

	Hawthorne Mt. Pocono Resort	Commercial Parcel	TOTAL Resort + Commercial Parcel
Gross Square Feet (Commerical Parcel only)	-	182,000	182,000
Market Value per Square Foot	-	\$100	-
Total Market Value	\$80,000,000	\$18,200,000	\$98,200,000
Assessed Value (approx. 60.6% of Market Value)	\$48,484,848	\$11,030,303	\$59,515,152
New Residential Population	0	0	0
New Public School-Aged Children	0	0	0
New Employees (full-time equivalent)	100	427	527
<b>Paradise Township</b>			
Real Estate Tax Revenue (1.29 mills)	\$ 62,545	\$ 14,229	\$ 76,775
Earned Income Tax Revenue (0.5%)	\$ 5,939	\$ 25,418	\$ 31,357
Local Services Tax (\$52 per worker)	\$ 3,000	\$ 12,780	\$ 15,780
<b>Total Annual Township Revenues</b>	<b>\$ 71,484</b>	<b>\$ 52,427</b>	<b>\$ 123,911</b>
<b>Total Annual Township Expenditures</b>	<b>\$ (935)</b>	<b>\$ (3,997)</b>	<b>\$ (4,932)</b>
<b>Net Annual Township Fiscal Impact</b>	<b>\$ 70,549</b>	<b>\$ 48,430</b>	<b>\$ 118,979</b>
<b>Pocono Mountain School District</b>			
Real Estate Tax Revenue (20.35 mills)	\$ 986,667	\$ 224,467	\$ 1,211,133
Earned Income Tax Revenue (0.5%)	\$ 5,939	\$ 25,418	\$ 31,357
<b>Total Annual School District Revenues</b>	<b>\$ 992,605</b>	<b>\$ 249,885</b>	<b>\$ 1,242,490</b>
<b>Total Annual School District Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Annual School District Fiscal Impact</b>	<b>\$ 992,605</b>	<b>\$ 249,885</b>	<b>\$ 1,242,490</b>
<b>Monroe County</b>			
Real Estate Tax Revenue (3.2273 mills)	\$ 156,475	\$ 35,598	\$ 192,073
Hotel Room Rental Excise Tax (3%)	\$ 533,813	\$ -	\$ 533,813
<b>Total Annual County Revenues</b>	<b>\$ 690,288</b>	<b>\$ 35,598</b>	<b>\$ 725,886</b>
<b>Commonwealth of Pennsylvania</b>			
Sales, Use, and Hotel Occupancy Tax (6%)	\$ 1,067,625	\$ -	\$ 1,067,625
Personal Income Tax	\$ 153,500	\$ 656,980	\$ 810,480
<b>Total Annual Commonwealth Revenues</b>	<b>\$ 1,221,125</b>	<b>\$ 656,980</b>	<b>\$ 1,878,105</b>
<b>Total Annual Development-Generated Direct Revenues (Township + School District + County + Commonwealth)</b>	<b>\$ 2,975,502</b>	<b>\$ 963,431</b>	<b>\$ 3,938,934</b>

**NOTES:**

1. The proposed resort facility contains 150 short-term rental units (hotel rooms and cabins), restaurant, banquet hall, and recreational amenities.
2. Assessed Value based on the Monroe County common-level ratio of 1.65, which equates to approximately 60.6 % of market value.
3. Employee population estimate of resort provided by applicant based on operational needs for the resort facility and represents full-time equivalent employees. Employee population of commercial parcel based on planning standards expressed as employees per 1,000 square feet of gross floor area for the mix of proposed uses (SOURCE: Buchell, Listokin, et al., "Development Impact Assessment Handbook").
4. Earned Income Tax (EIT) revenue calculations for the Township and School District assume that 25% of the employees working in the resort facility and at the commercial parcel meet residency requirements to pay the EIT to the Township and School District. Mean annual wages of \$47,100 per worker was used in this calculation (SOURCE: Bureau of Labor Statistics, Occupational Employment and Wage Statistics May 2021 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, East Stroudsburg, PA).
5. Local Services Tax (LST) revenue calculation assumes that 100% of employees working in the facility are eligible to pay the LST, as required by the enabling legislation of the LST.
6. This summary table represents ongoing annual fiscal impacts after project completion. It is not anticipated that the proposed resort facility will generate Real Estate Transfer Tax revenues on an annual basis because it is unlikely that it will undergo such frequent transfer of ownership. However, significant Transfer Taxes would be paid to the Township and School District when/if the facility is ever sold. Based on the estimated market value of \$80 million presented in this analysis, the Township and School District could each receive approximately \$400,000 in Transfer Taxes from a future sale of the property at that price, and the Commonwealth of Pennsylvania could receive \$800,000 in transfer tax revenue.
7. Township cost calculation is based on budgeted expenditures in the Paradise Township 2023 General Fund Budget. There will be no cost to the Pocono Mountain School District, as the proposed development will not generate any additional school-aged children.