

**Model:**

## Scenario 1 - Masonic Temple - NRA

**Project Summary**

Capital Investment in Plant:	\$800,000
Annual Local Expenditures by Firm:	\$1,575,000
Retained Jobs:	10
Average Wage per Retained Job:	\$25,000
Indirect Jobs Created:	1
Average Wage of Indirect Jobs:	\$51,651
Total New Households:	1
Discount Rate:	7.25%
Cost and Revenue Escalation:	1.00%
Number of Years Evaluated:	15

**Incentives**

IRB Offered	No
Value of IRB Construction Sales Tax:	\$0
Tax Rebate:	95% declines over 10 years
Length of Tax Abatement/s:	10 Years
Value of Tax Abatements, Total:	\$282,401
Other Incentives	
Site Infrastructure:	\$48,000
Facility Construction:	\$0
Loans/Grants:	\$0

**Value of All Incentives Offered: \$330,401**

Value of All Incentives per Job per Year:	\$2,203
Value of Incentives in Hourly Pay:	\$1.06
Value of Incentives per Dollar Invested:	\$0.41

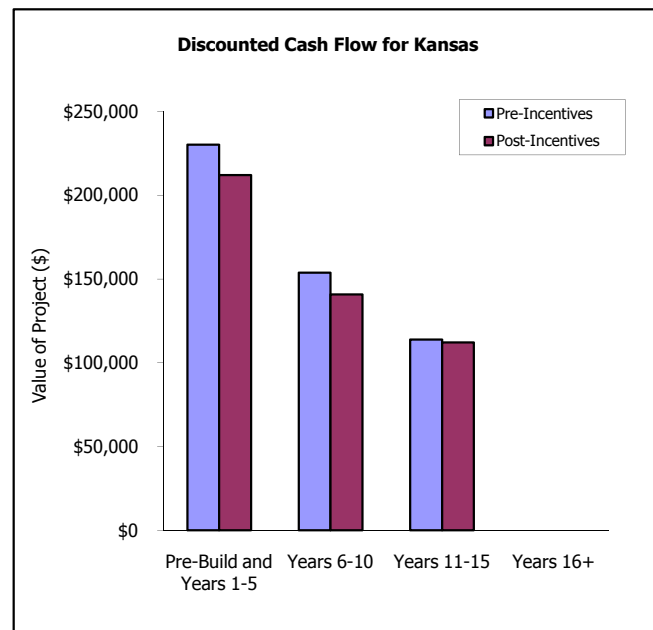
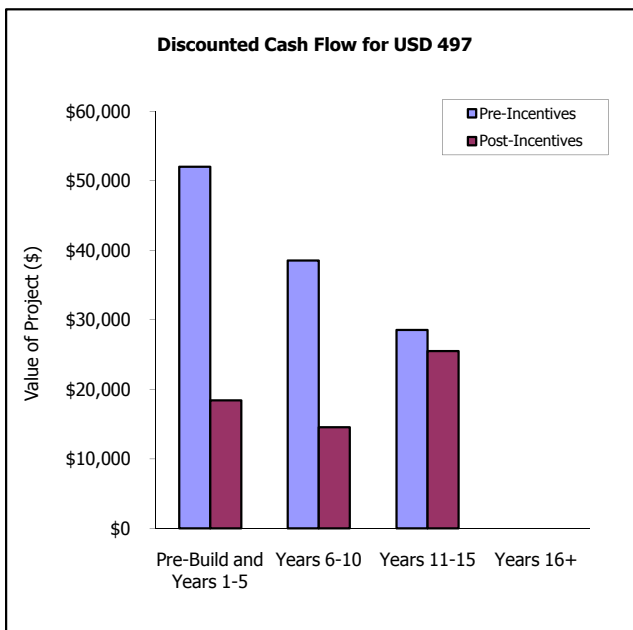
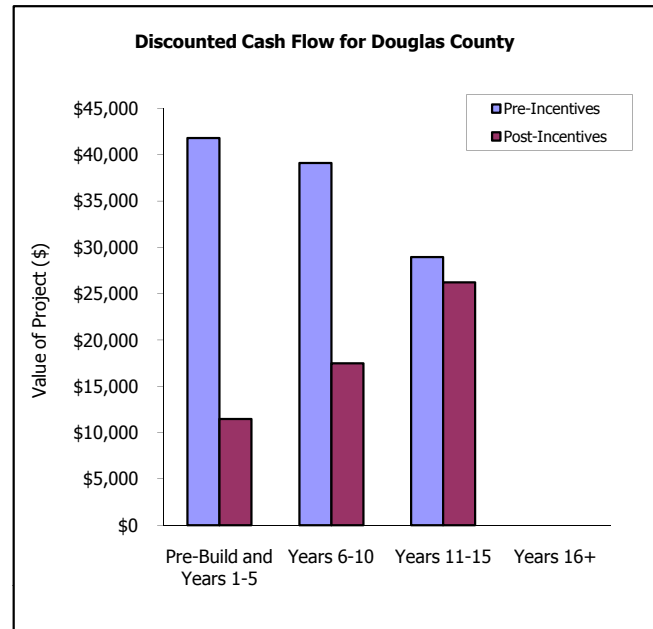
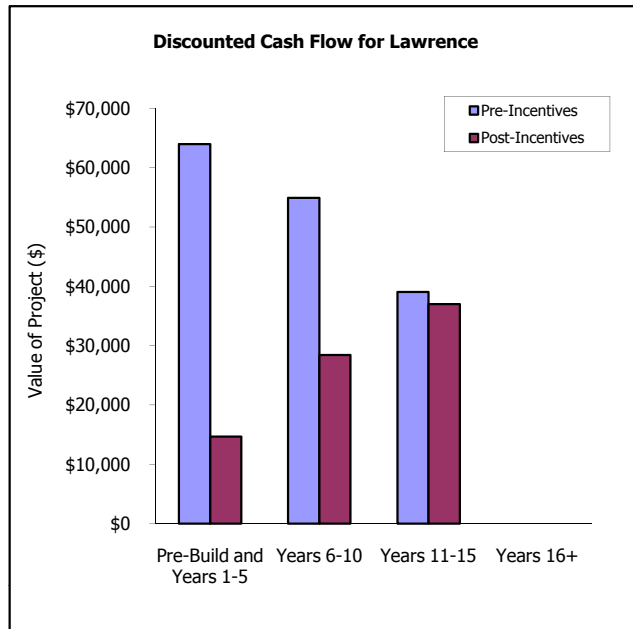
**Summary of Results**

