

Cost-Benefit Analysis for NM AMNI, LLC

Prepared by Town of Brookhaven using InformAnalytics

Executive Summary

INVESTOR
**NM AMNI, LLC (Amneal
 Pharmaceuticals
 facility)**

TOTAL INVESTED
\$0

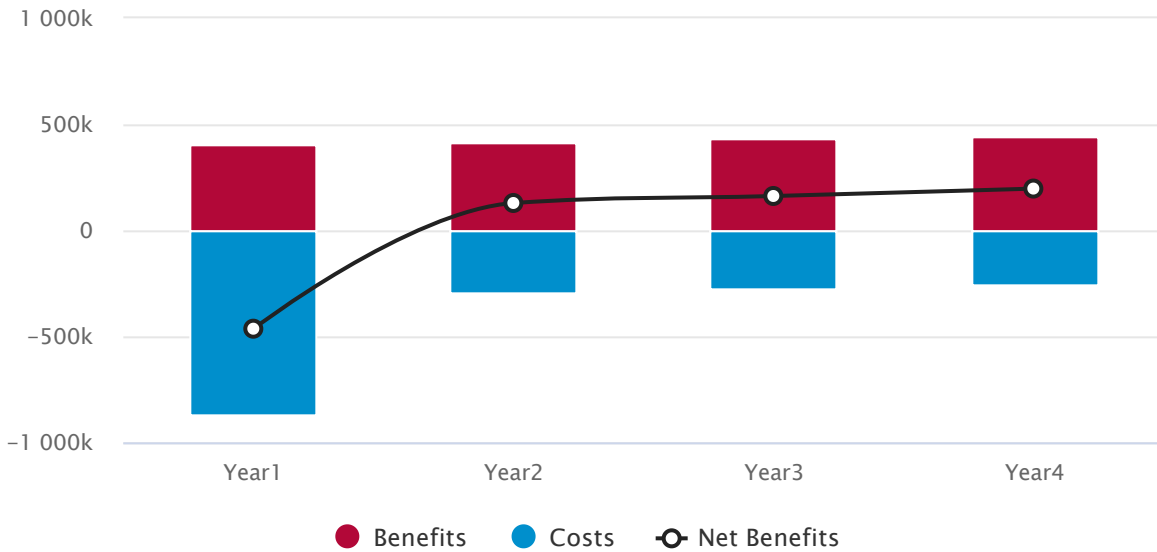
LOCATION
50 Horseblock road

TIMELINE
4 Years

F1 FIGURE 1

Discounted* Net Benefits for NM AMNI, LLC by Year

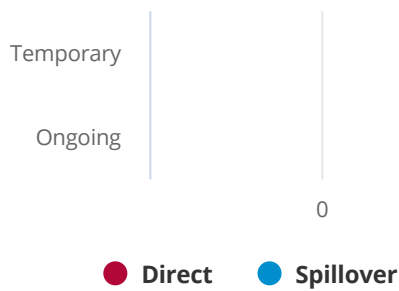
Total Net Benefits: **\$24,000**



Discounted at 2%

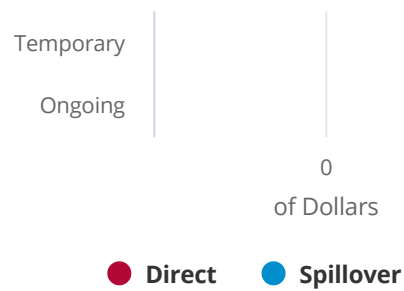
F2 FIGURE 2

Total Jobs



F3 FIGURE 3

Total Payroll



Proposed Investment

NM AMNI, LLC (Amneal Pharmaceuticals facility) proposes to invest \$0 at 50 Horseblock road over 4 years. Town of Brookhaven staff summarize the proposed with the following: NM AMNI, LLC proposes to purchase the LAX Hotel facility located at 50 Horseblock Road and request consent of the agency to grant an assignment and assumption of the benefits and a mortgage recording tax exemption. Amneal Pharmaceuticals will remain in the facility. The purchase price is \$89.250 million. We expect that this project will be completed in a timely fashion. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, job retention and investment in the community.

T1 TABLE 1

Proposed Investments

Description	Amount
Total Investments	\$0
Discounted Total (2%)	\$0

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 Town of Brookhaven. The report calculates the costs and benefits for specified local taxing districts over the first 4 years, with future returns discounted at a 2% rate.

T2 TABLE 2

Estimated Costs or Incentives

Town of Brookhaven is considering the following incentive package for NM AMNI, LLC (Amneal Pharmaceuticals facility).

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,150,000	\$1,118,000
Mortgage Recording Tax Exemption	\$559,000	\$559,000
Total Costs	\$1,709,000	\$1,677,000

May not sum to total due to rounding.

* Discounted at 2%

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	\$1,701,000	\$0	\$1,701,000
To Private Individuals	\$0	\$0	\$0
To the Public	\$1,701,000	\$0	\$1,701,000
Property Tax Revenue	\$1,701,000	N/A	\$1,701,000
STATE BENEFITS	\$0	\$0	\$0
To the Public	\$0	\$0	\$0
Total Benefits to State & Region	\$1,701,000	\$0	\$1,701,000
Discounted Total Benefits (2%)	\$1,701,000	\$0	\$1,701,000

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	\$1,701,000	\$1,118,000	2:1
State	\$0	\$559,000	0:1
Grand Total	\$1,701,000	\$1,677,000	1:1

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.