



IMPACT REPORT

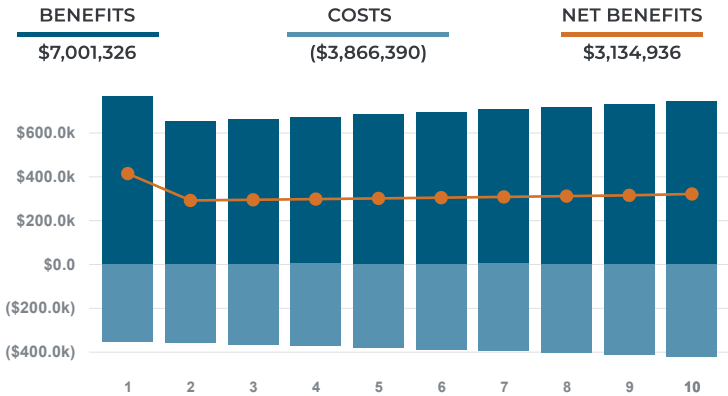
TOP GOLF

No indirect impacts

New/Startup

Tourism & Hospitality

City of New Braunfels



JOBS

175.0
Direct

SALARIES

\$35,600 Avg
Direct

CAPITAL INVEST.

\$23.1M
Buildings + FF&E

RESIDENTIAL DEV.

2.3 Homes
15.6 Relocations

NET BENEFITS \$3,134,936

Present Value \$2,432,656

BENEFITS

Sales Taxes	\$2,189,227
Real Property Taxes	\$786,384
FF&E Property Taxes	\$132,128
Inventory Property Taxes	\$4,215
New Residential Property Taxes	\$25,922
Hotel Occupancy Taxes	\$0
Building Permits and Fees	\$25,000
Utility Revenue	\$3,324,532
Utility Franchise Fees	\$214,622
Miscellaneous Taxes and User Fees	\$299,295

Benefits Subtotal \$7,001,326

COSTS

Cost of Government Services	(\$643,184)
Cost of Utility Services	(\$3,223,206)

Costs Subtotal (\$3,866,390)

INCENTIVE ANALYSIS

\$3,000,000

Total Incentive

\$17,143

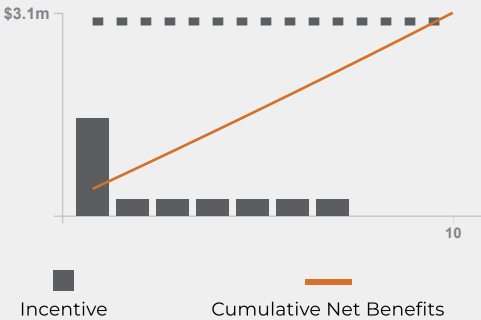
Per Job

10.4%

Rate of Return

9.6 Yrs

Payback Period



NET BENEFITS OVER 10 YEARS

CITY	\$3,134,936
COUNTY	\$1,181,889
SCHOOL DISTRICT	\$830,147
ROAD DISTRICT	\$82,846

