

**Model:**

## Scenario 2 - 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:	75% declines over 10 years
Length of Tax Abatement/s:	10 Years
Value of Tax Abatements, Total:	\$173,743
Other Incentives	
Site Infrastructure:	\$48,000
Facility Construction:	\$0
Loans/Grants:	\$0

**Value of All Incentives Offered: \$221,743**

Value of All Incentives per Job per Year:	\$1,478
Value of Incentives in Hourly Pay:	\$0.71
Value of Incentives per Dollar Invested:	\$0.28

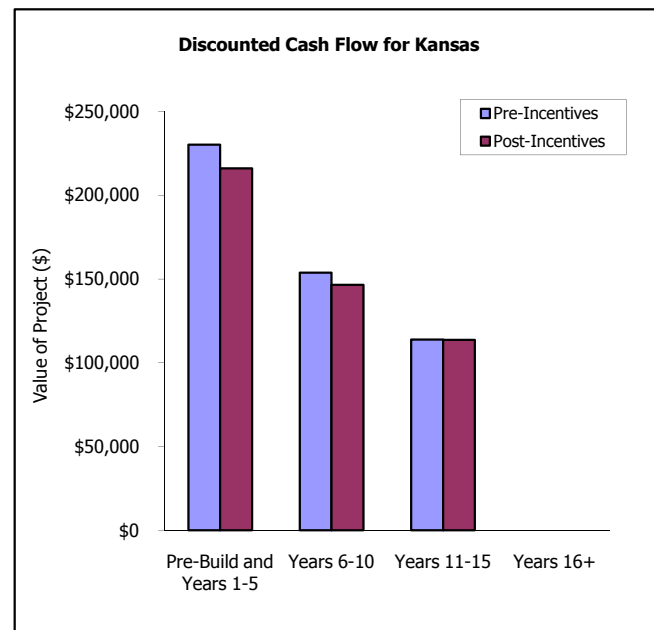
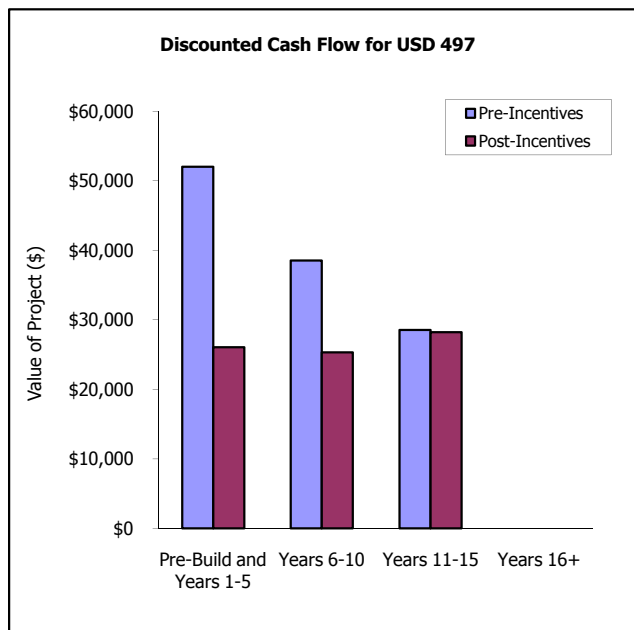
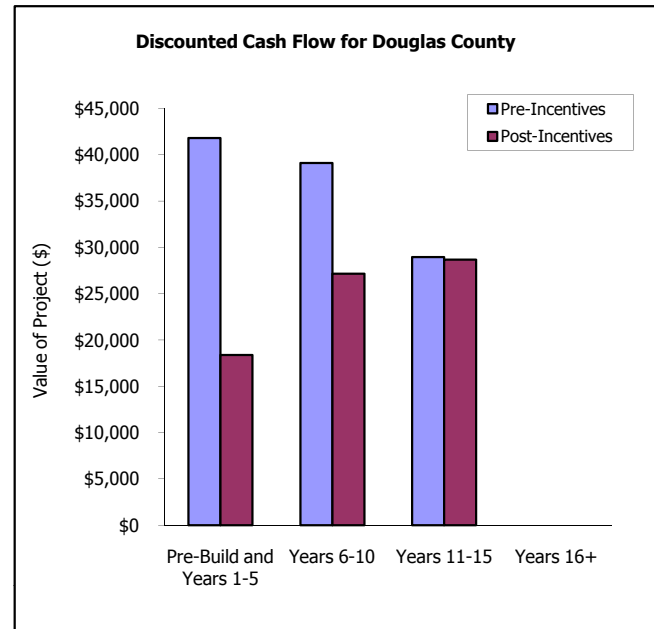
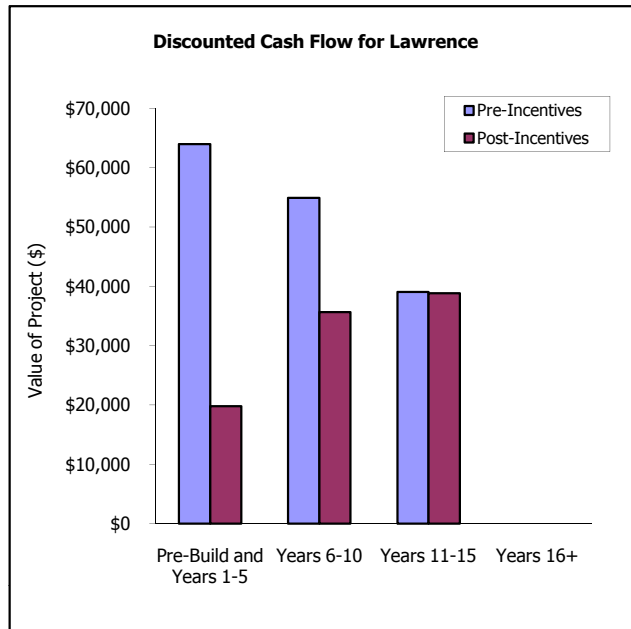
**Summary of Results**

