



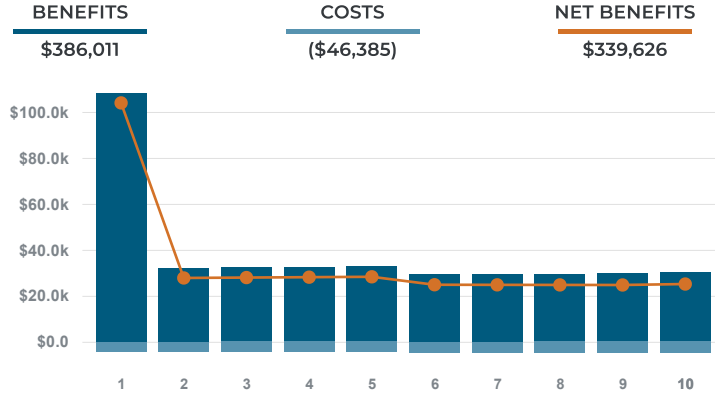
# IMPACT REPORT

## FIRST COMMUNITY CREDIT UNION

Scenario 1 with Client Data

New Construction - Office

### City of Tomball



### NET BENEFITS \$339,626

Present Value \$277,370

#### BENEFITS

Sales Taxes	\$41,957
Real Property Taxes	\$220,422
FF&E Property Taxes	\$26,907
Inventory Property Taxes	\$0
New Residential Property Taxes	\$209
Hotel Occupancy Taxes	\$0
Building Permits and Fees	\$50,761
Utility Revenue	\$28,940
Utility Franchise Fees	\$1,661
Miscellaneous Taxes and User Fees	\$15,155

**Benefits Subtotal \$386,011**

#### COSTS

Cost of Government Services	(\$14,515)
Cost of Utility Services	(\$31,871)

**Costs Subtotal (\$46,385)**

#### JOBS



**7.0 Total**  
4.0 Direct  
3.0 Spin-off

#### SALARIES



**\$57,188 Avg**  
\$72,500 Direct  
\$36,898 Spin-off

#### CAPITAL INVEST.



**\$6.4M**  
Buildings + FF&E

#### RESIDENTIAL DEV.



0.0 Homes  
0.2 Relocations

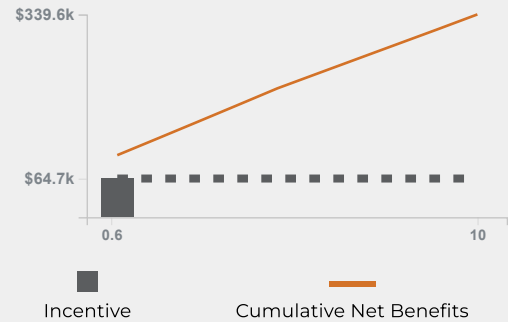
#### INCENTIVE ANALYSIS

**\$64,721**  
Total Incentive

**\$16,180**  
Per Job

**52.5%**  
Rate of Return

**0.6 Yrs**  
Payback Period



#### NET BENEFITS OVER 10 YEARS

CITY	\$339,626
COUNTY	\$293,673
SCHOOL DISTRICT	\$324,185
OTHER	\$341,258

