



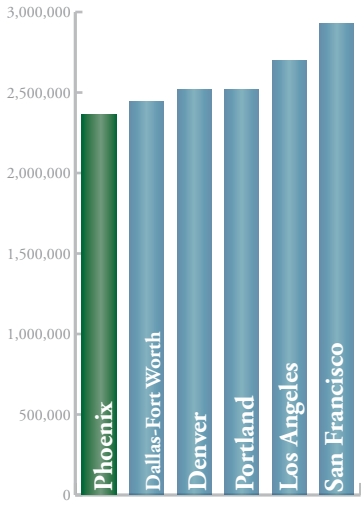
GREATER PHOENIX
ECONOMIC COUNCIL

RENEWABLE ENERGY

Annual Operating Costs for Sustainable Industries Headquarters

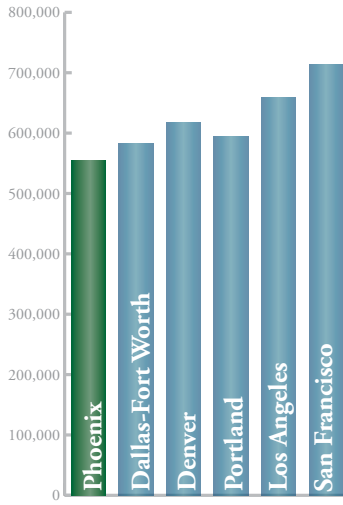
Greater Phoenix's competitive business climate makes the region ideal to locate headquarters for sustainable industries.

Employee Payroll



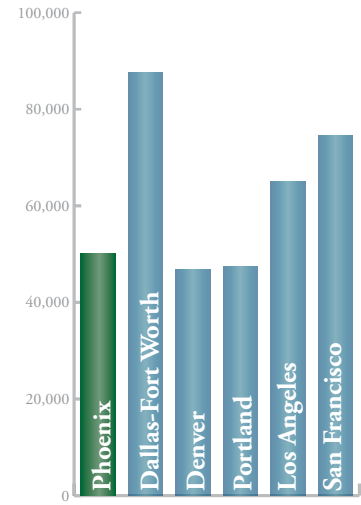
Phoenix	\$2,361,008
Dallas-Fort Worth	\$2,443,295
Denver	\$2,516,621
Portland	\$2,516,900
Los Angeles	\$2,699,499
San Francisco	\$2,928,256

Fringe and Mandated Benefits



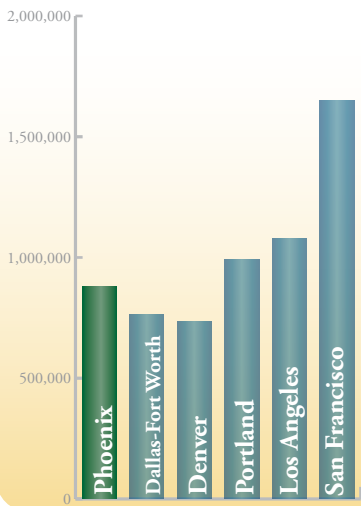
Phoenix	\$553,809
Dallas-Fort Worth	\$582,904
Denver	\$618,083
Portland	\$594,434
Los Angeles	\$659,240
San Francisco	\$714,096

Utilities



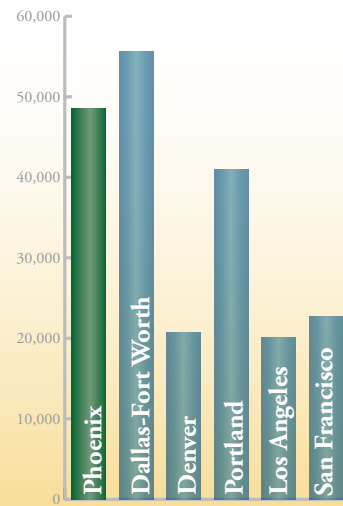
Phoenix	\$50,216
Dallas-Fort Worth	\$87,536
Denver	\$46,793
Portland	\$47,398
Los Angeles	\$65,106
San Francisco	\$74,538

Building / Lease Payments



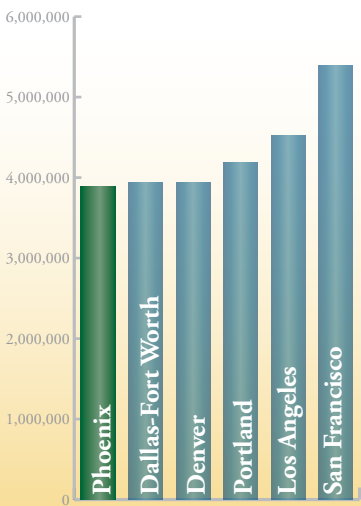
Phoenix	\$881,700
Dallas-Fort Worth	\$765,300
Denver	\$735,600
Portland	\$990,000
Los Angeles	\$1,080,000
San Francisco	\$1,648,500

Property Tax



Phoenix	\$48,576
Dallas-Fort Worth	\$55,614
Denver	\$20,780
Portland	\$40,933
Los Angeles	\$20,133
San Francisco	\$22,700

Total Operating Costs



Phoenix	\$3,895,309
Dallas-Fort Worth	\$3,934,649
Denver	\$3,937,876
Portland	\$4,189,666
Los Angeles	\$4,523,978
San Francisco	\$5,388,090



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This comparison was calculated based on the figures below.

Real Estate

Building Type:	Office: Central Business District
Building Square Feet:	30,000
Status:	Lease
Acres for Construction:	0.0












Capital Investment

Machinery and Equipment:	\$2,000,000
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Monthly Utility Use

Electricity Demand/Usage:	75KW 50,000KWh
Water Usage:	3,000cf, 5/8 meter
Wastewater Usage:	3,000cf, 5/8 meter
Natural Gas Usage:	None

Work Force (full-time equivalents)

Sales Representative (non-scientific)		8
Data Entry Operator		8
File Clerk		8
Senior Manager		6
Admin Assistant		4
Secretary		4
Office Manager		3
Personnel Analyst		3
Accounting Clerk		3
Accountant		2
Secretary to CEO		1