<b>Returns for Jurisdictions</b>	<b>Lawrence</b>	<b>Douglas County</b>	<b>USD 497</b>	<b>State of Kansas</b>
Revenues	\$333,741	\$218,831	\$201,939	\$829,632
Costs	\$60,292	\$25,829	\$0	\$0
<i>Revenue Stream, Pre-Incentives</i>	<i>\$273,449</i>	<i>\$193,002</i>	<i>\$201,939</i>	<i>\$829,632</i>
Value of Incentives Offered	\$108,971	\$81,694	\$90,602	\$49,133
<b>Revenue Stream with Incentives</b>	<b>\$164,478</b>	<b>\$111,308</b>	<b>\$111,337</b>	<b>\$780,499</b>

<b>Returns for Jurisdictions, Discounted</b>	<b>Lawrence</b>	<b>Douglas County</b>	<b>USD 497</b>	<b>State of Kansas</b>
Discount Rate	7.25%			
Discounted Cash Flow, Without Incentives	\$157,872	\$109,827	\$119,136	\$497,743
<i>Benefit/Cost Ratio, Without Incentives</i>	<i>4.58</i>	<i>6.54</i>	<i>N/A</i>	<i>N/A</i>
Discounted Cash Flow, With Incentives	\$80,080	\$55,158	\$58,505	\$464,863
<b>Benefit/Cost Ratio, With Incentives</b>	<b>2.82</b>	<b>3.78</b>	<b>N/A</b>	<b>N/A</b>

