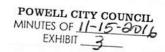
Parcel No.: 319-423-06-008-000

Lot Size: 3.02 Acres (one acre of detention)

# **Property Info**

		TEN	/EAR	COMPARISON		
	24 U	nit Apartment	3 Sto	ories 20,000SF	3 Sto	ries 88,320SF
Proposed Land Usage (10 years )	Multi-Fa	mily Residential	9	Office Space	Se	elf-Storage
City Real Estate Tax (Powell)	\$	64,044	\$	46,848	\$	166,782
City Payroll (Income Taxes)	\$	6,384	\$	180,556	\$	4,299
SUBTOTAL INCOME to City (10 Years)	\$	70,429	\$	227,404	\$	171,081
Fire / Police Protection Services Expense	\$	(270,692)	\$	(291,696)	\$	(23,212)
Child Education	\$	(451,584)	\$	-	\$	-
Additional City Services Less Revenue	\$	(256,764)	\$	(276,687)	\$	(22,017)
City Services Total Expense (10 years)	\$	(979,040)	\$	(568,383)	\$	(45,229)
Net (Expense)/Income to City (10 years)	\$	(908,611)	\$	(340,979)	\$	125,852





Parcel No.: 319-423-06-008-000

## Luxury Self Storage

**Property Tax Info** 

3 Stories 88,320SF

Lot Size: 3.02 Acres



				IdX										
Value		Taxes		Increase	Year 1-3		Year 4-6		Year 7-	9	Year 10		TOTAL	
\$	600,000	\$	798	3%	\$	13,300	\$	13,699	\$	14,098	\$	14,497	\$	55,594
\$	9,400,000	\$	12,502		\$	39,900	\$	41,097	\$	42,294	\$	43,491	\$	166,782
\$	10,000,000	\$	13,300											
¢	166 792													
	Value \$ \$ \$	\$ 9,400,000 \$ 10,000,000	Value         Taxes           \$ 600,000 \$           \$ 9,400,000 \$           \$ 10,000,000 \$	\$ 600,000 \$ 798 \$ 9,400,000 \$ 12,502 \$ 10,000,000 \$ 13,300	\$ 600,000 \$ 798 3% \$ 9,400,000 \$ 12,502 \$ 10,000,000 \$ 13,300	Value         Taxes         Increase         Year 1-3           \$ 600,000         \$ 798         3%         \$           \$ 9,400,000         \$ 12,502         \$           \$ 10,000,000         \$ 13,300         \$	Value         Taxes         Increase         Year 1-3           \$ 600,000         \$ 798         3%         \$ 13,300           \$ 9,400,000         \$ 12,502         \$ 39,900           \$ 10,000,000         \$ 13,300	Value         Taxes         Increase         Year 1-3         Year 4-6           \$ 600,000         \$ 798         3%         \$ 13,300         \$           \$ 9,400,000         \$ 12,502         \$ 39,900         \$           \$ 10,000,000         \$ 13,300         \$         \$	Value         Taxes         Increase         Year 1-3         Year 4-6           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097           \$ 10,000,000         \$ 13,300	Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-7           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 39,900         \$ 13,000         \$ 13,	Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-9           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ 14,098           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ 42,294           \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 42,294	Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-9         Year 10           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ 14,098         \$           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ 42,294         \$           \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 13,000 <td>Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-9         Year 10           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ 14,098         \$ 14,497           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ 42,294         \$ 43,491           \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 13,491         \$ 13,491</td> <td>Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-9         Year 10         TOTAL           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ 14,098         \$ 14,497         \$           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ 42,294         \$ 43,491         \$           \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 13,000</td>	Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-9         Year 10           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ 14,098         \$ 14,497           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ 42,294         \$ 43,491           \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 13,491         \$ 13,491	Value         Taxes         Increase         Year 1-3         Year 4-6         Year 7-9         Year 10         TOTAL           \$ 600,000         \$ 798         3%         \$ 13,300         \$ 13,699         \$ 14,098         \$ 14,497         \$           \$ 9,400,000         \$ 12,502         \$ 39,900         \$ 41,097         \$ 42,294         \$ 43,491         \$           \$ 10,000,000         \$ 13,300         \$ 13,300         \$ 13,000

Assumptions			
Staff Needed Onsite at Apartments	_	1.50	
Rental Income	\$	1,200	
Units		24	
Square feet		900	
Cost per square foot	\$	150	
Cost to complete (tax value)	\$	3,240,000	

## Tax

First Year	Valu	e	Taxes		Increase	Year 1-3		Year 4-6		Year	7-9	Year	10	TOTA	\L
Land Cost	\$	600,000	\$	798	3%	\$	5,107	\$	5,260	\$	5,414	\$	5,567	\$	21,348
Improvement Cost	\$	3,240,000	\$	4,309		\$	15,322	\$	15,781	\$	16,241	\$	16,701	\$	64,044
Total	S	3 840 000	5	5 107	•										

every 3 years increase 3%

Of	fice Space		
Assumptions		20,000	SF
Number of Offices		20	
Rental Income	\$	300,000	One year
Square feet		20,000	
Cost per square foot	\$	132.50	
Cost to complete (tax value)	\$	2,650,000	

