







#### **Aristocrat Motors**

#### Background

- ✓ Kansas City's premium, luxury dealership group
- ✓ Successful history founded in 1990
- ✓ Community involvement Harvesters, Sleepyhead Bed, Uplift, Hope House, University of Kansas Hospital, and many more
- ✓ Brands include Mercedes-Benz, Porsche, Jaguar, BMW, Volkswagen, Land Rover, Maserati and Alfa Romeo

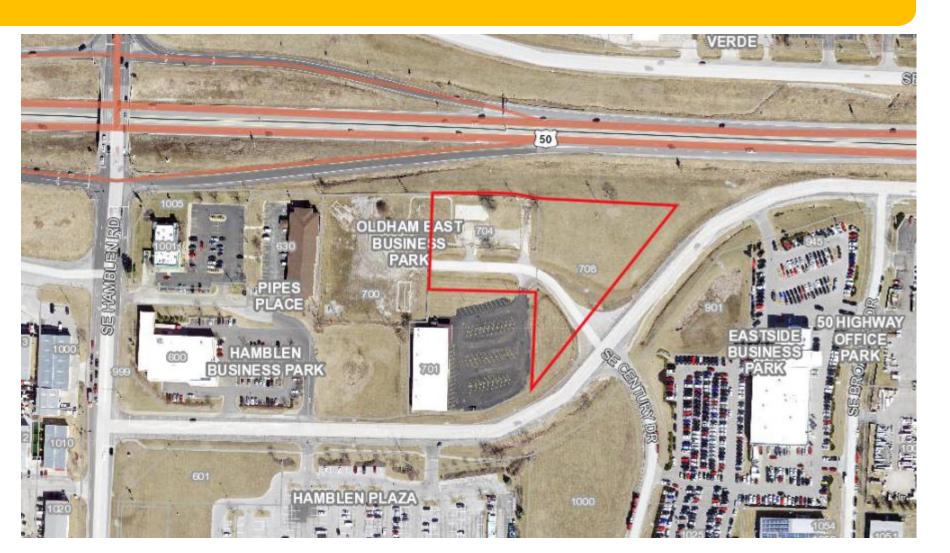
### Current Dealership Photos







## Site being considered









#### **Proposed Project**

- ✓ Pre-owned luxury vehicle dealership
- ✓ Approximately 6,500 square feet
- ✓ First-of-its kind in Kansas City Metro area
- ✓ Other possible locations include South Olathe and Lawrence, Kansas

### Benefits to Lee's Summit

- Redevelopment of previously developed and a vacant pad site overlooking highway – good visibility – difficult access [a bit of a problematic site]
- Increased foot traffic for surrounding retail and restaurants.
- Approximately 11 new jobs associated with this project including:
  - Sales Manager \$150,000 Salary
  - Assistant Sales Manager \$100,000 Salary
  - Salespeople Average \$80,000 Salary
  - Office assistants and porters \$40,000 Salary
- Possible future expansion Purchase roller rink located directly south?

### Benefits to Lee's Summit

- The additional presence of shops, restaurants and other commercial establishments could provide a boost in property value for nearby apartments, particularly if the commercial property caters to an affluent demographic.
- This new commercial property can provide an ambiance and unique cultural atmosphere that will add an indefinable "polish" to a distressed area, which attracts residents willing to pay higher prices for residential properties.
- Development of a difficult site good visibility but difficult access.
- Very attractive high end looking facility as is synonymous with the brands of cars that will be sold. [No servicing of cars at this facility – strict auto sales.]

### Benefits to Lee's Summit

10 Year Tax Revenue Estimate														
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Real Estate Property Tax Revenue														
				2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total taxes
		Ratio	Tax Rate			5%		5%		5%		5%		over 10 years
Taxes on Land Only	\$ 150,750	32%	10.38%		\$ 5,007	\$ 5,258	\$ 5,258				-	-		\$ 55,080
Taxes on Improvements	\$1,300,000			\$ 43,181	\$ 43,181	\$ 45,340	\$ 45,340	\$ 47,499	\$ 47,499	\$ 49,658	\$ 49,658	\$ 51,817	\$ 51,817	\$ 474,989
Estimated 10 Year Real Estate Tax Revenue														\$ 530,069
Sales Tax Revenue														
Number of vehicles sold to Lee's Summit residents	480	City Sales Tax Rate		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Average Vehicle Cost	\$ 35,000	2.25%		\$ 378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	
Total Sales Tax Revenue Generated														\$ 3,780,000
Business Personal Property Taxes														
				2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total taxes
		Ratio	Tax Rate											over 10 years
Furniture and Fixtures	\$ 250,000	220/	8.944%	\$ 6,654	\$ 5,229	\$ 4,108	\$ 3,196	\$ 2,283	\$ 1,370	\$ 745	\$ 745	\$ 745	\$ 745	\$ 25,820
Computer Equipment	\$ 250,000	33%		\$ 6,334	\$ 4,434	\$ 3,104	\$ 1,862	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 745	\$ 20,206
Estimated 10 Year Real Estate Tax Revenue														\$ 46,026
		1	Total k	penefit	to Le	e's Su	mmit:					\$	4,3	356,096



