

Triple A & J Holdings LLC / Mason Technologies

395 Oser, Hauppauge, NY 11788

2026/2027 Estimated Land only and future assessed value

Proposed project is construction of a new 69,120 sq.ft. building
Estimated full taxes \$139,850 for 69,120 sq. ft. building 2.02 per sq. ft.

Hauppauge School District
Tax Map # 800-182-1-033.082

Projections are for illustration only, subject to IDA Board vote.
Using no tax increases for illustration purposes.

The proposed abatement is on the improvements on "Y" - the taxes float but the %'s are fixed.
Continue to pay 100% of the Land Only taxes each year based on assessed value of "X".

		"X"			"Y"				
		Existing Bld	Estimated Full	Estimated Tax	Abatement %				
Year (after C/O)	Tax Year	Taxes	Taxes	on Improvements	on Improvements	Savings	Net % Savings	Pay	Net % Pay
1	2026-2027	15,000	139,850	124,850	60.00%	74,910	53.56%	64,940	46.44%
2	2027-2028	15,000	139,850	124,850	56.00%	69,916	49.99%	69,934	50.01%
3	2028-2029	15,000	139,850	124,850	52.00%	64,922	46.42%	74,928	53.58%
4	2029-2030	15,000	139,850	124,850	48.00%	59,928	42.85%	79,922	57.15%
5	2030-2031	15,000	139,850	124,850	44.00%	54,934	39.28%	84,916	60.72%
6	2031-2032	15,000	139,850	124,850	40.00%	49,940	35.71%	89,910	64.29%
7	2032-2033	15,000	139,850	124,850	36.00%	44,946	32.14%	94,904	67.86%
8	2033-2034	15,000	139,850	124,850	32.00%	39,952	28.57%	99,898	71.43%
9	2034-2035	15,000	139,850	124,850	28.00%	34,958	25.00%	104,892	75.00%
10	2035-2036	15,000	139,850	124,850	24.00%	29,964	21.43%	109,886	78.57%
11	2036-2037	15,000	139,850	124,850	20.00%	24,970	17.85%	114,880	82.15%
12	2037-2038	15,000	139,850	124,850	16.00%	19,976	14.28%	119,874	85.72%
13	2038-2039	15,000	139,850	124,850	12.00%	14,982	10.71%	124,868	89.29%
14	2039-2040	15,000	139,850	124,850	8.00%	9,988	7.14%	129,862	92.86%
15	2040-2041	15,000	139,850	124,850	4.00%	4,994	3.57%	134,856	96.43%
		225,000	2,097,750	1,872,750		599,280	28.57%	1,498,470	71.43%
<u>Sales Tax Benefit</u>									
\$		782,609	Construction (\$14,906,840 x 60% x 8.625%)						
		249,375	Equipment (\$2,850,000 x 8.75%)						
\$		1,031,984	Total Sales Tax						
<u>Mortgage Recording Tax</u>									
\$		145,352	(\$ 19,380,292 .75%)						
<u>Total Savings</u>									
\$		1,031,984	Sales Tax						
		145,362	Mortgage Recording Tax						
		599,280	Property Tax						
\$		1,776,626	Total Savings		Taxes to be Paid Over Term of PILOT		\$ 1,498,470		
			Employment	Annual Payroll	<u>Average Salary</u>				
# of Jobs Retained:			237	20,286,698	\$85,598				
# of Jobs Created:			25	1,741,000	\$69,640				
Total Jobs			262	22,027,698	\$84,075				

Total Private Capital Investment:

\$29,930,440

Other Misc Public Benefits:

The project is estimated to create 100 construction jobs.

Likelihood Project Being Completed in Timely Fashion:

Client anticipates commencing construction Q1 2026 and project completion Q3 2027