

**Cost-Benefit Analysis for Coast 2 Coast Real Estate LLC / Coast 2 Coast Plumbing and HVAC, LLC and Coast 2
Coast Restoration, LLC**

Prepared by Town of Brookhaven using InformAnalytics

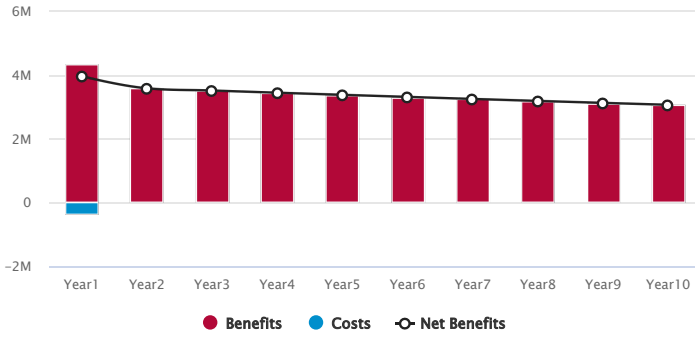
Executive Summary

INVESTOR Coast 2 Coast Real Estate LLC	TOTAL JOBS 57 Ongoing; 5 Temporary	TOTAL INVESTED \$4.8 Million	LOCATION 20 Pinehurst Drive Bellport	TIMELINE 10 Years
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F1 FIGURE 1

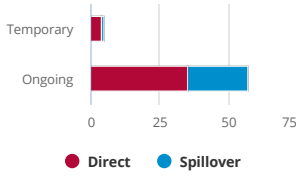
Discounted* Net Benefits for Coast 2 Coast Real Estate LLC / Coast 2 Coast Plumbing and HVAC, LLC and Coast 2 Coast Restoration, LLC by Year

Total Net Benefits: \$33,706,000



F2 FIGURE 2

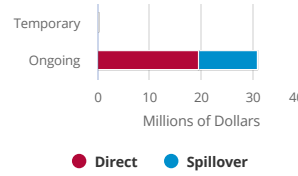
Total Jobs



Discounted at 2%

F3 FIGURE 3

Total Payroll



Proposed Investment

Coast 2 Coast Real Estate LLC proposes to invest \$4.8 million at 20 Pinehurst Drive Bellport over 10 years. Town of Brookhaven staff summarize the proposed with the following: Applicant proposes purchasing an approximately 19,000sf building at 20 Pinehurst Drive Bellport. The applicant plans to lease part of the facility to Target Media Group Corp. and Bold Systems in addition to housing its restoration company and its plumbing and HVAC company at the facility. 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, jobs retained and created and capital investment by the applicant.

T1 TABLE 1

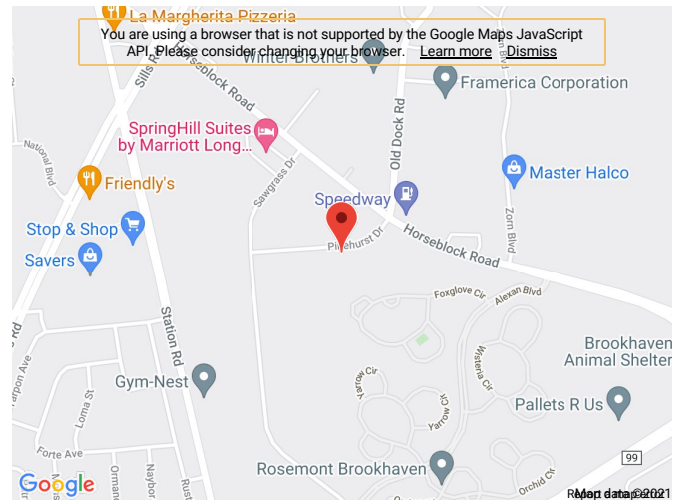
Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
purchase building	\$550,000
OTHER SPENDING	
Building acquisition	\$4,000,000
machinery and equipment	\$150,000
legal, architectural and financial charges	\$50,000
Total Investments	\$4,750,000
Discounted Total (2%)	\$4,750,000

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 Town of Brookhaven. 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

Town of Brookhaven is considering the following incentive package for Coast 2 Coast Real Estate LLC.

Description	Nominal Value	Discounted Value*
Sales Tax Exemption	\$65,000	\$65,000
Mortgage Recording Tax Exemption	\$27,000	\$27,000
PILOT	\$271,000	\$271,000
Total Costs	\$363,000	\$363,000

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	\$22,020,000	\$12,797,000	\$34,816,000
To Private Individuals	\$21,538,000	\$12,628,000	\$34,166,000
Temporary Payroll	\$228,000	\$64,000	\$292,000
Ongoing Payroll	\$21,310,000	\$12,564,000	\$33,874,000
To the Public	\$482,000	\$169,000	\$651,000
Temporary Sales Tax Revenue	\$3,000	\$854	\$4,000
Ongoing Sales Tax Revenue	\$285,000	\$168,000	\$452,000
Purchases Sales Tax Revenue	\$194,000	N/A	\$194,000
STATE BENEFITS	\$1,525,000	\$781,000	\$2,306,000
To the Public	\$1,525,000	\$781,000	\$2,306,000
Temporary Income Tax Revenue	\$12,000	\$3,000	\$15,000
Ongoing Income Tax Revenue	\$1,097,000	\$632,000	\$1,729,000
Temporary Sales Tax Revenue	\$3,000	\$738	\$3,000
Ongoing Sales Tax Revenue	\$246,000	\$145,000	\$391,000
Purchases Sales Tax Revenue	\$168,000	N/A	\$168,000
Total Benefits to State & Region	\$23,545,000	\$13,578,000	\$37,123,000
Discounted Total Benefits (2%)	\$21,623,000	\$12,446,000	\$34,069,000

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	\$31,941,000	\$306,000	104:1
State	\$2,129,000	\$57,000	37:1
Grand Total	\$34,069,000	\$363,000	94:1

May not sum to total due to rounding.

* Discounted at 2%

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