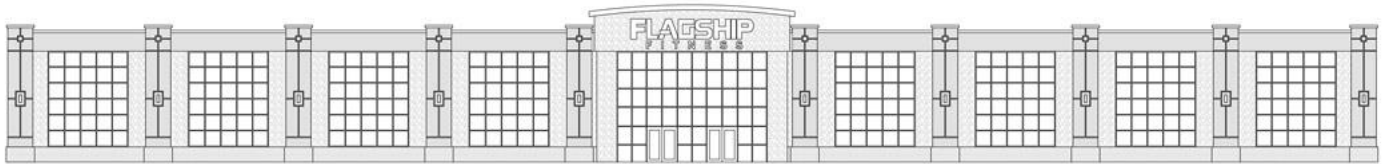


# Flagship Fitness, Inc.



FRONT ELEVATION



**A. Site & Building Description**

Total Site acreage		Min 8 acres
Base of the building	43,094	
Second floor	20,906	
Total Square Feet of space		64,000
Total Parking Stalls		520
Average daily site traffic		1500 to2,000

**B. Business Type and Use**

The proposed business use of the parcel will be consistent with a commercial zoning designation, as a multi-purpose family Health and Wellness Center that will include an indoor aquatic, cardio and strength areas, physical therapy suites, conditioning and spa facilities, Juice bar/Food, Child care center, Yoga, Basketball court/Racquetball, youth club, Yoga and Hot Yoga studio, Group fitness studio, etc.

**C. Project timing**

The proposed project from conception approval to the completion of the facility is estimated to be one year in length.

**D. Project Value/Cost**

**FINANCIAL INFORMATION:**

1. Estimated project related costs:

- a. Land acquisition \$ To be determined
  
- b. Site development \$ To be determined
  
- c. Building cost \$ 13,423,282.00
  
- d. Equipment \$ 1,000,000.00

e. Architectural/engineering fee	\$ 495,000.00
f. Legal / Finance fees	\$ 647,805.00
g. Contingencies	\$ 433,913.00
h. Public works	To be determined
<b>TOTAL PROJECT COSTS:</b>	<b>\$ 16,000,000.00</b>

- Flagship Fitness in the first year of operation will provide in excess of \$300,000.00 discounts to the city of Ramsey residents by eliminating 100% of the enrollment and processing fees.
- Flagship Fitness will inject approximately \$1.2 million annually into the local economy (Snow removal, Landscaping, water usage, electricity usage, real estate taxes, other facility maintenance and fixing).
- Flagship Fitness will provide in excess of \$ 1.1 million annual payroll to the local economy and will generate more than 90 jobs that pay an average over \$13 per hour and professional positions over \$18 per hour.
- Using a formula from the American Economic Review it appears as though a reasonable “multiplier effect” of the wages forecast to be paid at Flagship Fitness is 3.6. Therefore the annual payroll of \$1.1 million will turn over in the community 3.65 times each pay period creating an economic benefit of over \$4,105,000 annually.
- Using a formula from the American Economic Review it appears as though a reasonable “multiplier effect” of the operational expenses forecast to be paid by Flagship Fitness is 3.6. Therefore the average annual payments per year for 5 years of \$5.6 million in operational expenses will turn over in the community 3.65 times an economic benefit equaling \$20.2 million annually.