example.*

SIC Code: 3352 , Household Appliance Manufacturing.

Facility max payroll: \$8,750,000 Value of real property (building and land) in year 1: \$15,625,000

Facility max jobs: 250 Value of personal property (equip/furn) in year 1: \$39,357,143

Group Results *Single*

The detailed reports are displayed in a cash flow statement showing each year's benefits and costs. Below are the first five years and the last year of the forecast period. Also shown is the net present value of discounted net benefits. These results are based on a 20 year forecast horizon.**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Last Year
Total Benefits:	\$53,523	\$620,915	\$603,001	\$583,952	\$530,870	\$484,660.....	\$1,182,447
Total Costs:	\$2,090,000	\$238,178	\$294,271	\$351,186	\$330,956	\$314,611.....	\$271,220
Net Benefits:	\$-2,036,477	\$382,737	\$308,730	\$232,766	\$199,914	\$170,049.....	\$0
Present Value of Net Benefits =		\$991,988					

Based on the inputs, the housing model estimates 167 total new households will be formed with 35 new households in this jurisdiction. Total annual retail sales are estimated to be \$4,932,227.

Disclaimer:

These results are based on Georgia Tech's LOCI model, but Georgia Tech was not involved in the data collection, or review before presentation of these results.