



Watters Creek Office Park

Fiscal Impact of Tax Abatement

Project Summary

Phase I of Watters Creek Office Park is a 5 story, 125,000 SF Class A office building and approximately 550 car parking garage located at the northwest corner of US-75 and Bethany Drive in Allen, Texas.

Estimated Taxable Value of Improvements	\$26,000,000 for Phase I Office \$5,000,000 for Parking Garage
<u>Estimated Taxable Value of Personal Property</u>	<u>\$3,000,000</u>
Total Taxable Value Added To Tax Rolls:	\$34,000,000
Jobs Created	550
Average Wage	\$85,000

Note: Impact analysis includes the value of property taxes (net abatements), the impact of employee spending in the community, and other indirect impacts.

Total Revenue Over the First 10 Years for Local Taxing Districts (Net of Abatements)

Year	City of Allen	Collin County	Allen ISD	Collin County Community College	Total
1	\$284,818	\$57,994	\$164,969	\$28,768	\$536,550
2	\$225,825	\$72,750	\$180,709	\$31,513	\$510,796
3	\$231,294	\$75,468	\$188,709	\$32,908	\$528,378
4	\$240,069	\$78,415	\$197,326	\$34,410	\$550,221
5	\$249,231	\$81,496	\$206,368	\$35,987	\$573,083
6	\$258,796	\$84,717	\$215,857	\$37,642	\$597,013
7	\$268,783	\$88,086	\$225,815	\$39,378	\$622,062
8	\$279,212	\$91,608	\$236,265	\$41,201	\$648,285
9	\$290,103	\$95,291	\$247,231	\$43,113	\$675,739
10	\$301,478	\$99,144	\$258,740	\$45,120	\$704,481
Total	\$2,629,608	\$824,969	\$2,121,991	\$370,039	\$5,946,608
<i>Average</i>	<i>\$262,961</i>	<i>\$82,497</i>	<i>\$212,199</i>	<i>\$37,004</i>	<i>\$594,661</i>

The table below breaks down the City's property tax revenue received directly from the project.

Property Tax Revenue Over the First 10 Years to the City of Allen					
Year	Building Value	% Abatement	(-) Taxes Abated	Garage and Personal Property Taxes	Net Revenue
1	\$26,000,000	50%	-\$68,900	\$41,440	\$110,340
2	\$26,000,000	50%	-\$68,900	\$44,358	\$113,258
3	\$26,000,000	50%	-\$68,900	\$42,811	\$111,711
4	\$26,000,000	50%	-\$68,900	\$44,272	\$113,172
5	\$26,000,000	50%	-\$68,900	\$45,806	\$114,706
6	\$26,000,000	50%	-\$68,900	\$47,416	\$116,316
7	\$26,000,000	50%	-\$68,900	\$49,108	\$118,008
8	\$26,000,000	50%	-\$68,900	\$50,883	\$119,783
9	\$26,000,000	50%	-\$68,900	\$52,748	\$121,648
10	\$26,000,000	50%	-\$68,900	\$54,705	\$123,605
Total			-\$689,000	\$473,543	\$1,162,543
Average			-\$68,900	\$47,354	\$116,254