

**Hunter Gregory Realty - 170 Mt. Pleasant Road**  
**Draft Analysis of Business Incentive**  
**For Discussion Purposes Only**

Address	Real Property Assessment	Existing Real Property Tax Bill (33.31 mills)	Assumed Real Property Assessment (After all Improvements are Completed)	Increase in RP Assessment (Existing vs. Post Improvements)	Assumed Real Property Tax Bill on New Assessment (33.31 mills)
170 Mt. Pleasant Road	\$181,360	\$6,041	\$4,000,000	\$3,818,640	\$133,240
The current real estate is comprised of a 4.7 ac. Parcel - Zoned B-2 In process of zoning approval for a 30,000 sf mixed commercial building					
Annual Real Property Tax Due if 45% of the Increase in Assessment is fixed					
				TAX PAYMENT IF ASSESSMENT IS FIXED	\$76,000
				ANNUAL TAX ABATEMENT	\$57,240 (Max. 4 years)
				Total Abatement:	\$228,958.02
<b>Assumptions:</b> No increase in Mill Rate over 3 year period					
Final build out assessment of \$4,500,000 for illustration purposes only					