## Tax

First Year	Valu	e	Taxes		Increase	Year 1-3	3	Year 4-6		Year	7-9	Year :	10	TOT	AL
Land Cost	\$	750,000	\$	998	3%	\$	4,522	\$	4,658	\$	4,793	\$	4,929	\$	18,902
Improvement Cost	\$	2,650,000	\$	3,525		\$	13,566	\$	13,973	\$	14,380	\$	4,929	\$	46,848
Total	\$	3,400,000	\$	4,522	•										

every 3 years increase 3%



#### Real Estate Taxes

#### Taxes Distribution

Area (Ac)		timate Value per Acre	Estimate Market Value		Total Effective Tax Rate									School Taxes	JVS Rate	JVS Taxes	City Rate	City Taxes		Others Taxes	TOTAL
	3.02	66,225	10,000,000	3,500,000.00	73.6473	257,765.44	5.8031	\$ 20,310.90	0.9716	\$ 3,400.56	6.8180	\$ 23,862.95	9 51.9728	\$ 181,904.75	2.3629	\$ 8,270.16	3.800	\$ 13,300.00	1.9189	\$ 6,716.09	257,765.44

#### Taxes Distribution

				Tax Increase Per Year	County RE Tax Rate	County RE Taxes	Library Rate	Library Taxes	Township Rate	Township Taxes	School Rate	School Taxes	IVS Rate	JVS Taxes	City Rate	City Taxes		Others Taxes	TOTAL
	TAX RATES 2015/2016		1	0%	5.8031	\$ 20,310.90	0.9716	\$ 3,400.56	6.8180	\$ 23,862.99	51.9728	\$ 181,904.75	2.3629	\$ 8,270.16	3.8000	\$ 13,300.00	1.9189	\$ 6,716.09	257,765.44
		2000 NOT 0 T	2	1%	5.8611	\$ 20,514.01	0.9813	\$ 3,434.56	6.8862	\$ 24,101.62	52.4925	5 183,723.80	2.3865	\$ 8,352.86	3.8380	\$ 13,433.00	1.9381	\$ 6,783.25	260,343.10
	Auditors Total Tax Rate Category	Auditors Effective Tax Rates	3	1%	5.9192	\$ 20,717.12	0.9910	\$ 3,468.57	6.9544	\$ 24,340.25	53.0122	\$ 185,542.85	2.4102	\$ 8,435.56	3.8760	\$ 13,566.00	1.9573	\$ 6,850.41	262,920.75
Olentangy LSD	71.5367 Schools	51.9728	4	1%	5.9772	\$ 20,920.23	1.0007	\$ 3,502.57	7.0225	\$ 24,578.88	53.5320	\$ 187,361.89	2.4338	\$ 8,518.26	3.9140	\$ 13,699.00	1.9764	\$ 6,917.57	265,498.40
Delaware Area Career Center	3.2524 JVS	2.3629	5	1%	6.0352	\$ 21,123.33	1.0105	\$ 3,536.58	7.0907	\$ 24,817.51	54.0517	\$ 189,180.94	2.4574	\$ 8,600.96	3.9520	\$ 13,832.00	1.9956	\$ 6,984.73	268,076.06
Delaware County Health Dept.	0.8965 Other	0.6513	6	1%	6.0933	\$ 21,326.44	1.0202	\$ 3,570.59	7.1589	\$ 25,056.14	54.5714	\$ 190,999.99	2.4810	\$ 8,683.66	3.9900	\$ 13,965.00	2.0148	\$ 7,051.90	270,653.71
Preservation Park District	0.8051 Other	0.5849	7	1%	6.1513	\$ 21,529.55	1.0299	\$ 3,604.59	7.2271	\$ 25,294.77	55.0912	\$ 192,819.04	2.5047	\$ 8,766.37	4.0280	\$ 14,098.00	2.0340	\$ 7,119.06	273,231.37
Delaware Co. District Library	1.3373 Library	0.9716	8	1%	6.2093	5 21,732.66	1.0396	\$ 3,638.60	7.2953	\$ 25,533.40	55.6109	\$ 194,638.08	2.5283	\$ 8,849.07	4.0660	\$ 14,231.00	2.0532	5 7,186.22	275,809.02
Powell Corp	5.2304 Corp/City	3.8000	9	1%	6.2674	\$ 21,935.77	1.0493	\$ 3,672.60	7.3634	\$ 25,772.02	56.1306	\$ 196,457.13	2.5519	\$ 8,931.77	4.1040	\$ 14,364.00	2.0724	5 7,253.38	278,386.68
Liberty Twp	9.3845 Twp	6.8180	10	1%	6.3254	5 22,138.88	1.0590	\$ 3,706.61	7.4316	\$ 26,010.65	56.6503	\$ 198,276.18	2.5756	\$ 9,014.47	4.1420	\$ 14,497.00	2.0916	\$ 7,320.54	280,964.33
Delaware County Agencies	7.9876 County	5.8031	Totals			\$ 212,248.89		\$ 35,535.83		\$ 249,368.20		\$ 1,900,904.65		\$86,423.14		\$ 138,985.00		\$70,183.15	\$ 2,693,648.86
Delaware-Morrow Mental Health	0.3367 Other	0.2446																	
Delaware County 911 District	0.6029 Other	0.4380																	
Total	101.3700 Total	73.6473																	
Reduction Factor	0.273481																		