**Model:**

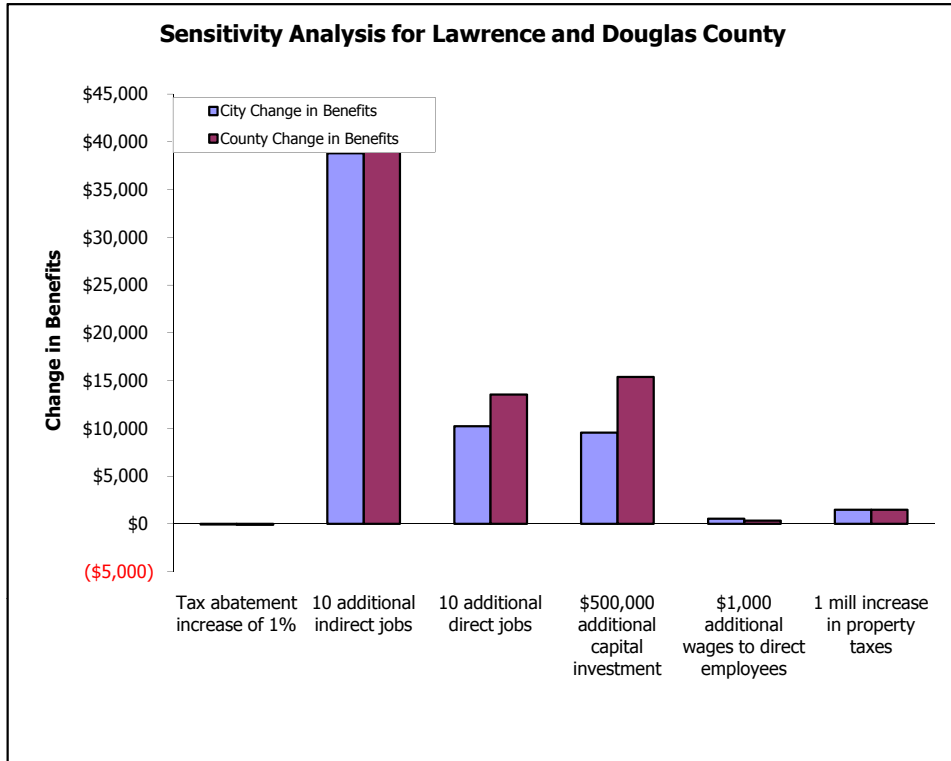
Scenario 1 - Masonic Temple - NRA

**Graphs of Benefits and Costs by Time Period, with and Without Abatement**

**Model:**

Scenario 1 - Masonic Temple - NRA

### Sensitivity Analysis



**Model:****Scenario 1 - Masonic Temple - NRA****APPENDIX 1: Annual Results (not Discounted)**

<i>Lawrence</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	(\$12,000)	(\$12,000)	(\$12,000)
1	\$27,718	(\$27,108)	(\$3,600)	(\$2,989)	(\$14,989)
2	\$22,116	(\$2,220)	(\$11,280)	\$8,616	(\$6,373)
3	\$22,337	(\$2,242)	(\$10,948)	\$9,147	\$2,774
4	\$22,561	(\$2,265)	(\$10,610)	\$9,686	\$12,460
5	\$22,786	(\$2,287)	(\$10,263)	\$10,236	\$22,696
6	\$23,014	(\$2,310)	(\$9,909)	\$10,795	\$33,491
7	\$21,224	(\$2,333)	(\$9,547)	\$9,344	\$42,834
8	\$20,757	(\$2,357)	(\$9,178)	\$9,222	\$52,057
9	\$20,964	(\$2,380)	(\$8,800)	\$9,784	\$61,840
10	\$21,174	(\$2,404)	(\$8,415)	\$10,355	\$72,196
11	\$21,386	(\$2,428)	(\$4,421)	\$14,537	\$86,732
12	\$21,599	(\$2,452)	\$0	\$19,147	\$105,880
13	\$21,815	(\$2,477)	\$0	\$19,339	\$125,218
14	\$22,034	(\$2,502)	\$0	\$19,532	\$144,750
15	\$22,254	(\$2,527)	\$0	\$19,727	\$164,478

