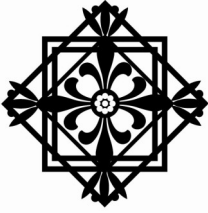


## CASE STUDY: CAPE GIRARDEAU

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

This commercial building at 15 N. Main Street, Cape Girardeau was rehabilitated by owner Michael Hess. The project incurred over \$230,000 in expenses of which \$212,000 were eligible for the 25% Historic Preservation Tax Credit, resulting in \$53,000 in state tax credits. The figures below show an impressive return on that investment.



**MISSOURI  
PRESERVATION**  
*Preserving Place And Community  
For Future Generations*

Missouri Preservation  
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#### **Benefits Accrued by the State & Local Community:**

- **Increase in employment from 5 people to 30** in 5,000 square feet of rehabilitated commercial space
- **Generating 4-5 times more local sales tax**
- **Generating 4-5 times more state sales tax**

#### **INCREASE IN TAX REVENUE:**

- State income tax will be generated on **30 jobs instead of 5**
- Went from paying \$2,000 per month in sales tax to \$8-10,000 per month in sales tax:
  - Generating between **\$3,320 and \$4,400 a month more in state sales tax**
  - Generating between **\$2,680 and \$3,600 a month more in local sales tax**
- Property tax revenue to the county will increase

#### **Additional Benefits for State and Local Governments**

- Income tax and sales tax generated by the \$230,000 in total rehabilitation costs
- Increased property values (and therefore property taxes) for surrounding properties
- Michael's Hess's property value went from \$225,000 pre-rehab to \$370,000 post-rehab
- Once considered an eyesore, this building have transformed into a marketable and attractive source of inspiration for other building owners in the area to address their own needs