

**FACT SHEET  
PINCHAL & COMPANY LLC  
(BUILDING 1)  
NOVEMBER 2021**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION**

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

**II. PROJECT HISTORY**

Pinchal & Company LLC (“**Pinchal & Company**”) is a privately owned real estate investment company that focuses on development, acquisition, operation and portfolio management throughout the United States. The company has acquired more than 30 million square feet of institutional grade industrial product and often owns approximately 5 million square feet at any given time. Pinchal & Company serves a range of tenants, including Fortune 500 Companies, government agencies, and investment grade companies. Pinchal & Company was founded in 1986 and is headquartered in Houston, Texas.

Pinchal & Company (Building 1) is proposing to invest a total project cost of approximately \$16,077,439, which includes approximately \$871,719 in acquisition cost, \$869,720 in leasehold improvements and \$14,336,000 in real property improvements to construct a speculative distribution and warehouse facility consisting of approximately 286,720 square feet on an undeveloped land containing approximately 182 acres south of State Route 317 on Lockbourne Road, Columbus, Ohio 43137, parcel number 495-263119 (the “**Project Site**”), also known as “Peters Farm”. The company anticipates that the development of the proposed project will lead to the relocation of an unknown number of positions from within the City of Columbus and the creation of 35 net new full-time permanent positions with an estimated new annual payroll of approximately \$1,092,000 at the proposed **Project Site**.

Pinchal & Company LLC is requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements to assist in the development of this project.

**III. PROJECT INVESTMENT**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
LEASEHOLD IMPROVEMENTS	\$869,720
ACQUISITION COST	\$871,719
ADDITIONS/NEW CONSTRUCTION	\$14,336,000
<b>TOTAL INVESTMENT</b>	<b>\$16,077,439</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as June 2022 with a scheduled time of completion of December 2023, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create 35 net new full-time permanent positions with an associated estimated annual payroll of approximately \$1,092,000.

<b>Position Title</b>	<b>Number of New Jobs</b>	<b>Average Hourly Rate</b>	<b>Average Annual Salary</b>	<b>Total Estimated Payroll for New Positions</b>
Distribution Workers	35	\$15.00	\$31,200	\$1,092,000
<b>TOTALS</b>	<b>35</b>			<b>\$1,092,000</b>

The proposed project site is located at Lockbourne Road, Columbus, Ohio 43137, parcel number 495-263119.

**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 constructing a new speculative distribution and warehouse facility at the proposed **Project Site**.

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

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
A. Real Property Tax Revenue	\$375,306	\$3,753,060	\$7,506,120
B. New City Income Tax Revenue	\$27,300	\$273,000	\$546,000
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$402,606	\$4,026,060	\$8,052,120
<b>Proposed Tax Abatement Impact</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$281,479	\$2,814,790	\$2,814,790
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$121,127	\$1,211,270	\$5,237,330
<b>School District Impact: Columbus City School District</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
F. Existing School District Revenue from Real Property at site (pre abatment)	\$1,896	\$18,960	\$37,920
G. New Revenue as a Result of the Proposed Project (post abatment)	\$66,063	\$660,630	\$3,302,994
H. Total School District Revenue (i.e., F. + G.)	\$67,959	\$679,590	\$3,340,914

**VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$2,814,790 for Pinchal & Company over the incentive term of ten (10) years.

Columbus City Schools are estimated to receive an additional \$660,630 over the term of the abatement and approximately \$3,340,914 over a 20-year period, as a result of the aforementioned 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 **\$938,265**.

100% for the next ten years is \$3,753,060, plus the **\$938,265** from the first ten years equals **a total for 20 years of approximately \$4,691,325**.

**IX. AREA IMPACT/GREEN INITIATIVES**

Pinchal & Company will 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 which includes energy-efficient HVAC, T1 lightening, recycling, etc.