<i>Douglas County</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$15,073	(\$14,138)	\$0	\$936	\$936
2	\$13,632	(\$782)	(\$10,290)	\$2,559	\$3,495
3	\$13,768	(\$790)	(\$9,846)	\$3,132	\$6,627
4	\$13,906	(\$798)	(\$9,392)	\$3,716	\$10,343
5	\$14,045	(\$806)	(\$8,928)	\$4,311	\$14,654
6	\$14,185	(\$814)	(\$8,454)	\$4,918	\$19,571
7	\$14,327	(\$822)	(\$7,969)	\$5,536	\$25,107
8	\$14,470	(\$830)	(\$7,474)	\$6,166	\$31,274
9	\$14,615	(\$839)	(\$6,968)	\$6,809	\$38,082
10	\$14,761	(\$847)	(\$6,451)	\$7,463	\$45,545
11	\$14,909	(\$855)	(\$5,923)	\$8,130	\$53,675
12	\$15,058	(\$864)	\$0	\$14,194	\$67,869
13	\$15,208	(\$873)	\$0	\$14,336	\$82,205
14	\$15,360	(\$881)	\$0	\$14,479	\$96,684
15	\$15,514	(\$890)	\$0	\$14,624	\$111,308

**Model:** Scenario 1 - Masonic Temple - NRA**APPENDIX 1: Annual Results (not Discounted) (Continued)**

<i>USD 497</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$12,545	\$0	\$0	\$12,545	\$12,545
2	\$12,671	\$0	(\$11,412)	\$1,259	\$13,804
3	\$12,797	\$0	(\$10,920)	\$1,878	\$15,682
4	\$12,925	\$0	(\$10,416)	\$2,509	\$18,191
5	\$13,055	\$0	(\$9,901)	\$3,153	\$21,344
6	\$13,185	\$0	(\$9,375)	\$3,810	\$25,154
7	\$13,317	\$0	(\$8,838)	\$4,479	\$29,633
8	\$13,450	\$0	(\$8,289)	\$5,162	\$34,795
9	\$13,585	\$0	(\$7,728)	\$5,857	\$40,652
10	\$13,721	\$0	(\$7,154)	\$6,566	\$47,218
11	\$13,858	\$0	(\$6,569)	\$7,289	\$54,507
12	\$13,996	\$0	\$0	\$13,996	\$68,503
13	\$14,136	\$0	\$0	\$14,136	\$82,639
14	\$14,278	\$0	\$0	\$14,278	\$96,917
15	\$14,420	\$0	\$0	\$14,420	\$111,337

<i>State of Kansas</i>					
Year	Revenues	Costs	Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$74,260	\$0	\$0	\$74,260	\$74,260
2	\$50,535	\$0	(\$6,189)	\$44,346	\$118,607
3	\$51,041	\$0	(\$5,922)	\$45,119	\$163,725
4	\$51,551	\$0	(\$5,649)	\$45,902	\$209,628
5	\$52,067	\$0	(\$5,370)	\$46,697	\$256,325
6	\$52,587	\$0	(\$5,084)	\$47,503	\$303,828
7	\$53,113	\$0	(\$4,793)	\$48,320	\$352,148
8	\$53,644	\$0	(\$4,495)	\$49,149	\$401,297
9	\$54,181	\$0	(\$4,191)	\$49,990	\$451,287
10	\$54,722	\$0	(\$3,880)	\$50,843	\$502,130
11	\$55,270	\$0	(\$3,562)	\$51,707	\$553,837
12	\$55,822	\$0	\$0	\$55,822	\$609,660
13	\$56,381	\$0	\$0	\$56,381	\$666,040
14	\$56,944	\$0	\$0	\$56,944	\$722,985
15	\$57,514	\$0	\$0	\$57,514	\$780,499

**Model:****Scenario 1 - Masonic Temple - NRA****APPENDIX 2: Annual Results (Discounted)**

<i>Lawrence</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	(\$12,000)	(\$12,000)	(\$12,000)
1	\$25,844	(\$25,274)	(\$3,357)	(\$2,787)	(\$14,787)
2	\$19,226	(\$1,930)	(\$9,806)	\$7,490	(\$7,297)
3	\$18,105	(\$1,817)	(\$8,874)	\$7,413	\$117
4	\$17,049	(\$1,711)	(\$8,018)	\$7,320	\$7,437
5	\$16,055	(\$1,612)	(\$7,231)	\$7,212	\$14,649
6	\$15,119	(\$1,518)	(\$6,510)	\$7,091	\$21,740
7	\$13,000	(\$1,429)	(\$5,848)	\$5,723	\$27,463
8	\$11,854	(\$1,346)	(\$5,241)	\$5,266	\$32,729
9	\$11,162	(\$1,267)	(\$4,686)	\$5,209	\$37,939
10	\$10,511	(\$1,193)	(\$4,177)	\$5,141	\$43,079
11	\$9,899	(\$1,124)	(\$2,046)	\$6,729	\$49,808
12	\$9,321	(\$1,058)	\$0	\$8,263	\$58,071
13	\$8,778	(\$997)	\$0	\$7,781	\$65,852
14	\$8,266	(\$938)	\$0	\$7,327	\$73,180
15	\$7,784	(\$884)	\$0	\$6,900	\$80,080

