

CenterPoint Intermodal Center-KC
Warehouse Cost Comparison

	New Building	Current Building	Difference
Rent/Operational Savings*			
Ceiling Clearance	32	24	8
SF	300,000	438,000	(138,000)
Pallets	27,720	24,680	3,040
Rent/sf	\$ 4.00	\$ 3.50	\$ 0.50
Utility Expense	\$ 0.95	\$ 1.50	\$ (0.55)
NNN Charges	\$ 0.68	\$ 0.10	\$ 0.58
Rent Expense/Year/Pallet	\$ 60.93	\$ 90.51	\$ (29.58)
Rent Savings/Year	\$ 1,689,000.00	\$ 2,233,800.00	\$ (544,800.00)

Transportation Savings**			
Annual Container Deliveries	3,000	3,000	-
Ocean Cost	\$ 925.00	\$ 900.00	\$ 25.00
Extra Trans Cost	\$ 75.00	\$ 225.00	\$ (150.00)
Rail Cost	\$ 1,500.00	\$ 1,490.00	\$ 10.00
Drayage/ Container	\$ -	\$ 200.00	\$ (200.00)
Drayage/sf	\$ 25.00	\$ 19.28	\$ 5.72
Outbound Shipping	\$ -	\$ -	\$ -
Transportation Savings/Year	\$ 7,500,000.00	\$ 8,445,000.00	\$ (945,000.00)

Labor Market***			
Number of Employees	150	150	\$ -
Hourly Rate	\$ 15.30	\$ 19.61	\$ (4.31)
Hours per year	\$ 2,080.00	\$ 2,080.00	\$ -
Labor Savings/Year	\$ 4,773,600.00	\$ 6,118,320.00	\$ (1,344,720.00)

Tax Savings

Enhanced Enterprise Zone
Foreign Trade Zone

Total Savings/year		\$ (2,834,520.00)
Savings over 10 years		\$ (28,345,200.00)

*Based on Pallet Position study completed by Cornerstone

**Based on information provided from Prospect, KCS and BTT Dray

***Based on NAICS 48-49, Bureau of Labor Statistics 2008 quarterly Census of Employment and Wages