

Cost-Benefit Analysis for 360 Middletown Holdings ,LLC

Prepared by Orange County IDA using InformAnalytics

Executive Summary

INVESTOR	TOTAL INVESTED	LOCATION	TIMELINE
Morris Freund	\$5.3 Million	360 Crystal Run Rd., Middletown, NY 10950	10 Years

FIGURE 1

Discounted* Net Benefits for 360 Middletown Holdings ,LLC by Year

Total Net Benefits: \$12,069,000

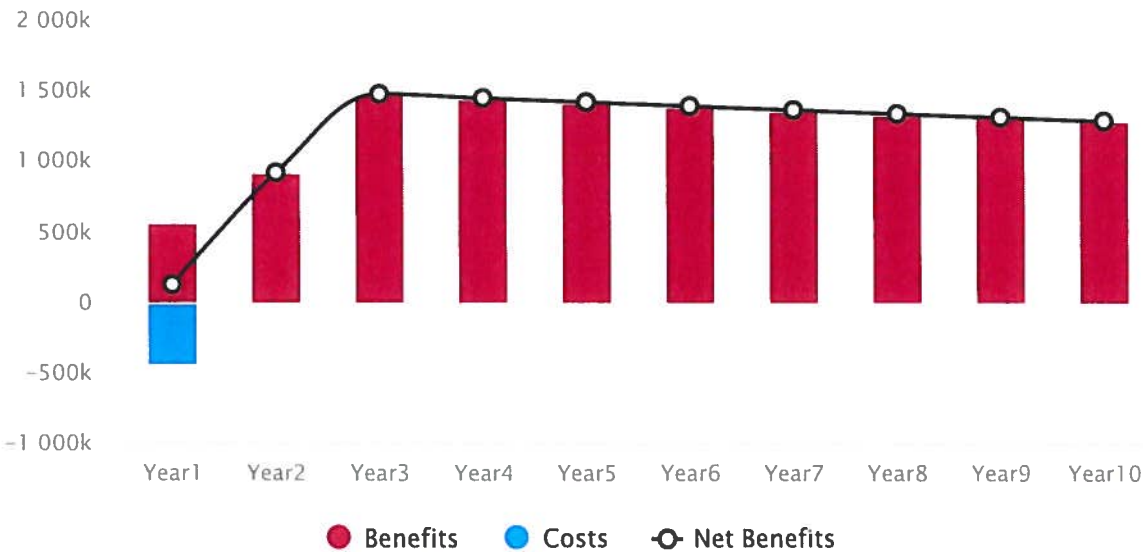


FIGURE 2

Total Jobs

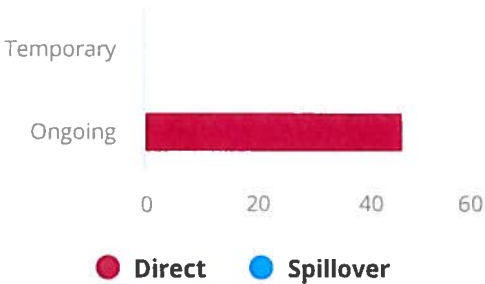
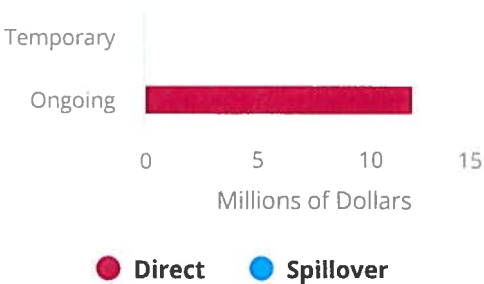


FIGURE 3

Total Payroll



Proposed Investment

Morris Freund proposes to invest \$5.3 million at 360 Crystal Run Rd., Middletown, NY 10950 over 10 years. Orange County IDA staff summarize the proposed with the following: Friends Fish Market production and distribution