<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	\$85,512	\$50,261	\$55,742	\$30,229
<b>Revenue Stream with Incentives</b>	<b>\$187,937</b>	<b>\$142,741</b>	<b>\$146,198</b>	<b>\$799,403</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	\$94,300	\$74,212	\$79,636	\$476,323
<b>Benefit/Cost Ratio, With Incentives</b>	<b>3.14</b>	<b>4.75</b>	<b>N/A</b>	<b>N/A</b>

**Model:**

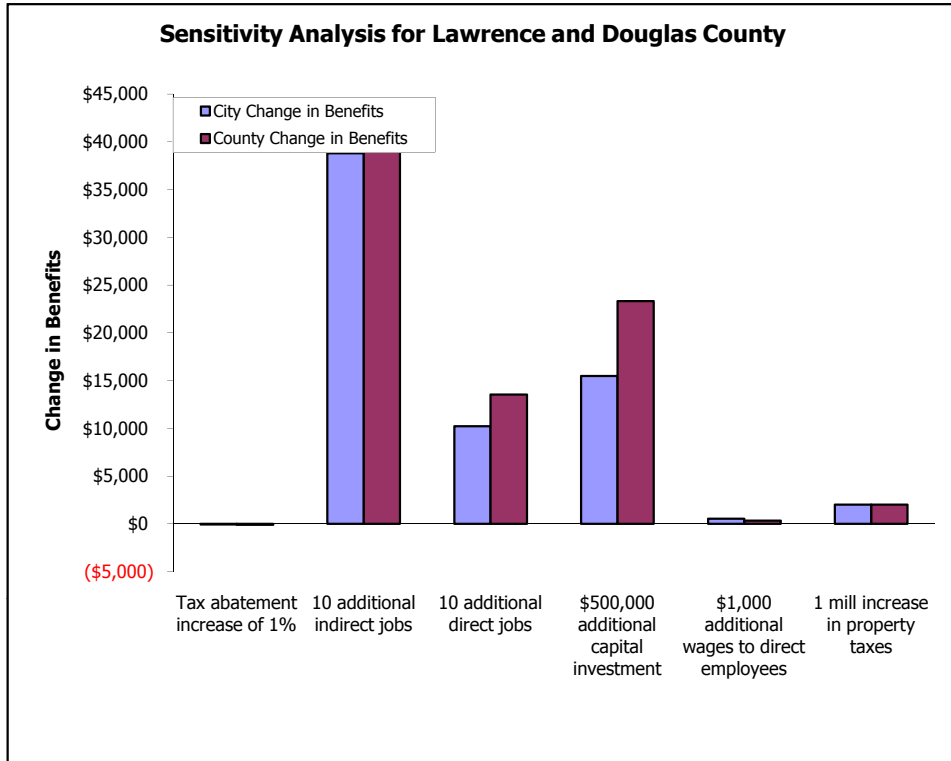
Scenario 2 - Masonic Temple - NRA

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

**Model:**

Scenario 2 - Masonic Temple - NRA

### Sensitivity Analysis



**Model:** Scenario 2 - 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)	(\$9,663)	\$10,233	(\$4,756)
3	\$22,337	(\$2,242)	(\$9,315)	\$10,780	\$6,024
4	\$22,561	(\$2,265)	(\$8,960)	\$11,336	\$17,359
5	\$22,786	(\$2,287)	(\$8,597)	\$11,902	\$29,261
6	\$23,014	(\$2,310)	(\$8,227)	\$12,477	\$41,738
7	\$21,224	(\$2,333)	(\$7,423)	\$11,468	\$53,206
8	\$20,757	(\$2,357)	(\$6,603)	\$11,797	\$65,002
9	\$20,964	(\$2,380)	(\$5,767)	\$12,817	\$77,820
10	\$21,174	(\$2,404)	(\$4,913)	\$13,857	\$91,677
11	\$21,386	(\$2,428)	(\$442)	\$18,516	\$110,192
12	\$21,599	(\$2,452)	\$0	\$19,147	\$129,339
13	\$21,815	(\$2,477)	\$0	\$19,339	\$148,678
14	\$22,034	(\$2,502)	\$0	\$19,532	\$168,210
15	\$22,254	(\$2,527)	\$0	\$19,727	\$187,937

<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)	(\$8,124)	\$4,726	\$5,661
3	\$13,768	(\$790)	(\$7,658)	\$5,320	\$10,981
4	\$13,906	(\$798)	(\$7,182)	\$5,926	\$16,907
5	\$14,045	(\$806)	(\$6,696)	\$6,543	\$23,450
6	\$14,185	(\$814)	(\$6,199)	\$7,172	\$30,622
7	\$14,327	(\$822)	(\$5,123)	\$8,382	\$39,004
