

REP 80 ARKAY Drive LLC

80 Arkay Drive, Hauppauge, NY 11788

Tax Map # 800-181-1-001.046

2025/2026 taxes \$623,559 \$3.12 per sq. ft. for approx. 200,000. existing bldg.

Renovation of 133,755 X \$3.12 = \$417,316

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.

| Year | Taxes        | %   | Savings      | %      | Pay          | %   |
|------|--------------|-----|--------------|--------|--------------|-----|
| 1    | \$ 417,316   | 50% | \$ 208,658   | 4.17%  | \$ 208,658   | 50% |
| 2    | \$ 417,316   | 47% | \$ 196,139   | 3.92%  | \$ 221,177   | 53% |
| 3    | \$ 417,316   | 44% | \$ 183,619   | 3.67%  | \$ 233,697   | 56% |
| 4    | \$ 417,316   | 41% | \$ 171,100   | 3.42%  | \$ 246,216   | 59% |
| 5    | \$ 417,316   | 38% | \$ 158,580   | 3.17%  | \$ 258,736   | 62% |
| 6    | \$ 417,316   | 35% | \$ 146,061   | 2.92%  | \$ 271,255   | 65% |
| 7    | \$ 417,316   | 32% | \$ 133,541   | 2.67%  | \$ 283,775   | 68% |
| 8    | \$ 417,316   | 29% | \$ 121,022   | 2.42%  | \$ 296,294   | 71% |
| 9    | \$ 417,316   | 26% | \$ 108,502   | 2.17%  | \$ 308,814   | 74% |
| 10   | \$ 417,316   | 23% | \$ 95,983    | 1.92%  | \$ 321,333   | 77% |
| 11   | \$ 417,316   | 20% | \$ 83,463    | 1.67%  | \$ 333,853   | 80% |
| 12   | \$ 417,316   | 17% | \$ 70,944    | 1.42%  | \$ 346,372   | 83% |
| 13   | \$ 417,316   | 14% | \$ 58,424    | 1.17%  | \$ 358,892   | 86% |
| 14   | \$ 417,316   | 11% | \$ 45,905    | 0.92%  | \$ 371,411   | 89% |
| 15   | \$ 417,316   | 8%  | \$ 33,385    | 0.67%  | \$ 383,931   | 92% |
|      | \$ 5,007,792 |     | \$ 1,815,325 | 36.25% | \$ 4,444,415 |     |

Sales Tax Benefit

|            |                                        |
|------------|----------------------------------------|
| \$ 367,500 | Renovation (\$7,000,000 X 60% x 8.75%) |
| \$ 262,500 | Equipment (\$ 3,000,000 x 8.75%)       |
| \$ 630,000 |                                        |

Total Savings - Estimate of Benefits

|              |                                              |
|--------------|----------------------------------------------|
| \$ 630,000   | Sales Tax                                    |
| \$ 77,568    | Mortgage Recording Tax (\$10,342,418 X .75%) |
| \$ 1,815,325 | Property Tax                                 |

**\$ 2,522,893                      Taxes to be Paid Over Term of PILOT:                      \$ 4,444,415**

|                     | Employment | Annual Payroll       | Average salary   |
|---------------------|------------|----------------------|------------------|
| # of Jobs Retained: | 0          | \$ -                 | \$ -             |
| # of Jobs Created:  | 100        | \$ 10,386,701        | \$ 103,867       |
| <b>Total Jobs:</b>  | <b>100</b> | <b>\$ 10,386,701</b> | <b>\$ 51,934</b> |

**Total Private Capital Investment:                      \$10,000,000**

**Other Misc. Public Benefits:**

Creation of approximately 61 Construction Jobs

**Likelihood Project Being Accomplished in Timely Fashion:**

Project start Q2 2027 & estimated completion date of Q2 2028