T1 TABLE 1

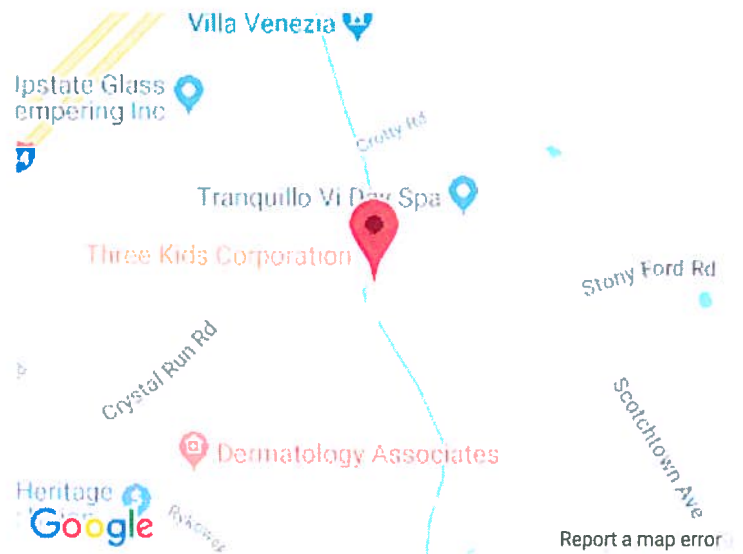
Proposed Investments

Description	Amount
OTHER SPENDING	
property aquisition	\$3,300,000
improvements	\$1,888,000
soft costs	\$150,000
Total Investments	\$5,338,000
Discounted Total (2%)	\$5,338,000

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 Orange County IDA. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Orange County IDA is considering the following incentive package for Morris Freund.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$414,000	\$414,000
Mortgage Recording Tax Exemption	\$32,000	\$32,000
Total Costs	\$446,000	\$446,000

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	\$13,217,000	\$0	\$13,217,000
To Private Individuals	\$13,093,000	\$0	\$13,093,000
Ongoing Payroll	\$13,093,000	\$0	\$13,093,000
To the Public	\$123,000	\$0	\$123,000
Ongoing Sales Tax Revenue	\$123,000	\$0	\$123,000
STATE BENEFITS	\$573,000	\$0	\$573,000
To the Public	\$573,000	\$0	\$573,000
Ongoing Income Tax Revenue	\$442,000	\$0	\$442,000
Ongoing Sales Tax Revenue	\$131,000	\$0	\$131,000
Total Benefits to State & Region	\$13,790,000	\$0	\$13,790,000
Discounted Total Benefits (2%)	\$12,515,000	\$0	\$12,515,000

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T4 TABLE 4

Benefit to Cost Ratio

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

Description	Benefit*	Cost*	Ratio
Region	\$11,995,000	\$200,000	60:1
State	\$520,000	\$246,000	2:1
Grand Total	\$12,515,000	\$446,000	28:1

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Morris Freund

TOTAL INVESTED
\$5.3 Million

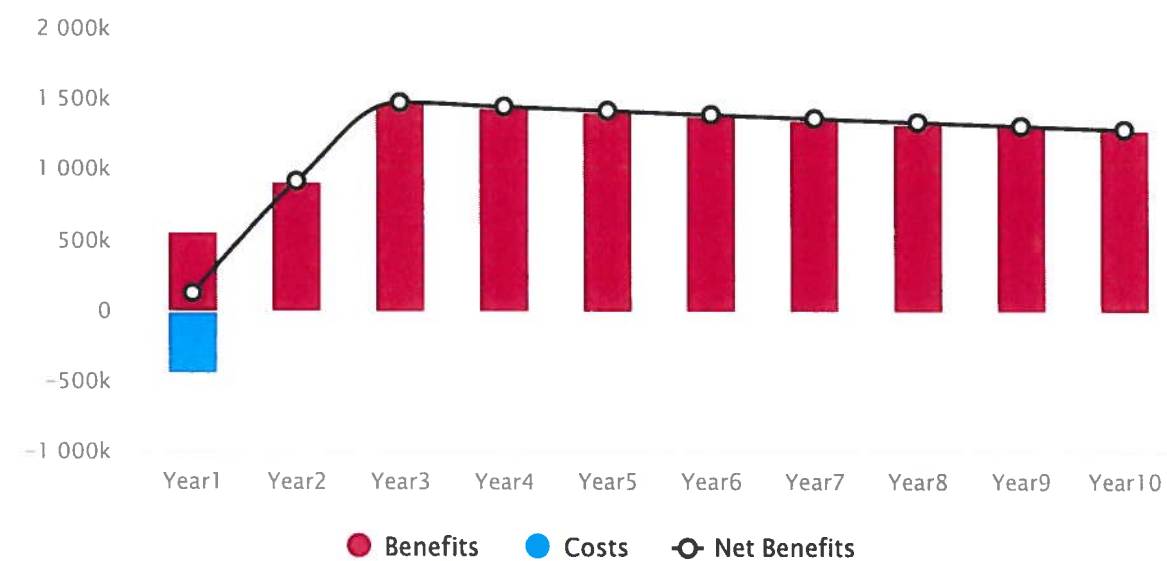
LOCATION
**360 Crystal Run Rd.,
Middletown, NY 10950**

