

**Table 2**  
**Potential Economic Benefits**  
**Midtown Visioning & Master Plan**

		SCENARIO	
		Moderate Growth (1)	High Growth (1)
<b>PERMANENT EMPLOYMENT &amp; ANNUAL WAGES</b>			
<b>General Retail</b>			
	(3)		
Program (Sq. Ft.)		16,100	37,100
@ Stabilized Occupancy of	93.0%	14,973	34,503
Sq. Ft. Per Employee		<b>540</b>	<b>540</b>
<b>Permanent Employees:</b>		<b>28</b>	<b>64</b>
Average Annual Wage		\$ 17,739	\$ 17,739
<b>Permanent Wages - Retail:</b>		<b>\$ 491,863</b>	<b>\$ 1,133,424</b>
<b>Food &amp; Beverage</b>			
Program (Sq. Ft.)		6,500	9,000
@ Stabilized Occupancy of	97.0%	6,305	8,730
Sq. Ft. Per Employee		<b>219</b>	<b>219</b>
<b>Permanent Employees:</b>		<b>29</b>	<b>40</b>
Average Annual Wage		\$ 11,537	\$ 11,537
<b>Permanent Wages - Food &amp; Beverage:</b>		<b>\$ 332,150</b>	<b>\$ 459,900</b>
<b>Professional Office</b>			
Program (Sq. Ft.)		14,800	29,600
@ Stabilized Occupancy of	95.0%	14,060	28,120
Sq. Ft. Per Employee		<b>200</b>	<b>200</b>
<b>Permanent Employees:</b>		<b>70</b>	<b>141</b>
Average Annual Wage		\$ 42,662	\$ 42,662
<b>Permanent Wages - Office:</b>		<b>\$ 2,999,127</b>	<b>\$ 5,998,254</b>
<b>Hotel/Lodging</b>			
Program (Sq. Ft.)		-	-
Total Rooms		-	-
Jobs Per Room		3	3
<b>Permanent Employees:</b>		-	-
Average Annual Wage		\$ 13,911	\$ 13,911
<b>Permanent Wages - Hotel:</b>		\$ -	\$ -
<b>TOTAL WAGES &amp; EMPLOYMENT:</b>			
<b>Permanent Employment</b>		<b>127</b>	<b>244</b>
<b>Permanent Annual Wages</b>		<b>\$ 3,823,140</b>	<b>\$ 7,591,577</b>
<b>ANNUAL WAGE TAXES</b>			
<b>Generated by On-site Employment</b>			
Permanent Employment		127	244
Permanent Annual Wages		\$ 3,823,140	\$ 7,591,577
<b>Minimum Annual Wage Tax Rates</b>			
(4) To State of Georgia	6.0%	\$ 229,388	\$ 455,495
To Columbus Consolidated Government	0.0%	\$ -	\$ -
<b>Total:</b>	<b>6.0%</b>		
<b>TOTAL ANNUAL WAGE TAXES:</b>		<b>\$ 229,388</b>	<b>\$ 455,495</b>

(1) Moderate and high growth scenarios assume no- and full-expansion of Ft. Benning, respectively.

(3) Includes General Merchandise, Apparel & Accessories, Furniture & Home Furnishings, Home Electronics, Sporting Goods, Book/Music Stores, and Miscellaneous Retail categories.

(4) This figure represents the maximum state income tax that would be paid on annual income of \$48,900, without any deductions from taxable income.