<i>Douglas County</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$14,054	(\$13,181)	\$0	\$872	\$872
2	\$11,850	(\$680)	(\$8,945)	\$2,225	\$3,097
3	\$11,159	(\$640)	(\$7,980)	\$2,539	\$5,636
4	\$10,508	(\$603)	(\$7,097)	\$2,808	\$8,444
5	\$9,896	(\$568)	(\$6,290)	\$3,037	\$11,481
6	\$9,319	(\$535)	(\$5,553)	\$3,231	\$14,712
7	\$8,775	(\$504)	(\$4,881)	\$3,391	\$18,102
8	\$8,264	(\$474)	(\$4,268)	\$3,521	\$21,624
9	\$7,782	(\$446)	(\$3,710)	\$3,625	\$25,249
10	\$7,328	(\$420)	(\$3,203)	\$3,705	\$28,954
11	\$6,901	(\$396)	(\$2,742)	\$3,763	\$32,717
12	\$6,498	(\$373)	\$0	\$6,125	\$38,842
13	\$6,119	(\$351)	\$0	\$5,768	\$44,611
14	\$5,763	(\$331)	\$0	\$5,432	\$50,043
15	\$5,426	(\$311)	\$0	\$5,115	\$55,158

**Model:** Scenario 1 - Masonic Temple - NRA**APPENDIX 2: Annual Results (Discounted) (Continued)**

<i>USD 497</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$11,697	\$0	\$0	\$11,697	\$11,697
2	\$11,015	\$0	(\$9,921)	\$1,094	\$12,791
3	\$10,372	\$0	(\$8,850)	\$1,522	\$14,313
4	\$9,768	\$0	(\$7,871)	\$1,896	\$16,209
5	\$9,198	\$0	(\$6,976)	\$2,222	\$18,431
6	\$8,662	\$0	(\$6,159)	\$2,503	\$20,934
7	\$8,157	\$0	(\$5,413)	\$2,743	\$23,677
8	\$7,681	\$0	(\$4,733)	\$2,948	\$26,625
9	\$7,233	\$0	(\$4,115)	\$3,119	\$29,743
10	\$6,811	\$0	(\$3,552)	\$3,260	\$33,003
11	\$6,414	\$0	(\$3,041)	\$3,374	\$36,377
12	\$6,040	\$0	\$0	\$6,040	\$42,417
13	\$5,688	\$0	\$0	\$5,688	\$48,105
14	\$5,356	\$0	\$0	\$5,356	\$53,461
15	\$5,044	\$0	\$0	\$5,044	\$58,505

<i>State of Kansas</i>					
Year	Discounted Revenues	Discounted Costs	Discounted Incentives	Net	Cumulative
Pre-Operation	\$0	\$0	\$0	\$0	\$0
1	\$69,238	\$0	\$0	\$69,238	\$69,238
2	\$43,931	\$0	(\$5,380)	\$38,551	\$107,788
3	\$41,369	\$0	(\$4,800)	\$36,569	\$144,358
4	\$38,957	\$0	(\$4,269)	\$34,688	\$179,046
5	\$36,685	\$0	(\$3,783)	\$32,902	\$211,947
6	\$34,546	\$0	(\$3,340)	\$31,206	\$243,153
7	\$32,532	\$0	(\$2,936)	\$29,596	\$272,749
8	\$30,635	\$0	(\$2,567)	\$28,068	\$300,817
9	\$28,848	\$0	(\$2,231)	\$26,617	\$327,434
10	\$27,166	\$0	(\$1,926)	\$25,240	\$352,674
11	\$25,582	\$0	(\$1,649)	\$23,933	\$376,607
12	\$24,090	\$0	\$0	\$24,090	\$400,698
13	\$22,686	\$0	\$0	\$22,686	\$423,383
14	\$21,363	\$0	\$0	\$21,363	\$444,746
15	\$20,117	\$0	\$0	\$20,117	\$464,863