

COMPARISON
RETURN ON INVESTMENT
TIF vs. NON-TIF

	<u>WITH TIF</u>	<u>WITHOUT TIF</u>
Purchase Price (raw land)	\$ 4,300,000	\$ 4,300,000
Cost of Improvements	<u>3,900,000</u>	<u>3,900,000</u>
Total investment	\$ 8,200,000	\$ 8,200,000
Income from TIF	3,636,838	-0-
Income from property sales	<u>7,193,700</u>	<u>7,193,700</u>
Total income	\$10,830,538	\$ 7,193,700
Net Return	\$ 2,630,538	(\$1,006,300)

Comments:

1. Project could obviously not have happened without the Tax Increment Financing factor.
2. Even with the Tax Increment Financing, the return is marginal considering the risk involved with regard to sales of property and the possible slow establishment of the tax increment.