

Cost-Benefit Analysis for MCG Real Estate Holdings, LLC

Prepared by Erie County IDA using InformAnalytics

Executive Summary

INVESTOR

MCG Real Estate Holdings, LLC

TOTAL INVESTED

\$8.3 Million

LOCATION

**293 Grote Street,
Buffalo, New York
14207**

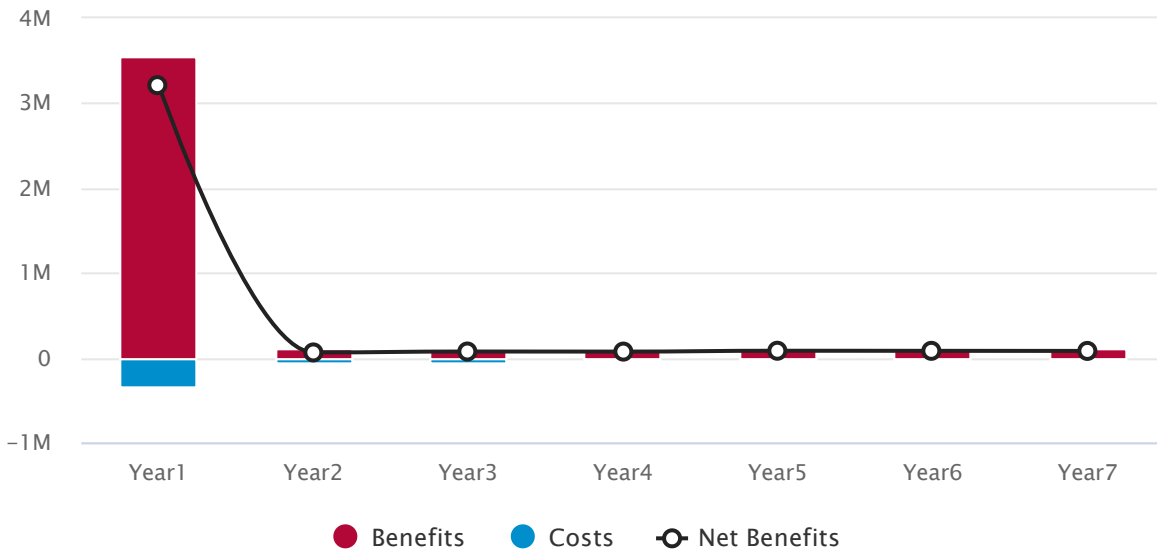
TIMELINE

7 Years

F1 FIGURE 1

Discounted* Net Benefits for MCG Real Estate Holdings, LLC by Year

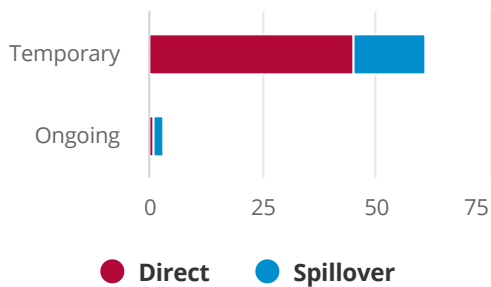
Total Net Benefits: **\$3,648,000**



Discounted at 2%

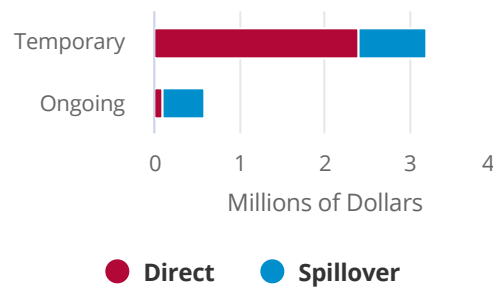
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

MCG Real Estate Holdings, LLC proposes to invest \$8.3 million at 293 Grote Street, Buffalo, New York 14207 over 7 years.

T1 TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Construction	\$6,164,000
OTHER SPENDING	
Soft Costs	\$1,300,000
Building Acquisition	\$794,000
Total Investments	\$8,258,000
Discounted Total (2%)	\$8,258,000

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 Erie County IDA. The report calculates the costs and benefits for specified local taxing districts over the first 7 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Erie County IDA is considering the following incentive package for MCG Real Estate Holdings, LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$322,000	\$305,000
Sales Tax Exemption	\$261,000	\$261,000
Mortgage Recording Tax Exemption	\$34,000	\$34,000
Total Costs	\$617,000	\$600,000

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	\$2,638,000	\$1,413,000	\$4,051,000
To Private Individuals	\$2,509,000	\$1,391,000	\$3,900,000
Temporary Payroll	\$2,369,000	\$822,000	\$3,191,000
Ongoing Payroll	\$140,000	\$568,000	\$708,000
To the Public	\$129,000	\$23,000	\$151,000
Property Tax Revenue	\$88,000	N/A	\$88,000
Temporary Sales Tax Revenue	\$39,000	\$13,000	\$52,000
Ongoing Sales Tax Revenue	\$2,000	\$9,000	\$12,000
STATE BENEFITS	\$154,000	\$86,000	\$240,000
To the Public	\$154,000	\$86,000	\$240,000
Temporary Income Tax Revenue	\$116,000	\$40,000	\$156,000
Ongoing Income Tax Revenue	\$2,000	\$27,000	\$29,000
Temporary Sales Tax Revenue	\$33,000	\$12,000	\$45,000
Ongoing Sales Tax Revenue	\$2,000	\$8,000	\$10,000
Total Benefits to State & Region	\$2,791,000	\$1,500,000	\$4,291,000
Discounted Total Benefits (2%)	\$2,783,000	\$1,465,000	\$4,248,000

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	\$4,010,000	\$467,000	9:1
State	\$238,000	\$132,000	2:1
Grand Total	\$4,248,000	\$600,000	7:1

May not sum to total due to rounding.

* Discounted at 2%

CGR has exercised reasonable professional care and diligence in the production and design of the InformAnalytics™ tool. However, the data used is provided by users. InformAnalytics does not independently verify, validate or audit the data supplied by users. CGR makes no representations or warranties with respect to the accuracy of the data supplied by users.