

# ECONOMIC DEVELOPMENT IMPACT

## Local Analysis for Project Circle K Holdings

### Economic Development Impact

#### Local Analysis

Construction Benefit:	\$922,500
Facility Operation Benefit:	\$2,148,153
Employee Benefit:	\$9,621
Visitor Benefit:	\$15,550
Total Benefit:	\$3,095,824

Development Costs:	\$0
Operational Costs:	\$358,350
Employee Costs:	\$28,225
Total Costs:	\$386,575

**Local Benefit to Cost (year 1) is:** **\$8.01 : 1**

**Local Benefit to Cost (yr 2+) is:** **\$5.62 : 1**

Disclaimer: The GADC has prepared this document based upon assumptions provided by the project's team utilizing forward looking projections. No representation or warranty, expressed or implied, is provided in relation to the fairness, accuracy, correctness, completeness or reliability of the information from the project or GADC. The local impact analysis figures utilize these assumptions within a model developed by the South Carolina Economic Developers Association, and may not take into account all economic, fiscal, and other variables elected officials, county staff or other members of the community may wish to consider. The intent is to provide information based upon known assumptions, and, inevitably, some assumptions may not materialize, and unanticipated events and circumstances may affect the ultimate fiscal and economic impact. Recent legislative changes favorable for manufacturing may not best represent the benefit illustrated to Greenville County. Therefore, the actual results achieved may vary significantly from the forecasts within this model.

**FEE-IN-LIEU OF PROPERTY TAXES - ILLUSTRATION OF VALUE FOR**  
*Project Circle K Holdings*  
**6%, 22-Year Fee, Locked Millage**  
*Greenville*

Year	Estimated Taxes Before Incentives	With Abatement	Yr 1 Invest. 10,250,000	Estimated Fee Schedule				Total All	SAVINGS Fee vs. No Incentives	SAVINGS Fee vs. Abatement
2024	\$343,977	\$272,555	\$196,558						\$147,419	\$75,997
2025	\$344,597	\$273,047	\$194,963						\$149,634	\$78,084
2026	\$345,196	\$273,521	\$193,368						\$151,828	\$80,153
2027	\$345,773	\$273,978	\$191,773						\$153,999	\$82,205
2028	\$346,326	\$274,417	\$190,179						\$156,147	\$84,238
2029	\$346,856	\$346,856	\$188,584						\$158,272	\$158,272
2030	\$347,362	\$347,362	\$186,989						\$160,373	\$160,373
2031	\$347,843	\$347,843	\$185,394						\$162,449	\$162,449
2032	\$350,772	\$350,772	\$185,104						\$165,668	\$165,668
2033	\$354,279	\$354,279	\$185,104						\$169,176	\$169,176
2034	\$357,822	\$357,822	\$185,104						\$172,718	\$172,718
2035	\$361,400	\$361,400	\$185,104						\$176,297	\$176,297
2036	\$365,014	\$365,014	\$185,104						\$179,911	\$179,911
2037	\$368,665	\$368,665	\$185,104						\$183,561	\$183,561
2038	\$372,351	\$372,351	\$185,104						\$187,247	\$187,247
2039	\$376,075	\$376,075	\$185,104						\$190,971	\$190,971
2040	\$379,836	\$379,836	\$185,104						\$194,732	\$194,732
2041	\$383,634	\$383,634	\$185,104						\$198,530	\$198,530
2042	\$387,470	\$387,470	\$185,104						\$202,366	\$202,366
2043	\$391,345	\$391,345	\$185,104						\$206,241	\$206,241
2044	\$395,258	\$395,258	\$185,104						\$210,154	\$210,154
2045	\$399,211	\$399,211	\$185,104						\$214,107	\$214,107

TOTALS	\$8,011,062	\$7,652,712	\$4,119,263	\$0	\$0	\$0	\$0	\$0	\$3,891,800	\$3,533,449
NPV	\$5,108,751	\$4,791,366	\$2,670,300	\$0	\$0	\$0	\$0	\$0	\$2,438,452	\$2,121,067

\$ 750,000	Taxable M&E	11%	Annual Depreciation	0.3222	Total Millage	6.00%	Assessment Rate
\$ 9,500,000	Land/Bldg	90%	Max Total Depreciation	0.0669	County Abatable	4.18%	Disc. Rate as of
\$ 10,250,000	Total Investment			1.00%	Est Avg Growth		October 2, 2024

<b>Total Savings to the Company</b>	<b>\$3,533,449</b>
<b>Total Payments to the County</b>	<b>\$4,119,263</b>