Recurring Costs for City:	DATA SOURCES (2013-2015)	Units	Multi-Family Dwelling	Office :	Space	*Self S	Storage	**56	elf Storage	
		24	26,280 Trips Per Year	34,414	Trips per year	2,254	Trips per year	2,254	Trips per y	ear
illties Sewase Solid Waster Mamt Servicer Objectors		Average Annual Cost Per HH	Annual Cost to City	Average Annual Cost Per Person to City	Annual Cost to	Usage Hours (2 Hrs. Avg Per Trip)	Annual Cost to City	Usage Hours (2 Hrs. Avg Per Trip)	Annual Co	
Utilities, Sewage, Solid Wastes Mgmt. Services Ohio Costs	uscensus.gov, eia.gov, nces.ed.gov	\$ 155	5 8,019	\$ 70	\$ 8,641	9%	\$ 688	7%	\$	566
Public Health Services Ohio Costs	uscensus.gov, eia.gov, nces.ed.gov	\$ 109	\$ 2,608	\$ 49	\$ 2,810	9%	\$ 224	7%	\$	184
Road Maintenance (Highways) Ohio Costs	uscensus.gov, eia.gov, nces.ed.gov	5 627	\$ 15,050	\$ 284	\$ 16,217	9%	\$ 1,291	7%	\$	1,062
Fire / Police Protection Services Costs to Local Gov'ts	uscensus.gov, eia.gov, nces.ed.gov	\$ 451	5 27,069	\$ 204	\$ 29,170	9%	\$ 2,321	7%	\$	1,910
Child Education	bestplaces.net/education/city/ohio/powell	\$ 1,882	\$ 45,158							
Total Cost for City			\$ 97,904		\$ 56,838		\$ 4,523		\$	3,722
Annual Savings for City							\$ 93,381		\$ 5	53,116
% of Cost for Self Storage							5%		E. L.	7%
Utilities, Sewage, Solid Wastes Mgmt. Services Ohio Costs	\$ 1,526,906,000					Multi-Family Dw				

 Ottlittes, Sewage, Solid Wastes Mgmt. Services Ohio Costs
 \$ 1,526,906,000

 Public Health Services Ohio Costs
 \$ 496,606,000

 Road Maintenance (Highways) Ohio Costs
 \$ 2,865,715,000

Fire / Police Protection Services Costs to Local Gov'ts \$ 5,154,450,000 Employees in Ohio (2014) \$ 10,097,500

Proposed Number of Offices 20
Number of People per 1000 SF 4.0

Number of People in Office 80

Daytime Population (3 mile radius) 72,842 <a href="http://loopnet.com">http://loopnet.com</a>

Average Number of Trips to Office per day

Average Households in Powell 14,038 http://www.point2homes.com/US/Neighborhood/OH/Powell-Demographics.html

Average Households in Ohio 4,570,015

Average Number of Children per Unit 0.15

Cost to Educate Child in Powell Ohio \$ 12,544 bestplaces.net/education/city/ohio/powell

