

**Suffolk County Industrial Development Agency
Project Cost/Benefit Analysis**

A & Z Pharmaceutical

350 Wireless Blvd, Hauppauge, NY

Tax Map # 800-181-1-1.72

2025/2026 Total taxes \$433,546 - \$2.97 per sq. ft. for approx. 146,000. existing bldg.

Hauppauge School District

Projections for illustration only, subject to IDA Board vote

Using no tax increases for illustration purposes

% Tax Abatement of actual tax due in given year starting 50%-Taxes float each year but the % of Abatement fixed.

<u>Year</u>	<u>Tax Year</u>	<u>Taxes</u>	<u>%</u>	<u>Savings</u>	<u>Pay</u>	<u>%</u>	
1	Dec 2026 - 2027	433,546	50%	216,773	216,773	50%	
2	Dec 2027 - 2028	433,546	45%	195,096	238,450	55%	
3	Dec 2028 - 2029	433,546	40%	173,418	260,128	60%	
4	Dec 2029 - 2030	433,546	35%	151,741	281,805	65%	
5	Dec 2030 - 2031	433,546	30%	130,064	303,482	70%	
6	Dec 2031 - 2032	433,546	25%	108,387	325,160	75%	
7	Dec 2032 - 2033	433,546	20%	86,709	346,837	80%	
8	Dec 2033 - 2034	433,546	15%	65,032	368,514	85%	
9	Dec 2034 - 2035	433,546	10%	43,355	390,191	90%	
10	Dec 2035 - 2036	433,546	5%	21,677	411,869	95%	
		4,335,460		1,192,252	27.50%	3,143,209	73%

Sales Tax Benefit

\$	203,438	Renovation (\$ 3,875,000 X 60% x 8.75%)
	-	Equipment (\$ 0 x 8.75%)
\$	203,438	Total Sales Tax

Total Savings - Estimate of Benefits