

## CASE STUDY:

### Missouri's Historic Preservation Tax Credit at Work

The 19<sup>th</sup> century commercial buildings shown here are located in West Plains, Howell County, Missouri. The were rehabilitated in 2003 by West Plains native Toney Aid, who compiled the financial information listed here.

The project incurred just over \$440,000 in expenses which were eligible for the 25% Historic Preservation Tax Credit, resulting in \$110,000 in state tax credits. The figures below show the impressive return on that investment.



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### Benefits Accrued by the State and Local Community:

**Increase in employment** from **2 people** in **4,000 square feet** of usable space to **25 people**, working in the same buildings, in over **13,000 square feet** of comfortable, rehabilitated commercial space.

### Increase in Tax Revenue:

A conservative estimate indicates that over **\$30,000 a year in new local and state taxes will be generated**. That is an immediate 30% return on investment to local, county and state governments.

- Sales tax revenue will **multiply over five times** this year.
- Property tax revenue to the county will multiply over four times.
- State income tax will be generated **on 25 jobs instead of 2**.

### Additional Financial Benefits for State and Local Governments:

- Income tax and sales tax generated by the \$459,000 in total rehabilitation expenses.
- Estimated Federal tax savings of \$88,000, (from similar Federal Rehab tax credits) which will now stay in Missouri instead of going into Federal coffers.
- Increased property values (and therefore property taxes) for surrounding properties.
- Reuse of existing properties means less demand for new infrastructure, reducing strain on local budgets.