

Hunter Pasteur

H O M E S

February 19, 2021

Mr. Garrick Landsberg
Director of Historic Preservation
Detroit Historic District Commission
Planning & Development Department
City of Detroit
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Mr. Landsberg:

In addition to having 20% of the units (approximately 39 units – studios, convertibles, 1 BRs, and 2 BRs) at the apartment building be designated as affordable housing at 80% of the Wayne County AMI level, our venture projects the following annual figures for permanent job creation, salaries/hourly wages, taxes, and temporary (18-24 months) construction job creations.

Estimated Annual Payroll Including Benefits and Payroll Tax: Approximately \$1M total stabilized for the overall development, of which about \$300K is from the parking garage. There will likely be hundreds of thousands of dollars of additional annual payroll generated by the future third party retail tenants.

Estimated Number of Permanent FTE's: Approximately 15 total stabilized FTE's for the overall development, of which about 5 are from the parking garage. There will likely also be dozens of additional FTE jobs created by the future third party retail tenants.

Estimated Manager Salaries: Estimated at between \$35K-\$125K depending on position. Compensation will also include discretionary annual bonuses, health benefits, and the offering of 401(k) plan participation with employer matching. Developer does not expect for any employee to make less than a \$15/hour base salary.

Projected Annual Federal, State, City, County Tax Revenue: Upon stabilization, the expected annual federal, state, city and county tax revenue generated by the total Development is projected at approximately \$1,300,000, of which about \$400,000 is from the Parking Garage. Further, during the first 10 years of the project, the Development is projected to generate over \$12,500,000 in total tax revenues, of which approximately \$5,000,000 is from the parking garage. The projected Tax Revenues include the following tax buckets: Income (Apartments/Retail/Parking + Employee), Payroll (Apartments/Retail/Parking + Employee), and Real Estate, all of which provide additional income to the various local governing bodies. These estimates do not include anything for various tax revenues generated by the future retail tenants, which will likely be significant.



Beyond the increased tax revenue, the millions of dollars of annual operating expenses at the apartments/retail/parking (food/drink purchases, cleaning supplies, media/marketing ads, repair/maintenance/renovation materials, etc) will in turn be revenues to various local businesses thus greatly benefiting the local supply chain ecosystem.

Projected Temporary Construction Jobs: 350 over an 18-24 month period with an average salary of \$75K plus benefits.

John W. Rutledge

Nathan Forbes

Randy Wertheimer

CEO, President, Founder
Oxford Capital Group, LLC.

CEO
The Forbes Company

CEO
Hunter Pasteur Homes