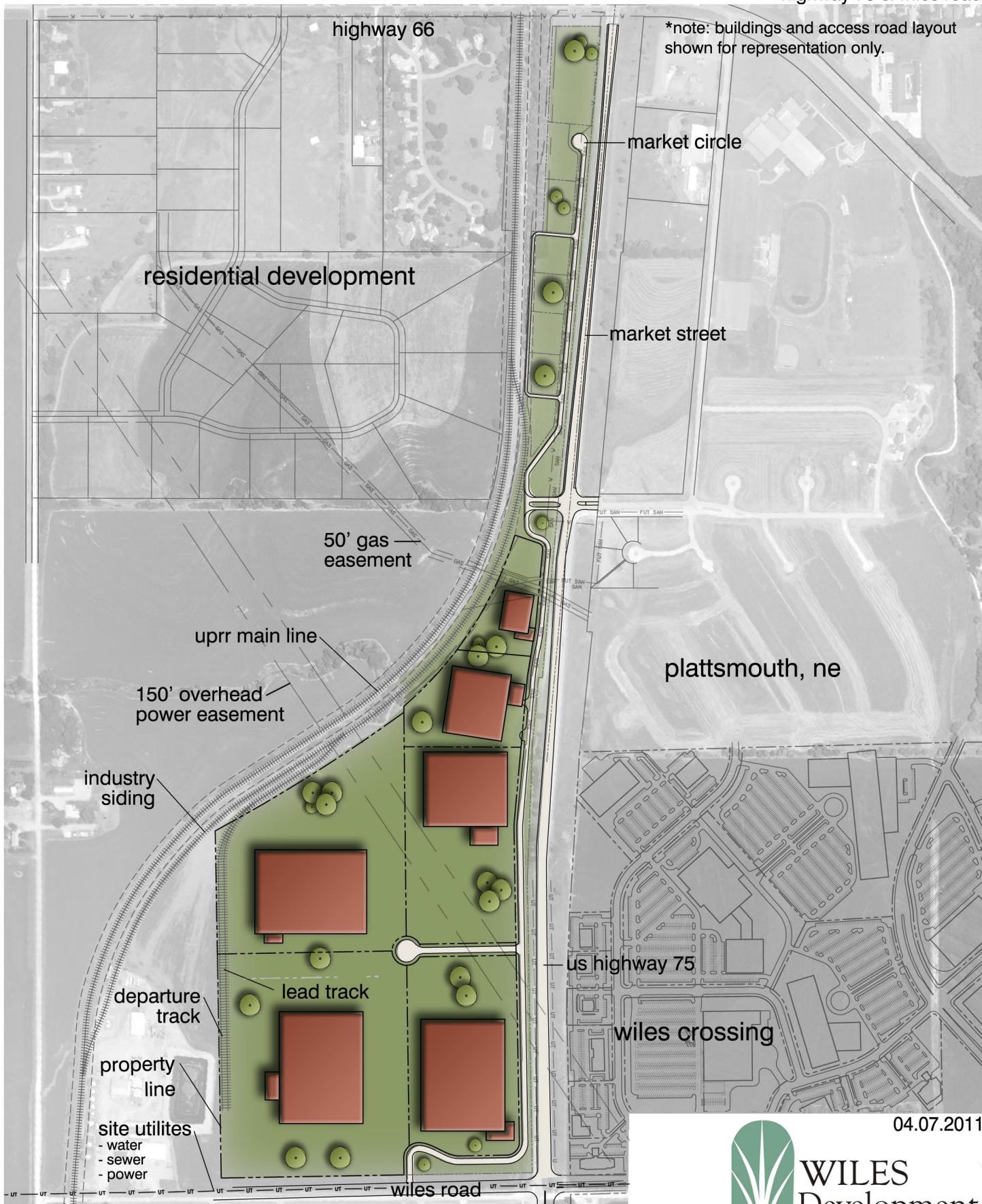


\*note: buildings and access road layout shown for representation only.



04.07.2011



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## **Site Highlights**

- \* 125 acres of owner controlled property
- \* Close proximity to airport but out of flight path
- \* Out of 500 year flood plain
- \* Abundant labor pool, good quality of life
- \* Property has not been platted which allows for design and layout input
- \* Covenants and restrictions not yet established

## **Water**

- \* 10" line in Chicago Ave (East side of site)
- \* 12" line in E. Wiles Rd (South side of site)
- \* Redundancy exists thru access to Rural Water District's 10" line, ½ mile west of site
- \* City of Plattsmouth System Capacity - 5.1 MGD
- \* City of Plattsmouth planned 2011 upgrades (2 new wells to replace existing 300,000 gal. tank (effective capacity = 85,000 gal) w/ 500,000 gal. tank
- \* Second feed option thru internal loop system, Feed from two directions (E Wiles Rd & 15<sup>th</sup> Street.)

## **Sewer**

- \* 10" line across Chicago Street, SE corner of site
- \* City would upgrade lift station
- \* Capacity would handle 125 g. p.m.
- \* Proposed 18" line to be completed for parcels once a signed purchase agreement is executed (anticipated being no more than 18 months)

## **Fiber**

- \* Engineering in place to extend a dual feed/point of presence for fiber optic telecommunications with two carriers
- \* Based on equipment needs, service could be established within 6 months of a signed agreement with any of the 5 carriers
- \* Providers include: Level 3, Windstream, PinPoint, Time Warner Cable, and Sprint

## **Taxes** (As of 12/2010)

- \* Property Taxes levied at 1.853228 per \$100 of valuation in Cass County. Annexation by City of Plattsmouth = levy is currently at 2.349282. Sales Tax at this location is 7.0% (combination of state 5.5% & local option 1.5%).
- \* Corporate Income Tax in Nebraska is 5.58% for the first \$100,000 of income, plus 7.81% for corporate income over \$100,000 (rates based on federal tax income attributable to Nebraska operations).

## **Municipal Requirements**

- \* Future Land Use Plan change request to be completed for parcels once a signed purchase agreement is executed (anticipated being no more than 45 days from submission)
- \* Zoning amendments to be completed for parcels once a signed purchase agreement is executed (anticipated being no more than 45 days from submission)
- \* County and City Planning Department applications will be accepted upon going to contract and fast tracked for review (anticipated being no more than 45 days from submission)

## **Development Timeline**

Developer has put into place the necessary elements to achieve a commissioned site with anticipated site improvements and building construction commencing in 2011 with completion within 14-18 months

## **Power** (Rates for 2011)

- \* 12.5 KV distribution and 69 KV sub-transmission systems serve the site
- \* A sub-station could be located on the site dependent on electrical load requirements
- \* Redundant power available from two different substations
- \* Power rates (transmission, delivery, taxes, and fees) for large users: approximately \$0.06-\$0.08/kWh depending on load profile and customer needs. Options are available for 2-3% discounts based on customer ownership of transformers.

## **Roads**

- \* Improvements to East Wiles Rd & Highway 75 are required
- \* \$500,000 pledged from Cass County toward road paving

## **Incentives**

- \* The NEBRASKA ADVANTAGE program allows you to apply compensation and investment credits against various Nebraska tax liabilities, based on job creation & investment in building and equipment.
- \* Other business incentive programs include: Customized Job Training funds are for qualifying companies (for on-the-job training for newly created production positions), Community Improvement Financing, Tax Increment Financing, Local Option Municipal Economic Development Financing, Nebraska Worker Training Program (NWTP), Community Development Block Grants, and Capital Gains Exemptions.