

Everest (Physical) Rehabilitation Hospital



Excellence • Integrity • Service • Creativity • Communication

Everest (Physical) Rehabilitation Hospital

- 40,000 sq. ft.
- 36 Beds (Private Rooms)
- Physical Therapy Center
- Modern amenities that “embodies family and confidence”

City of KELLER



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



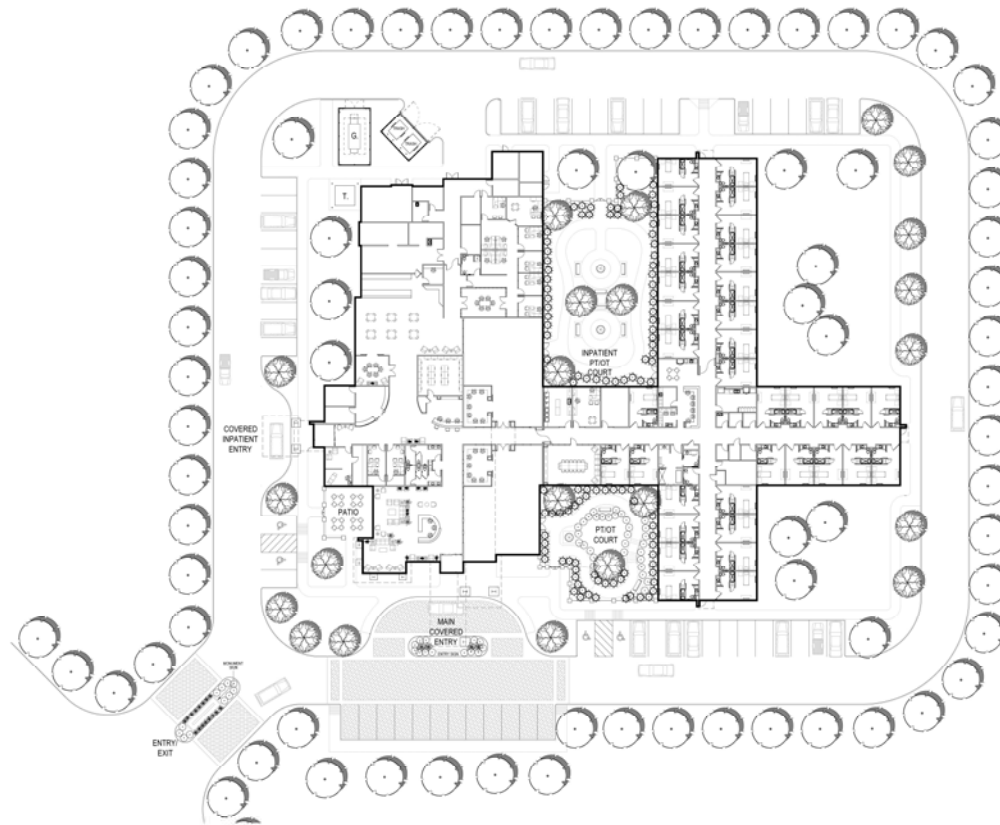
EVEREST REHABILITATION HOSPITAL | ELEVATIONS

0 16 32
SCALE IN FEET

DBA
ARCHITECTS

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City of KELLER



EVEREST REHABILITATION HOSPITAL | SITE PLAN

0 20 40 60
SCALE IN FEET

DBA
ARCHITECTS
111 S. HENDRICKS BLVD. #100 SUITE 1000 KELLER, TEXAS 76448-0000

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Everest (Physical) Rehabilitation Hospital

	Real Property Tax Grant ‡	Development Fees Grant*†	Impact Fees Grant*†	Total
Year 1	\$82,650	\$128,682	\$176,675	\$388,007
Year 2	\$66,120			\$66,120
Year 3	\$57,855			\$57,855
Year 4	\$49,590			\$49,590
Year 5	\$41,325			\$41,325
Total	\$297,540**	\$128,682**	\$176,675**	\$602,897**

‡ Based on new construction value of \$20m (current base value \$219,470 per TAD current market assessment)

** Not to exceed (NTE)

* Excludes fees/payments to third party consultants or pass thru fees;

† Estimate only based on information provided - actual amount may vary once plans are submitted and approved

Everest (Physical) Rehabilitation Hospital

ROI (Primary Impacts)	Development/ Impact Fees†	New Property Tax Revenue	Personal Property Tax Revenue	Incentives	Total Realized
Year 1	\$532,033	\$82,650	\$12,398	-\$388,007	\$239,073
Year 2	\$0	\$82,650	\$12,398	-\$66,120	\$28,928
Year 3	\$0	\$82,650	\$12,398	-\$57,855	\$37,193
Year 4	\$0	\$82,650	\$12,398	-\$49,590	\$45,458
Year 5	\$0	\$82,650	\$12,398	-\$41,325	\$53,723
Year 6	\$0	\$82,650	\$12,398	\$0	\$95,048
Year 7	\$0	\$82,650	\$12,398	\$0	\$95,048
Year 8	\$0	\$82,650	\$12,398	\$0	\$95,048
Year 9	\$0	\$82,650	\$12,398	\$0	\$95,048
TOTALS	\$532,033	\$743,850	\$111,582	-\$602,897	\$784,567

† Includes \$50,000 Art Dedication fee

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ROI (Primary Impacts)	No Improvement Revenues	Improvement Revenues
Year 1	\$907	\$239,073
Year 2	\$907	\$28,928
Year 3	\$907	\$37,193
Year 4	\$907	\$45,458
Year 5	\$907	\$53,723
Year 6	\$907	\$95,048
Year 7	\$907	\$95,048
Year 8	\$907	\$95,048
Year 9	\$907	\$95,048
TOTALS	\$8,163	\$784,567

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Secondary and Tertiary Potential Impacts

- 12-18 months construction that generates restaurant and retail activity;
- Shopping and dining of average 100 visitors/day;
- Hotel occupancy for visitors (average stay 14 days);
- 120 employees – average annual wage \$65,000 – generates restaurant and retail activity;
- Attracts spin-off development including medical offices, gift stores, etc.



Questions?

Trina Zais

817-743-4009

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