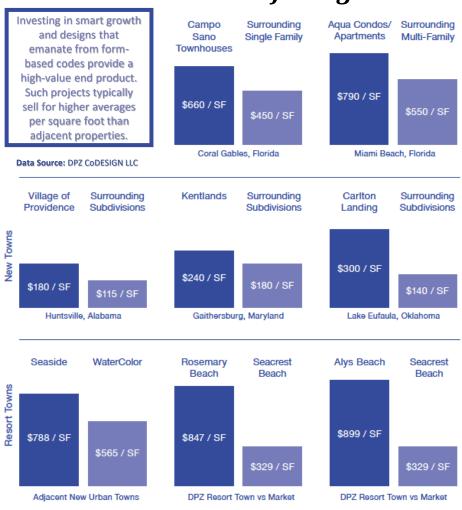
Commercial District Citizen-Based Vision Plan

Return on Investment

In investment of \$300,000 in a 3-phase plan that is expected to return dividends in the form of property and personal tax revenue, building permit and other fees, and recirculating dollars within the local economy rather than the current leakage. Additionally, such an investment is expected to provide a product with a much higher assessed valuation.

The Value of Design



^{*} Data from Zillow.com as of October 2018, using only sales within last 18 months and ourrent listings. Comparison data consists of similar housing types/sizes (unless stated otherwise), built around the same time, and located within a half mile radius of the stated DPZ project.
Above data for Resort Towns from Davis Properties, PL, for total 2017 sales per community. Sesside numbers only include properties 1,000'+ from water.

MEALS TAN A SE Per Ca

Low \rightarrow \$5 Per Capita 6,610 x 5 = \$33,050/Yr.

Middle \rightarrow \$30 Per Capita 6,610 x 30 = \$198,300/Yr.

High \rightarrow \$60 Per Capita 6,610 x 60 = \$396,600/Yr.

HOTEL/MOTEL

EXCISE



Low → 4% Est. \$200,000

Middle → 6% Est. \$300,000

High → 6% + 6% Impact Fee Est. \$450,000

* Assumes two moderate sized suburban hotels



BUTTOTIG PERMIT FEES

Medical Office

Cost/Sq. Ft. = \$361 Hypothetical 75,000 s.f. Building Construction Cost = \$27,075,000 Base Fees = \$324,900

Retail

Cost/Sq. Ft. = \$371 Hypothetical 100,000 s.f. Project Construction Cost = \$37,100,000 Base Fees = \$445,200

Hotel

Cost/Sq. Ft. = \$604 Hypothetical 50.000 s.f. Building Construction Cost = \$30,200,000 Base Fees = **\$362,400**

Assisted Living

Cost/Sq. Ft. = \$300 Hypothetical 40,000 s.f. Project Construction Cost = \$12,000,000 Base Fees = \$144,000

Page 2 Sources: MDR, Town of Bedford, Levelset