

**FACT SHEET
BROUGHTON INVESTMENT, LLC and
XTREME EXPRESS, LLC
NOVEMBER 2022**

I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements for the purpose of expanding a distribution and warehouse facility, and for creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

Broughton Investment, LLC (“Broughton Investment”) is a real estate holding company owned by Brad Kitchen, President of Alterra Real Estate Advisors, and a commercial real estate broker which provides commercial real estate brokerage, property management services, and investment opportunities, to clients in Columbus, Ohio and throughout the US.

Founded in 2014, Xtreme Express, LLC (“Xtreme Express”) is a premier logistics firm based in Columbus, Ohio. The company has been servicing Central Ohio residents and businesses since 2014 as their express and dedicated delivery experts. Xtreme Express utilizes the latest technology and equipment to offer one-hour and same-day services throughout the Midwest.

Broughton Investment and Xtreme Express are proposing to invest a total project cost of approximately \$14 million, which includes \$11 million in real property improvement, \$400,000 in existing building improvements, \$2.1 million in machinery and equipment, and \$500,000 in furniture and fixtures to expand its distribution and warehouse facility an additional 120,000 square feet at 6611 Broughton Avenue, Columbus, Ohio 43213, parcel number 010-241763 (the “**Project Site**”). Xtreme Express will be the tenant and employer of record, and enter into a lease agreement with Broughton Investment, the property owner. Additionally, Xtreme Express will retain eighty-one (81) full-time jobs with annual payroll of approximately \$3.83 million and create fifty (50) net new full-time permanent positions with an estimated annual payroll of approximately \$2,649,700 at the proposed **Project Site**.

Broughton Investment and Xtreme Express are requesting an Enterprise Zone tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years to assist in the expansion of this project.

III. PROJECT INVESTMENT

Additions/new construction	\$11,000,000
Improvements to existing buildings	\$400,000
Machinery & Equipment	\$2,000,000
Furniture & Fixtures	\$500,000
Stand-Alone Computers	\$100,000
TOTAL INVESTMENT	\$14,000,000

IV. DECISION & TIMING

Real property improvements are expected to begin March 2023 with a scheduled time of completion of November 2024, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 50 net new full-time permanent positions with an estimated new annual payroll of approximately \$2,649,700 and retain 81 full-time jobs with an estimated annual payroll of approximately \$3.83 million.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Warehouse Associate	20	\$18.00	\$37,440	\$748,800
Forklift Driver	5	\$21.00	\$43,680	\$218,400
Manager	1	\$21.63	\$45,000	\$45,000
Officer Manager	1	\$16.83	\$35,000	\$35,000
Supervisor	2	\$16.83	\$35,000	\$70,000
Warehouse Lead	1	\$15.62	\$32,500	\$32,500
CDL Driver	20	\$36.06	\$75,000	\$1,500,000
TOTALS	50			\$2,649,700

The proposed **Project Site** is located at 6611 Broughton Avenue, Columbus, Ohio 43213 (parcel number 010-241763), and has accessibility by public transportation Central Ohio Transit Authority (COTA). There is a COTA stop in proximity of the **Project Site**.

Benefits provided to employees of Xtreme Express begin 60 days after date of hire and include the following:

- Paid Holidays
- Paid Vacation/Personal Days
- Vacation Pay
- 401K Retirement Plan
- Annual Bonus
- Medical/Dental Insurance
- Disability Pay
- Training & Education Benefits

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) years on real property improvements for the purposes of expanding the Broughton Investment and Xtreme Express existing distribution and warehouse facility and the creation of eight (50) net new full-time permanent positions at the proposed **Project Site**.

VII. NEW TAX IMPACT: ANNUAL & 10-YEAR SUMMARY

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$289,960	\$2,899,600	\$5,799,200
B. New City Income Tax Revenue	\$66,242	\$662,420	\$1,324,840
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$356,202	\$3,562,020	\$7,124,040
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$217,470	\$2,174,700	\$2,174,700
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$138,732	\$1,387,320	\$4,949,340
School District Impact: Southwestern City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$46,222	\$462,220	\$924,440
G. New Revenue as a Result of the Proposed Project (post abatement)	\$50,460	\$504,600	\$2,523,011
H. Total School District Revenue (i.e., F. + G.)	\$96,682	\$966,820	\$3,447,451

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$2,174,700** for Broughton Investment and Xtreme Express over the incentive term of ten (10) years.

The Columbus City School District is estimated to receive **an additional \$504,600** over the term of the abatement and approximately **\$2,523,011** over a 20-year period, as a result of the expansion project.

The first ten years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$724,901**.

100% for the next ten years is \$2,899,603, plus the **\$724,901** from the first ten years equals a total for 20 years of approximately **\$3,624,504**.

IX. AREA IMPACT/GREEN INITIATIVES

Broughton Investment and Xtreme Express strive to use environmentally friendly materials wherever available. Great efforts are being made to ensure the most energy efficient materials are incorporated in the construction process to ensure minimal energy consumption. The new building will include high efficiency LED lighting, new high efficiency HVAC units, as well as insulated roof and wall panels that meet or exceed current energy efficiency standards.