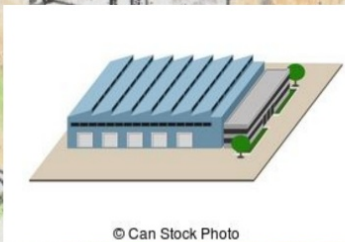




DARZAC MODULAR INC

Economic Development Incentive Request



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October 13, 2020

Darzac Modular, Inc

Mission: Meet the growing need for housing

Plan: Manufacture modular "Key West" style
mini, smart, affordable homes
for delivery to projects throughout the region
1 and 2 bedroom models

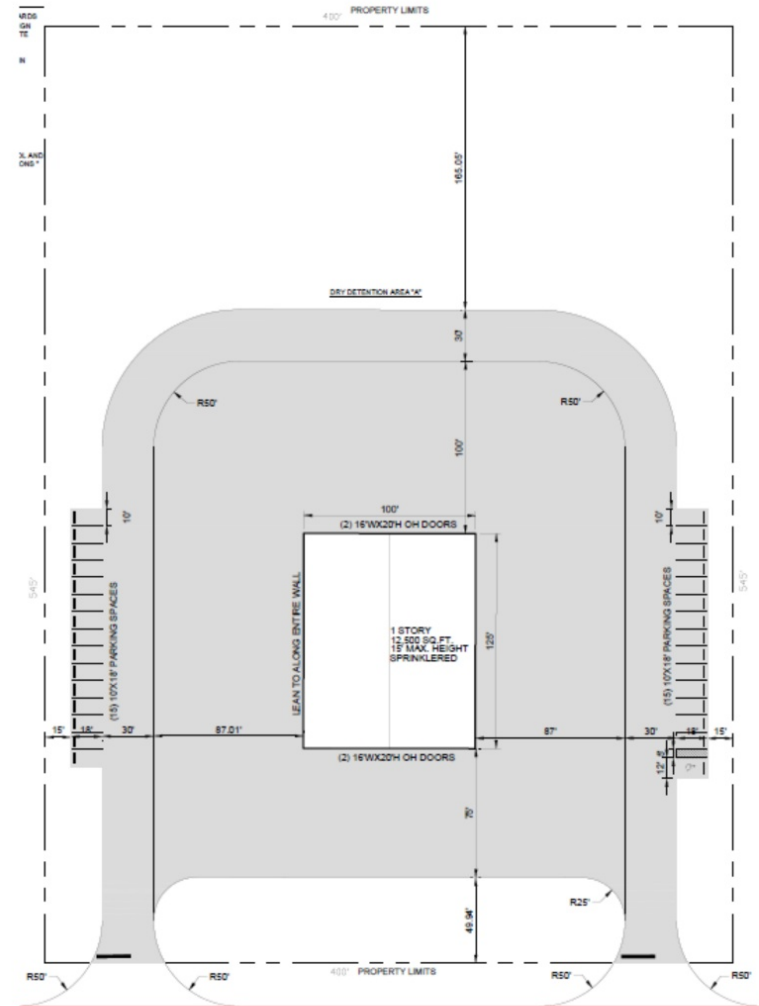
Keys: 20% quicker to market than spec built
Metal roof panels
Affordable

Markets: SW FL including Charlotte, Lee, Collier and
Hendry Counties

Principals: Matt Zacharias
Steve Darby

PLANS

- Purchase 5-acre parcel in Airport Commerce Center
- Construct 12,500 square foot manufacturing facility (estimated cost \$1,250,000)
- Option 2nd 5-acre parcel for future expansion
- Bring 30 jobs with an average wage of \$45,853 (122% of average county wage)





Charlotte County - Economic Development Incentive Code

Purpose: Authorizes public funds to be expended toward the attraction & retention of business activities

Ordinance Number 98-34

Enacted: June 2, 1998

Latest Amendment: February 9, 2016

Resolution Number 2011-25

Enacted: March 22, 2011

EDI Request: \$42,500

Employment Incentive:

30 anticipated jobs

\$1,000/job

\$30,000 - payable after sustained for one year

Capital Incentive:

\$1,000 per every \$100,000 expenditure

Maximum commitment = \$12,500

Payable at Certificate of Occupancy

New/Startup

Manufacturing

Charlotte County

BENEFITS

\$1,519,233

COSTS

(\$348,264)

INCENTIVES

(\$42,500)

NET BENEFITS

\$1,170,969

NET BENEFITS LESS INCENTIVES

\$1,128,469

JOBS



43.6 Total

30.0 Direct

13.6 Spin-off

SALARIES



\$38,880 Avg

\$43,000 Direct

\$29,823 Spin-off

CAPITAL INVEST.



\$1.3M

Buildings + FF&E

INCENTIVE ANALYSIS

\$42,500

Total Incentive

\$1,417

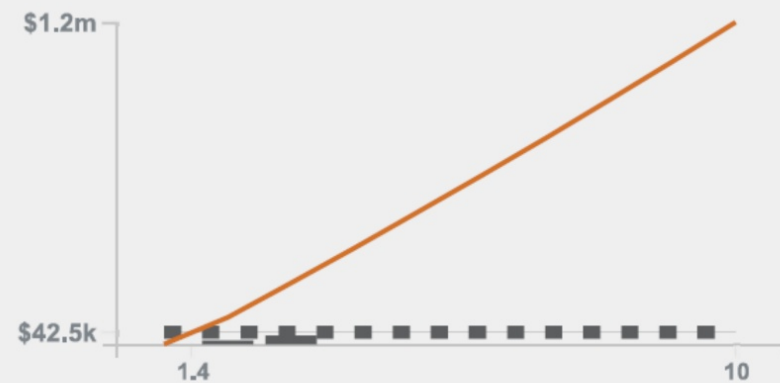
Per Job

275.5%

Rate of Return

1.4 Yrs

Payback Period



Incentive

Cumulative Net Benefits