Average Number of Trips per HH a day 3.0

Number of Trips per 100,000 SF Gross Facility 7

Building Gross Facility SF 88,200

\*\*compared to Office Space Usage

#### MULTI FAMILY COSTS OF CITY SERVICES

OVERALL USE COMPARISON

	Oh	io Costs	Average number of HH in Ohio	Avg # of school children per HH (Dave Betz)	Average per HH	cost	Number of units		nual cost
Utilities Cost in Ohio Costs per 2014 Census	5	707,496,000	4,570,015		5	155	24	\$	3,716
Sewerage Services Ohio Costs per 2014 Census	\$	782,493,000	4,570,015		\$	171	24	\$	4,109
Solid Wastes Mgmt. Services Ohio Costs per 2014 Census	5	36,917,000	4,570,015		\$	8	24	5	194
Hospitals (Public Health Services) Ohio Costs	\$	167,097,000	4,570,015		5	37	24	\$	878
Public Safety (Public Health Services) Ohio Costs	5	48,757,000	4,570,015		\$	11	24	5	256
Parks and Recreation (Public Health Services) Ohio Costs	\$	230,442,000	4,570,015		5	50	24	5	1,210
Natural Resources (Public Health Services) Ohio Costs	5	50,310,000	4,570,015		5	11	24	5	264
Road Maintenance (Highways) Ohio Costs per 2014 Census	5	2,865,715,000	4,570,015		5	627	24	5	15,050
Fire Protection Services Costs to Local Gov'ts per 2014 Census	S	2,062,210,000	4,570,015		5	451	24	5	10,830
Police Protection Services Costs to Local Gov'ts per 2014 Census	5	3,092,240,000	4,570,015		5	677	24	5	16,239
Per Child Education Cost in Powell (Powell website)	\$	12,544		0.15	5	1,882	24	5	45,158
							TOTAL	5	97,904
OFFICE SPACE COSTS OF CTIY SERVICES									



							Number of	Number of			Number of			
			Employees in	Averag	e Cost		Emply per	People in	A	verage Cost	Days a week	Reduction Factor	E	
	Oh	io Costs	Ohio (2014)	per Per	son	SF of Office	1000	Office	P	er Year	in Use	of Use to Cost	Annual	Cost to City
Utilities Cost in Ohio Costs per 2014 Census	\$	707,496,000	10,097,500	\$	70	20000		4 80	0 5	5,605		0.714	5	4,004
Sewerage Services Ohio Costs per 2014 Census	\$	782,493,000	10,097,500	5	77	20000		4 80	0 5	6,199		0.714	5	4,428
Solid Wastes Mgmt. Services Ohio Costs per 2014 Census	5	36,917,000	10,097,500	5	4	20000		4 80	0 5	292	5	0.714	5	209
Hospitals (Public Health Services) Ohio Costs	\$	167,097,000	10,097,500	5	17	20000		4 80	0 5	1,324		0.714	5	946
Public Safety (Public Health Services) Ohio Costs	5	48,757,000	10,097,500	\$	5	20000		4 80	0 5	386	5	0.714	5	276
Parks and Recreation (Public Health Services) Ohio Costs	\$	230,442,000	10,097,500	5	23	20000		4 80	0 5	1,826		0.714	5	1,304
Natural Resources (Public Health Services) Ohio Costs	5	50,310,000	10,097,500	5	5	20000		4 80	0 5	399		0.714	5	285
Road Maintenance (Highways) Ohio Costs per 2014 Census	5	2,865,715,000	10,097,500	5	284	20000		4 80	0 5	22,704	5	0.714	5	16.217
Fire Protection Services Costs to Local Gov'ts per 2014 Census	5	2,062,210,000	10,097,500	\$	204	20000	8	4 80	0 5	16,338	5	0.714	5	11,670
Police Protection Services Costs to Local Gov'ts per 2014 Census	5	3,092,240,000	10,097,500	5	306	20000		4 80	0 5	24,499	5	0.714	5	17.499
Per Child Education Cost in Powell (Powell website)														
												TOTAL	•	39 339

TRIPS PER DAY COMPARISON												
		Index										
		Benchmark										
		for Self			Number of						Percentage P	ercentage
		Storage		Number of	Trips a day	Average	Number of		Reduction factor	Number of	of SS Use o	f SS Use
		Usage per	Gross Facili	ty Per trips per	for Gross	Number of	People	Number of trips	(Number of days	Trips per	compared to c	ompared
	Gross SF Facility	Building	Index	Index	Facility	trips per unit	(Commute)	per day	per week in use)	year	Multi Family to	oOffice
Multi Family	21,600			+		3.00	24	72.0		26,280		
Office Space	20,000					2.00	66	132.0	0.71	34,414		
Luxury Self Storage	88,200	100,000		88%	7 6.2		1	6.2		2,254	9%	7%

			Utilit	ies,					Fire	/ Police				
		Percentage	Sewerage,			Road Maintenance		Protection Services Costs		Total Child s Education				
	Percentage of SS	of SS Use	Solid Wastes Public Health Mgmt. Services Services Ohio Ohio Costs Costs											
	Use compared to	compared					(Highways) Ohio Costs		to Local Gov'ts		Cost in Powell		Annual Cost to City	
	Multi Family	toOffice												
Multi Family			5	8,019	\$	2,608	5	15,050	5	27,069	5	45,158	5	97,904
Office Space			5	8,641	5	2,810	5	16,217	5	29,170	5		5	56,838
Luxury Self Storage to Multi Family	9%	6	5	688	5	224	5	1,291	5	2,321	5		5	4,523
Luxury Self Storage to Office		79	5	566	5	184	5	1.062	5	1,910	5		5	3.722