Year	1	2	3	4	5	6	7	8	9	10	Total	Cume NPV
WAGES												
Sevier County, UT	$1,879,110	$1,935,483	$1,993,548	$2,053,354	$2,114,955	$2,178,404	$2,243,756	$2,311,068	$2,380,400	$2,451,812	$21,541,890	$12,935,312
Las Vegas, NV	$2,294,140	$2,362,964	$2,433,853	$2,506,869	$2,582,075	$2,659,537	$2,739,323	$2,821,503	$2,906,148	$2,993,332	$26,299,744	$15,792,272
San Diego, CA	$2,235,850	$2,302,926	$2,372,013	$2,443,174	$2,516,469	$2,591,963	$2,669,722	$2,749,813	$2,832,308	$2,917,277	$25,631,515	$15,391,018
Phoenix, AZ	$2,147,450	$2,211,874	$2,278,230	$2,346,577	$2,416,974	$2,489,483	$2,564,168	$2,641,093	$2,720,325	$2,801,935	$24,618,108	$14,782,495
Denver, CO	$2,355,130	$2,425,784	$2,498,557	$2,573,514	$2,650,720	$2,730,241	$2,812,148	$2,896,513	$2,983,408	$3,072,910	$26,998,926	$16,212,111
WORKER'S COMPENSATION												
Sevier County, UT	$258,849	$266,614	$274,613	$282,851	$291,337	$300,077	$309,079	$318,351	$327,902	$337,739	$2,967,412	$1,781,849
Las Vegas, NV	$68,986	$71,056	$73,188	$75,383	$77,645	$79,974	$82,373	$84,844	$87,390	$90,011	$790,851	$474,884
San Diego, CA	$27,081	$27,893	$28,730	$29,592	$30,480	$31,394	$32,336	$33,306	$34,305	$35,334	$310,452	$186,418
Phoenix, AZ	$30,386	$31,298	$32,237	$33,204	$34,200	$35,226	$36,283	$37,371	$38,492	$39,647	$348,343	$209,170
Denver, CO	$31,480	$32,424	$33,397	$34,399	$35,431	$36,494	$37,589	$38,716	$39,878	$41,074	$360,882	$216,700
UNEMPLOYMENT INSURANCE												
Sevier County, UT	$20,155	$20,760	$21,382	$22,024	$22,685	$23,365	$24,066	$24,788	$25,532	$26,298	$231,054	$138,742
Las Vegas, NV	$55,071	$56,723	$58,424	$60,177	$61,982	$63,842	$65,757	$67,730	$69,762	$71,855	$631,323	$379,092
San Diego, CA	$16,660	$17,160	$17,675	$18,205	$18,751	$19,314	$19,893	$20,490	$21,104	$21,738	$190,988	$114,683
Phoenix, AZ	$9,800	$10,094	$10,397	$10,709	$11,030	$11,361	$11,702	$12,053	$12,414	$12,787	$112,346	$67,461
Denver, CO	$17,640	$18,169	$18,714	$19,276	$19,854	$20,450	$21,063	$21,695	$22,346	$23,016	$202,223	$121,429
HEALTH CARE INSURANCE												
Sevier County, UT	$432,180	$445,145	$458,500	$472,255	$486,422	$501,015	$516,046	$531,527	$547,473	$563,897	$4,954,459	$2,975,016
Las Vegas, NV	$476,140	$490,424	$505,137	$520,291	$535,900	$551,977	$568,536	$585,592	$603,160	$621,255	$5,458,411	$3,277,626
San Diego, CA	$454,440	$468,073	$482,115	$496,579	$511,476	$526,821	$542,625	$558,904	$575,671	$592,941	$5,209,645	$3,128,248
Phoenix, AZ	$444,605	$457,943	$471,681	$485,832	$500,407	$515,419	$530,882	$546,808	$563,212	$580,109	$5,096,898	$3,060,547
Denver, CO	$475,615	$489,883	$504,580	$519,717	$535,309	$551,368	$567,909	$584,946	$602,495	$620,570	$5,452,393	$3,274,012
ELECTRICITY												
Sevier County, UT	$234,000	$241,020	$248,251	$255,698	$263,369	$271,270	$279,408	$287,790	$296,424	$305,317	$2,682,548	$1,610,796
Las Vegas, NV	$242,400	$249,672	$257,162	$264,877	$272,823	$281,008	$289,438	$298,121	$307,065	$316,277	$2,778,844	$1,668,619
San Diego, CA	$267,600	$275,628	$283,897	$292,414	$301,186	$310,222	$319,528	$329,114	$338,988	$349,157	$3,067,734	$1,842,090
Phoenix, AZ	$264,000	$271,920	$280,078	$288,480	$297,134	$306,048	$315,230	$324,687	$334,427	$344,460	$3,026,464	$1,817,308
Denver, CO	$328,800	$338,664	$348,824	$359,289	$370,067	$381,169	$392,604	$404,383	$416,514	$429,009	$3,769,324	$2,263,375
REAL ESTATE BUY OPTION												
Sevier County, UT	$4,932	$4,932	$4,932	$4,932	$4,932	$4,932	$4,932	$4,932	$4,932	$4,932	$49,316	$30,303
Las Vegas, NV	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$123,291	$75,757
San Diego, CA	$53,816	$53,816	$53,816	$53,816	$53,816	$53,816	$53,816	$53,816	$53,816	$53,816	$538,165	$330,679
Phoenix, AZ	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$12,329	$123,291	$75,757
Denver, CO	$9,863	$9,863	$9,863	$9,863	$9,863	$9,863	$9,863	$9,863	$9,863	$9,863	$98,633	$60,606

	Total First Year Costs	Total Costs	Cume NPV
Sevier County, UT	$2,829,225	$32,426,680	$19,472,018
Las Vegas, NV	$3,149,066	$36,082,464	$21,668,250
San Diego, CA	$3,055,447	$34,948,499	$20,993,137
Phoenix, AZ	$2,908,570	$33,325,450	$20,012,738
Denver, CO	$3,218,528	$36,882,380	$22,148,232

Note: Discount rate of 10% used to calculate NPV; an annual inflation rate of 3% is considered