TIMELINE
10 Years

F1 FIGURE 1

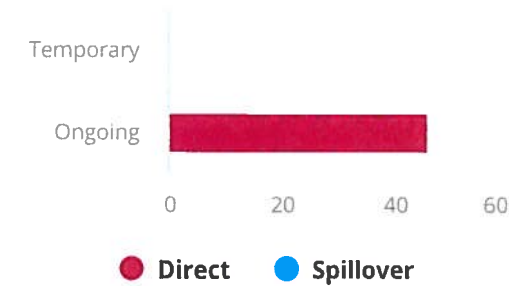
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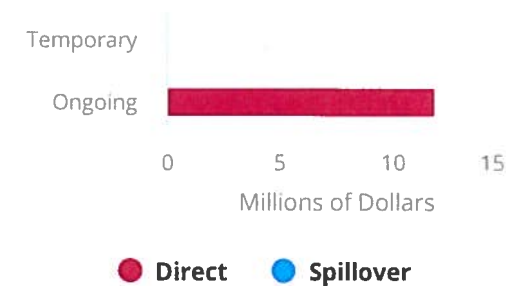
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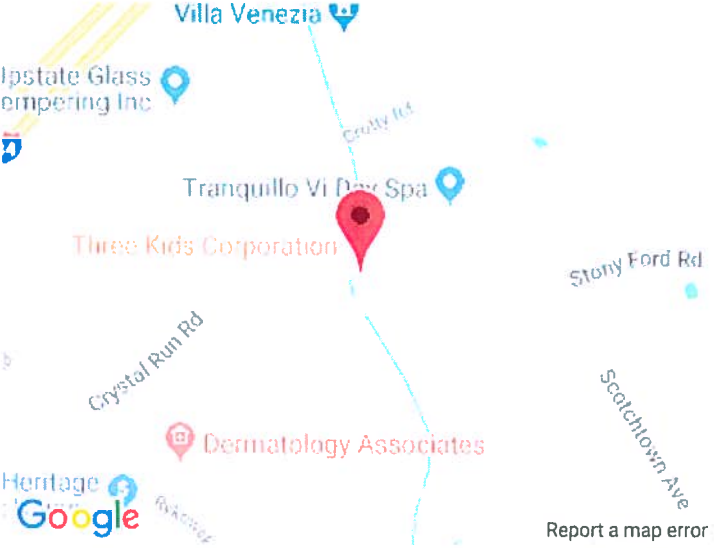
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Incentives for 360 Middletown Holdings ,LLC

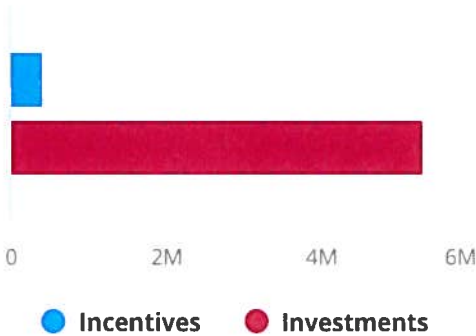
T1 TABLE 1

T1 FIGURE 1

Estimated Incentives & Fees

Description	Amount
Sales Tax Exemption	\$414,000
Mortgage Recording Tax Exemption	\$32,000
Total Project Incentives	\$446,000
Discounted Total (2%)	\$446,000

Incentives & Investments



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