

Regional Industrial Employment Data

Company	Square Footage	Location	Employment	Average Number of Employees Per 100,000 SF
Port City Logistics, Inc.	195000	I-95	32	16.4
IKEA	780,000	I-95	150	19.2
Target	2,200,000	I-95	200	9.1
Average Number of Employees per 100,000 SF of Warehouse				15

The average number of employees per 100,000 square feet of warehouse space calculated above is based upon the number of employees of a representative sample of businesses in the region having a similar range of square footages to businesses potentially interested in the Hardeeville Tract

Hardeeville Tract Commercial and Industrial Potential Job Creation Impact

Industrial Park (IP)

Total Industrial Park Acreage	1,300	AC
Industrial Park Approximate Total Proposed Distribution Warehousing	15,535,000	SF
Average Number of Employees Per 100,000 SF	15	Employees
Total Number of Potential Jobs Created (Rounded)	2,500	Jobs

Commercial Village (CV)

Approximate Total Commercial Village Acreage	275	AC.
Average Commercial Village Development Yield / Acre	7,500	SF
Approximate Total Commercial Village Development Yield (Rounded)	2,000,000	SF
Average Number of Employees Per 400 SF	1	Employee
Total Number of Potential Jobs Created	5,000	Jobs

Total Number of Potential Jobs Created	7,500	Jobs
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Potential Personal Income Value		
Average Personal Employment Income Per Hour (7,500 Potential Jobs*40 Hours Per Week*50 Work Weeks Per Year)	\$	14.00

Total Potential Personal Income Value	\$	210,000,000
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Potential Investment Value		
Building Value		
Total Approximate Building Value	\$	606,050,000
<i>Building Value is based on the total building cost calculated on the following page</i>		
Site Cost Value		
Total Approximate Site Cost Value	\$	268,750,000
<i>Site Cost Value is based on the total building cost calculated on the following page</i>		

Total Potential Investment Value	\$	874,800,000
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* Total Investment Value Does Not Include Land Cost Value

Created By: Thomas & Hutton Engineering Co.

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RIVERPORT
 POTENTIAL FINANCIAL VALUE
 Hardeeville, South Carolina