8	\$14,470	(\$830)	(\$4,024)	\$9,616	\$48,620
9	\$14,615	(\$839)	(\$2,903)	\$10,873	\$59,493
10	\$14,761	(\$847)	(\$1,759)	\$12,155	\$71,648
11	\$14,909	(\$855)	(\$592)	\$13,461	\$85,108
12	\$15,058	(\$864)	\$0	\$14,194	\$99,302
13	\$15,208	(\$873)	\$0	\$14,336	\$113,638
14	\$15,360	(\$881)	\$0	\$14,479	\$128,117
15	\$15,514	(\$890)	\$0	\$14,624	\$142,741

**Model:** Scenario 2 - 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	(\$9,010)	\$3,661	\$16,206
3	\$12,797	\$0	(\$8,493)	\$4,304	\$20,511
4	\$12,925	\$0	(\$7,965)	\$4,960	\$25,471
5	\$13,055	\$0	(\$7,426)	\$5,629	\$31,099
6	\$13,185	\$0	(\$6,875)	\$6,310	\$37,409
7	\$13,317	\$0	(\$5,681)	\$7,636	\$45,045
8	\$13,450	\$0	(\$4,463)	\$8,987	\$54,032
9	\$13,585	\$0	(\$3,220)	\$10,365	\$64,397
10	\$13,721	\$0	(\$1,951)	\$11,769	\$76,166
11	\$13,858	\$0	(\$657)	\$13,201	\$89,367
12	\$13,996	\$0	\$0	\$13,996	\$103,363
13	\$14,136	\$0	\$0	\$14,136	\$117,500
14	\$14,278	\$0	\$0	\$14,278	\$131,777
15	\$14,420	\$0	\$0	\$14,420	\$146,198

<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	(\$4,886)	\$45,649	\$119,909
3	\$51,041	\$0	(\$4,606)	\$46,435	\$166,344
4	\$51,551	\$0	(\$4,320)	\$47,231	\$213,576
5	\$52,067	\$0	(\$4,027)	\$48,039	\$261,615
6	\$52,587	\$0	(\$3,728)	\$48,859	\$310,474
7	\$53,113	\$0	(\$3,081)	\$50,032	\$360,506
8	\$53,644	\$0	(\$2,420)	\$51,224	\$411,730
9	\$54,181	\$0	(\$1,746)	\$52,435	\$464,164
10	\$54,722	\$0	(\$1,058)	\$53,664	\$517,829
11	\$55,270	\$0	(\$356)	\$54,913	\$572,742
12	\$55,822	\$0	\$0	\$55,822	\$628,564
13	\$56,381	\$0	\$0	\$56,381	\$684,945
14	\$56,944	\$0	\$0	\$56,944	\$741,889
15	\$57,514	\$0	\$0	\$57,514	\$799,403

