

Comparison of Recently Granted LERTA Applications

Tax Adjustments applied as an example to the requested Wilkes Barre Twp. Project

Example Luzerne Co. Tax \$ if LERTA were Granted to Johnson St Proj.

| Wilkes-Barre Twp. Requested | | | | |
|----------------------------------------------|-----------|------------|-----------|-------------------------------|
| 395 Johnson Street, Wilkes-Barre Twp., PA | | | | |
| Building | LERTA Net | Adj Bldg | Land | Luzerne County Tax Revenue/Yr |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| \$ 291,000 | 35% | \$ 102,000 | \$ 95,000 | \$ 197,000 |
| Total 10 year Luzerne Co. Tax Revenue | | | | \$ 2,167,000 |
| | | | | 100% |
| NPV Payments for 10 years | | | | \$ 1,725,814 |

| Tradeport 164 - Granted LERTA | | | | |
|----------------------------------------------|-----------|-----------|-----------|-------------------------------|
| 12 Tradeport Rd, Wilkes-Barre, PA | | | | |
| Building | LERTA Net | Adj Bldg | Land | Luzerne County Tax Revenue/Yr |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 10% | \$ 29,000 | \$ 95,000 | \$ 124,000 |
| \$ 291,000 | 20% | \$ 58,000 | \$ 95,000 | \$ 153,000 |
| \$ 291,000 | 30% | \$ 87,000 | \$ 95,000 | \$ 182,000 |
| Total 10 year Luzerne Co. Tax Revenue | | | | \$ 1,219,000 |
| % of requested LERTA | | | | 56% |
| NPV Payments | | | | \$ 948,317 |

Example Luzerne Co. Tax \$ if LERTA were Granted to Johnson St Proj.

| Mericle - Granted LERTA | | | | |
|----------------------------------------------|-----------|----------|-----------|-------------------------------|
| 100 Centerpoint Blvd Pittston, PA | | | | |
| Building | LERTA Net | Adj Bldg | Land | Luzerne County Tax Revenue/Yr |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| \$ 291,000 | 0% | \$ - | \$ 95,000 | \$ 95,000 |
| Total 10 year Luzerne Co. Tax Revenue | | | | \$ 1,045,000 |
| % of requested LERTA | | | | 48% |
| NPV Payments | | | | \$ 832,245 |

Example Luzerne Co. Tax \$ if LERTA were Granted to Johnson St Proj.

| Rauch Creek - Granted LERTA | | | | |
|----------------------------------------------------|-----------|-----------|-----------|-------------------------------|
| 978 Gap Street, Hegins Twp., Schuylkill County, PA | | | | |
| Building | LERTA Net | Adj Bldg | Land | Luzerne County Tax Revenue/Yr |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| \$ 291,000 | 25% | \$ 73,000 | \$ 95,000 | \$ 168,000 |
| Total 10 year Luzerne Co. Tax Revenue | | | | \$ 1,848,000 |
| % of requested LERTA | | | | 85% |
| NPV Payments | | | | \$ 1,471,760 |

Annual Tax Basis - After LERTA Expiration

| | Building Value | Land Value | Total |
|----------------|----------------|--------------|------------|
| \$/SF | \$ 55.00 | \$ 18.00 | |
| Building Size | 963,090 | 963,090 | |
| Property Value | \$52,969,950 | \$17,335,620 | |
| CLR | 0.889 | 0.889 | |
| SCHOOL - WBASD | | | |
| MIL Rate | 6.1696 | 6.1696 | |
| County Taxes | \$ 290,528 | \$ 95,082 | \$ 385,610 |

Current Taxes \$347

Discount Rate 4.00%

Numbers are preliminary based on currently proposed building size, Assume no changes in mill rate, CLR, or increase property value.

Prepared by Bluecup Ventures LLC
7-Mar-22

TAX INCENTIVES LANDSCAPE

PA I-78/I-81 INDUSTRIAL CORRIDOR

Subject Property

- ★ 82 Acre Site Wilkes-Barre
Wilkes-Barre, PA

LERTA Approved Sites

- TradePort 164 (Bliss) Bldg 8 & 9
Nanticoke, PA
- Hazleton Beltway Center
Hazle Township, PA
- Mountain Valley Logistics Center
Mahanoy City, PA
- Rausch Creek Logistics Center 1 & 2
Tremont, PA
- CenterPoint Commerce & Trade Park South
Pittston, PA
- Olyphant Logistics Center
Olyphant, PA
- Jessup Logistics Center
Jessup, PA
- Route 940
Blakeslee, PA
- River Pointe Logistics Park
Mount Bethel, PA

