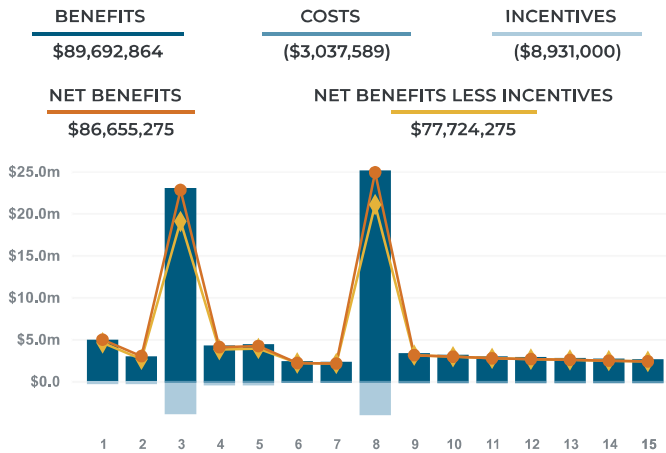


City of Fort Collins



JOBS



168.6 Total
103.0 Direct
65.6 Spin-off

SALARIES



\$65,061 Avg
\$79,806 Direct
\$41,894 Spin-off

CAPITAL INVEST.



\$1.5B
Buildings + FF&E

RESIDENTIAL DEV.



3.4 Homes
22.8 Relocations

NET BENEFITS LESS INCENTIVES \$77,724,275

Present Value \$57,110,581

NET BENEFITS \$86,655,275

Present Value \$64,118,268

BENEFITS

Sales Taxes	\$51,956,110
Real Property Taxes	\$20,149,011
FF&E Property Taxes	\$12,462,274
New Residential Property Taxes	\$15,310
Lodging Taxes	\$0
Building Permits and Fees	\$2,213,879
Utility Revenue	\$2,506,376
Miscellaneous Taxes and User Fees	\$389,903

Benefits Subtotal \$89,692,864

COSTS

Cost of Government Services	(\$614,077)
Cost of Utility Services	(\$2,423,511)

Costs Subtotal (\$3,037,589)

INCENTIVES

Sales Tax Rebate - Capital Investment	(\$8,931,000)
---------------------------------------	---------------

Incentives Subtotal (\$8,931,000)

INCENTIVE ANALYSIS

\$8,931,000

Total Incentive

\$86,709

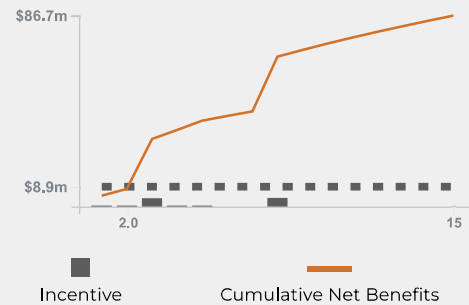
Per Job

64.7%

Rate of Return

2.0 Yrs

Payback Period



NET BENEFITS LESS INCENTIVES OVER 15 YEARS

CITY \$77,724,275

COUNTY \$87,919,730

SCHOOL DISTRICT \$180.16M

OTHER \$20,954,316