**Model:****Scenario 2 - 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)	(\$8,400)	\$8,896	(\$5,891)
3	\$18,105	(\$1,817)	(\$7,550)	\$8,737	\$2,846
4	\$17,049	(\$1,711)	(\$6,771)	\$8,566	\$11,412
5	\$16,055	(\$1,612)	(\$6,058)	\$8,386	\$19,798
6	\$15,119	(\$1,518)	(\$5,404)	\$8,197	\$27,994
7	\$13,000	(\$1,429)	(\$4,547)	\$7,024	\$35,018
8	\$11,854	(\$1,346)	(\$3,771)	\$6,737	\$41,755
9	\$11,162	(\$1,267)	(\$3,071)	\$6,824	\$48,579
10	\$10,511	(\$1,193)	(\$2,439)	\$6,879	\$55,458
11	\$9,899	(\$1,124)	(\$205)	\$8,570	\$64,028
12	\$9,321	(\$1,058)	\$0	\$8,263	\$72,292
13	\$8,778	(\$997)	\$0	\$7,781	\$80,073
14	\$8,266	(\$938)	\$0	\$7,327	\$87,400
15	\$7,784	(\$884)	\$0	\$6,900	\$94,300

<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)	(\$7,062)	\$4,108	\$4,980
3	\$11,159	(\$640)	(\$6,207)	\$4,312	\$9,292
4	\$10,508	(\$603)	(\$5,427)	\$4,478	\$13,770
5	\$9,896	(\$568)	(\$4,718)	\$4,610	\$18,380
6	\$9,319	(\$535)	(\$4,072)	\$4,711	\$23,092
7	\$8,775	(\$504)	(\$3,138)	\$5,134	\$28,226
8	\$8,264	(\$474)	(\$2,298)	\$5,491	\$33,717
9	\$7,782	(\$446)	(\$1,546)	\$5,789	\$39,506
10	\$7,328	(\$420)	(\$873)	\$6,034	\$45,540
11	\$6,901	(\$396)	(\$274)	\$6,231	\$51,771
12	\$6,498	(\$373)	\$0	\$6,125	\$57,896
13	\$6,119	(\$351)	\$0	\$5,768	\$63,665
14	\$5,763	(\$331)	\$0	\$5,432	\$69,096
15	\$5,426	(\$311)	\$0	\$5,115	\$74,212

**Model:** Scenario 2 - 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	(\$7,832)	\$3,183	\$14,879
3	\$10,372	\$0	(\$6,884)	\$3,489	\$18,368
4	\$9,768	\$0	(\$6,019)	\$3,748	\$22,116
5	\$9,198	\$0	(\$5,232)	\$3,966	\$26,082
6	\$8,662	\$0	(\$4,517)	\$4,145	\$30,227
7	\$8,157	\$0	(\$3,480)	\$4,677	\$34,904
8	\$7,681	\$0	(\$2,549)	\$5,132	\$40,036
9	\$7,233	\$0	(\$1,714)	\$5,519	\$45,555
10	\$6,811	\$0	(\$969)	\$5,843	\$51,398
11	\$6,414	\$0	(\$304)	\$6,110	\$57,508
12	\$6,040	\$0	\$0	\$6,040	\$63,548
13	\$5,688	\$0	\$0	\$5,688	\$69,236
14	\$5,356	\$0	\$0	\$5,356	\$74,592
15	\$5,044	\$0	\$0	\$5,044	\$79,636

<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	(\$4,247)	\$39,683	\$108,921
3	\$41,369	\$0	(\$3,733)	\$37,636	\$146,557
4	\$38,957	\$0	(\$3,264)	\$35,692	\$182,249
5	\$36,685	\$0	(\$2,837)	\$33,848	\$216,097
6	\$34,546	\$0	(\$2,449)	\$32,097	\$248,193
7	\$32,532	\$0	(\$1,887)	\$30,644	\$278,838
8	\$30,635	\$0	(\$1,382)	\$29,252	\$308,090
9	\$28,848	\$0	(\$930)	\$27,919	\$336,009
10	\$27,166	\$0	(\$525)	\$26,641	\$362,650
11	\$25,582	\$0	(\$165)	\$25,417	\$388,067
12	\$24,090	\$0	\$0	\$24,090	\$412,157
13	\$22,686	\$0	\$0	\$22,686	\$434,843
14	\$21,363	\$0	\$0	\$21,363	\$456,206
15	\$20,117	\$0	\$0	\$20,117	\$476,323