Suffolk County Industrial Development Agency
Project Cost/Benefit Analysis

Ascend Realty Partners,LLC and Northshore Hematology-Oncology Assoc., P.C.

1 Research Road, Ridge, NY 11961

Tax Map # 200-459.00 01.00 1.004
2020/2021 taxes $247,917 4.86 per sq. ft. for approx. 51,000. existing bldg.

Longwood Central School District

Projections for illustration only, subject to IDA Board vote

Using no tax increases for illustration purposes

% Tax Abatement of actual tax due in given year starting 50%-Taxes float each year but the % of Abatement fixed.

Year	Tax Year	Taxes	%	Savings		Pay	%
1	Dec 2022-2023	247,917	50%	123,959		123,959	50%
2	Dec 2023 - 2024	247,917	47%	116,521		131,396	53%
3	Dec 2024- 2025	247,917	44%	109,083		138,834	56%
4	Dec 2025 - 2026	247,917	41%	101,646		146,271	59%
5	Dec 2026 - 2027	247,917	38%	94,208		153,709	62%
6	Dec 2027 - 2028	247,917	35%	86,771		161,146	65%
7	Dec 2028 - 2029	247,917	32%	79,333		168,584	68%
8	Dec 2029 - 2030	247,917	29%	71,896		176,021	71%
9	Dec 2030 - 2031	247,917	26%	64,458		183,459	74%
10	Dec 2031 - 2032	247,917	23%	57,021		190,896	77%
11	Dec 2032 - 2033	247,917	20%	49,583		198,334	80%
12	Dec 2033 - 2034	247,917	17%	42,146		205,771	83%
13	Dec 2034 - 2035	247,917	14%	34,708		213,209	86%
14	Dec 2035 - 2036	247,917	11%	27,271		220,646	89%
15	Dec 2036 - 2037	247,917	8%	19,833		228,084	92%
		3,718,755		1,078,439	29.00%	2,640,316	71%

Sales Tax Benefit

$	77,625	Renovation ($ 1,500,000 X 60% x 8.625%)
	43,125	Equipment ($ 500,000 x 8.625%)
$	120,750	Total Sales Tax

Total Savings - Estimate of Benefits

$	120,750	Sales Tax
$	61,200	Mortgage Recording Tax ($8,160,000 X .75)
	1,078,439	Property Tax
$	**1,260,389**	**Total Savings**

Taxes to be Paid Over Term of PILOT: $ 2,640,316

	Employment	Annual Payroll	Average salary
# of Jobs Retained:	149	$16,672,751	$111,898
# of Jobs Created:	50	$4,280,000	$85,600
Total Jobs:	**199**	**$20,952,751**	**$105,290**

Total Private Capital Investment: $ 12,265,000

Other Misc. Public Benefits:
Creation of approximately 10-15 Construction Jobs

Likelihood Project Being Accomplished in Timely Fashion:
Project start December, 2021 & estimated completion date of March, 2022