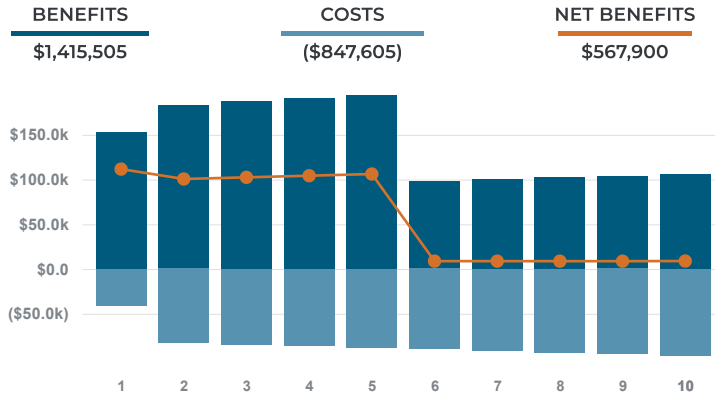




IMPACT REPORT THE FIELD-RETAIL CENTER

Scenario 1 with Client Data

City of Tomball



JOBS

173.6 Total
74.0 Direct
99.6 Spin-off

SALARIES

\$44,633 Avg
\$35,000 Direct
\$51,791 Spin-off

CAPITAL INVEST.

\$3.1M
Buildings + FF&E

RESIDENTIAL DEV.

0.7 Homes
4.7 Relocations

NET BENEFITS **\$567,900**

Present Value \$483,955

BENEFITS

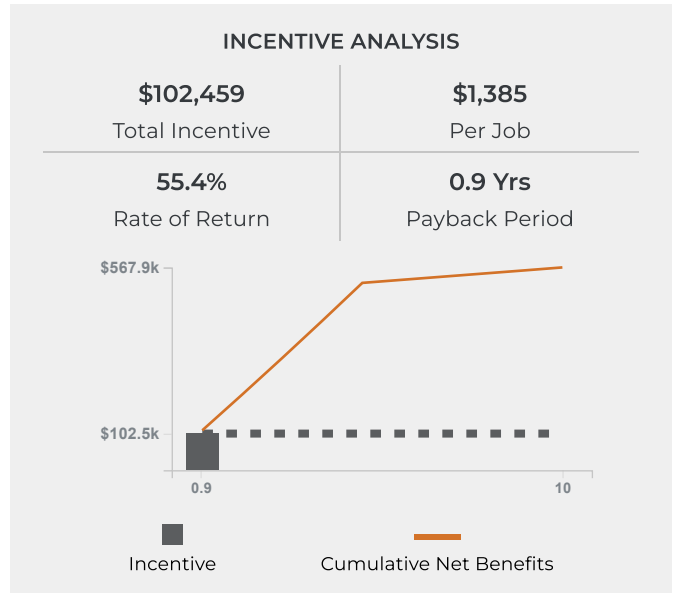
Sales Taxes	\$481,046
Real Property Taxes	\$78,632
FF&E Property Taxes	\$9,973
Inventory Property Taxes	\$0
New Residential Property Taxes	\$4,931
Hotel Occupancy Taxes	\$4,791
Building Permits and Fees	\$0
Utility Revenue	\$528,840
Utility Franchise Fees	\$30,356
Miscellaneous Taxes and User Fees	\$276,936

Benefits Subtotal **\$1,415,505**

COSTS

Cost of Government Services	(\$265,218)
Cost of Utility Services	(\$582,387)

Costs Subtotal **(\$847,605)**



NET BENEFITS OVER 10 YEARS

CITY	\$567,900
COUNTY	\$63,666
SCHOOL DISTRICT	\$118,740
OTHER	\$193,283

