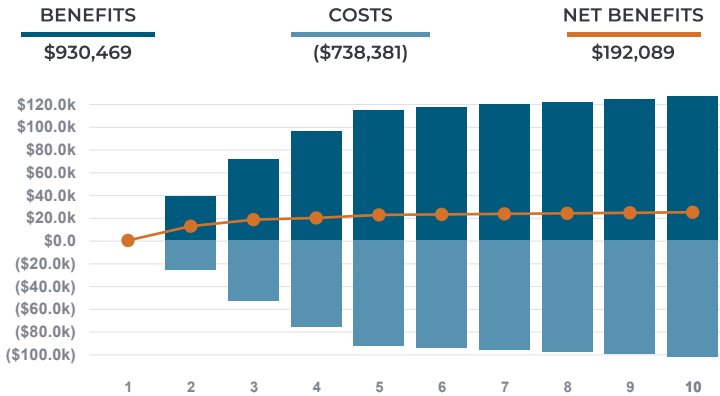


Business Retention & Expansion

Distribution & Logistics

City of Corpus Christi



JOBS

95.5 Total
 50.0 Direct
 45.5 Spin-off

SALARIES

\$72,036 Avg
 \$75,000 Direct
 \$68,781 Spin-off

CAPITAL INVEST.

\$1.2M
 Buildings + FF&E

RESIDENTIAL DEV.

2.7 Homes
 18.1 Relocations

NET BENEFITS **\$192,089**
 Present Value \$141,627

BENEFITS

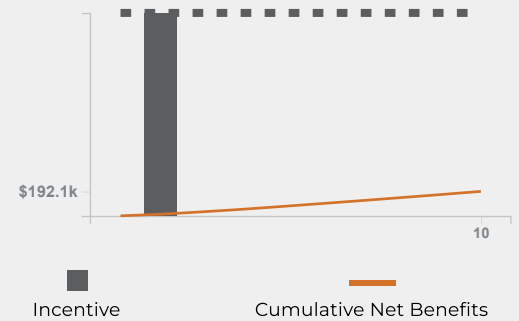
Sales Taxes	\$137,157
Real Property Taxes	\$72,241
FF&E Property Taxes	\$0
Inventory Property Taxes	\$0
New Residential Property Taxes	\$21,362
Hotel Occupancy Taxes	\$0
Building Permits and Fees	\$0
Utility Revenue	\$602,303
Utility Franchise Fees	\$30,563
Miscellaneous Taxes and User Fees	\$66,844
Benefits Subtotal	\$930,469

COSTS

Cost of Government Services	(\$138,625)
Cost of Utility Services	(\$599,756)
Costs Subtotal	(\$738,381)

INCENTIVE ANALYSIS

\$1,594,667 Total Incentive	\$31,893 Per Job
1.2% Rate of Return	43.0 Yrs Payback Period



NET BENEFITS OVER 10 YEARS

CITY	\$192,089
COUNTY	\$9,495
SCHOOL DISTRICT	\$30,158
OTHER	\$105,348