

Cost-Benefit Analysis for Brewfun Enterprises/Brazen Brewing LLC

Prepared by this agency using InformAnalytics

Executive Summary

INVESTOR
Brewfin Enterprises LLC

TOTAL INVESTED
\$925.0 Thousand

LOCATION
5839 Genesee Street

TIMELINE
10 Years

FIGURE 1

Discounted* Net Benefits for Brewfun Enterprises/Brazen Brewing LLC by Year

Total Net Benefits: \$20,665,000

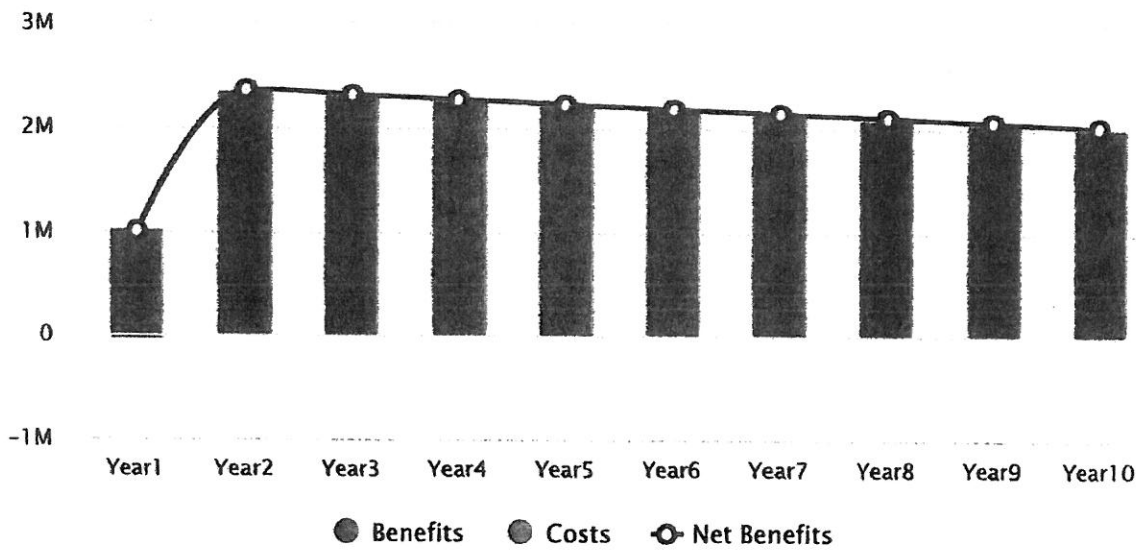


FIGURE 2

Total Jobs

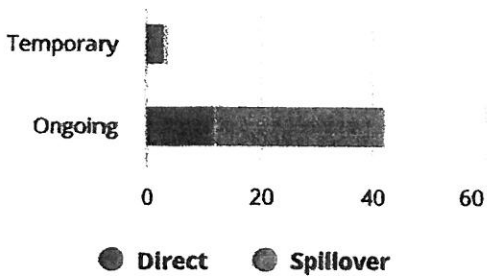
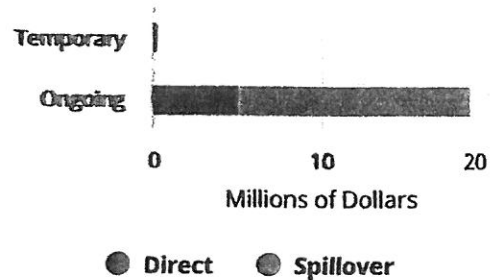


FIGURE 3

Total Payroll



Proposed Investment

Brewfin Enterprises LLC proposes to invest \$925.0 thousand at 5839 Genesee Street over 10 years.

TABLE 1

Proposed Investments

Description	Amount
CONSTRUCTION SPENDING	
Headquarters and Brewery Building	\$400,000
OTHER SPENDING	
Land Purchase	\$90,000
Soft Costs	\$125,000
Non-Manufacturing Equipment	\$60,000
Manufacturing Equipment	\$250,000
Total Investments	\$925,000
Discounted Total (2%)	\$925,000

May not sum to total due to rounding.

FIGURE 4

Location of Investment



Google

Map data ©2021

Cost-Benefit Analysis

A cost-benefit analysis of this proposed investment was conducted using InformAnalytics, an economic impact model developed by CGR. The report estimates the impact that a potential project will have on the local economy based on information provided by the agency. The report calculates the costs and benefits for specified local taxing districts over the first 10 years, with future returns discounted at a 2% rate.

 TABLE 2

Estimated Costs or Incentives

The agency is considering the following incentive package for Brewfin Enterprises LLC.

Description	Nominal Value	Discounted Value*
Property Tax Exemption	\$9,000	\$8,000
Sales Tax Exemption	\$23,000	\$23,000
Mortgage Recording Tax Exemption	\$7,000	\$7,000
Total Costs	\$38,000	\$38,000

May not sum to total due to rounding.

* Discounted at 2%

TABLE 3

State & Regional Impact (Life of Project)

The following table estimates the total benefits from the project over its lifetime.

Description	Direct	Spillover	Total
REGIONAL BENEFITS	\$5,928,000	\$15,480,000	\$21,409,000
To Private Individuals	\$5,754,000	\$15,225,000	\$20,979,000
Temporary Payroll	\$154,000	\$53,000	\$207,000
Ongoing Payroll	\$5,600,000	\$15,172,000	\$20,772,000
To the Public	\$175,000	\$255,000	\$430,000
Property Tax Revenue	\$78,000	N/A	\$78,000
Temporary Sales Tax Revenue	\$3,000	\$894	\$3,000
Ongoing Sales Tax Revenue	\$94,000	\$254,000	\$348,000
STATE BENEFITS	\$362,000	\$943,000	\$1,306,000
To the Public	\$362,000	\$943,000	\$1,306,000
Temporary Income Tax Revenue	\$8,000	\$3,000	\$10,000
Ongoing Income Tax Revenue	\$274,000	\$726,000	\$999,000
Temporary Sales Tax Revenue	\$2,000	\$753	\$3,000
Ongoing Sales Tax Revenue	\$79,000	\$214,000	\$293,000
Total Benefits to State & Region	\$6,291,000	\$16,424,000	\$22,714,000
Discounted Total Benefits (2%)	\$5,748,000	\$14,955,000	\$20,703,000

May not sum to total due to rounding.

 TABLE 4

Benefit to Cost Ratio

The following benefit to cost ratios were calculated using the discounted totals.

Description	Benefit ⁺	Cost ⁺	Ratio
Region	\$19,513,000	\$23,000	851:1
State	\$1,190,000	\$15,000	79:1
Grand Total	\$20,703,000	\$38,000	543:1

May not sum to total due to rounding.

* Discounted at 2%

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