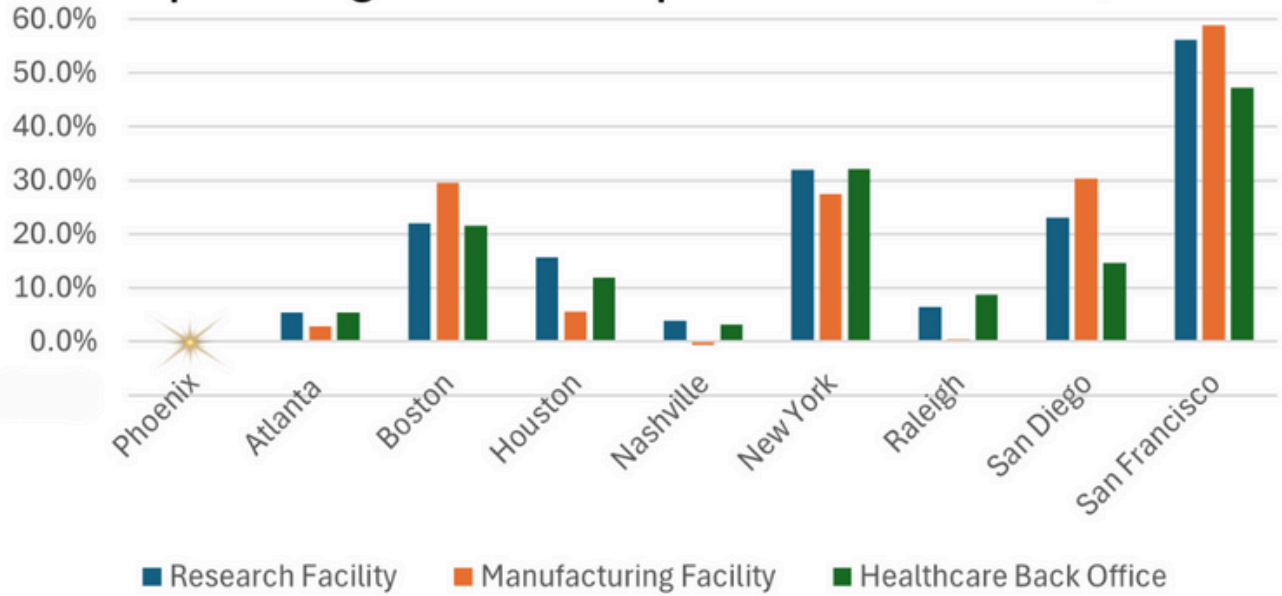


## Operating Cost Compared to Phoenix, AZ



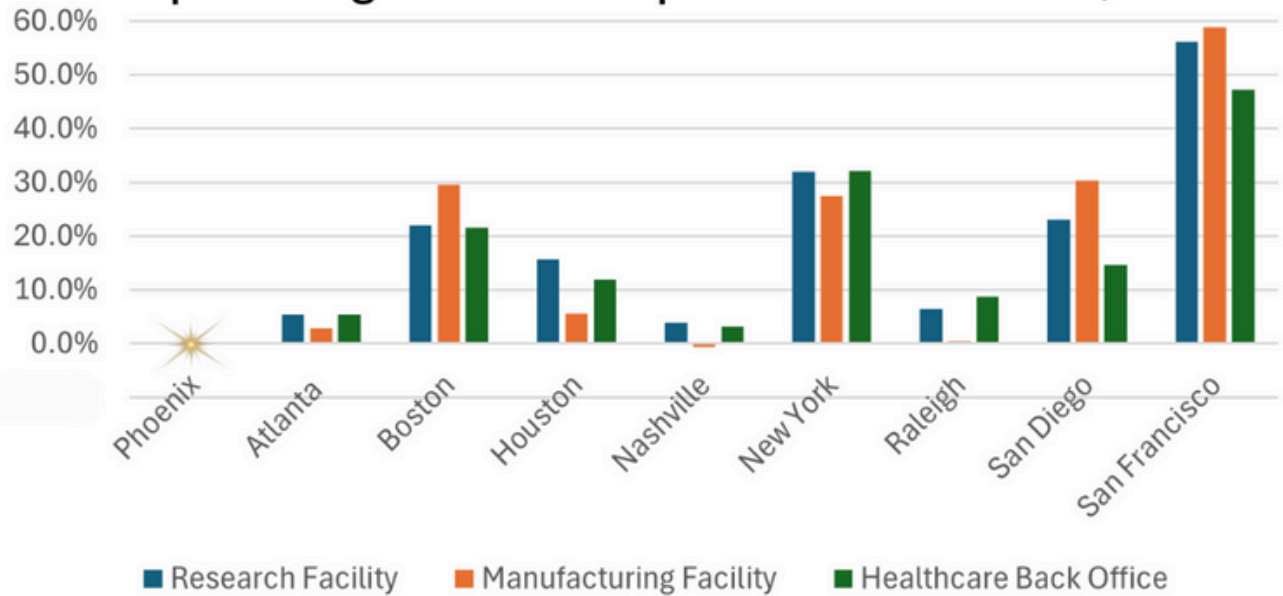
# Annual Operating Cost

## Research Facilities

Metro	Employee Payroll	Fringe and Mandated Benefits	Real Estate Payments	Property Tax	Total Operating Cost	Index
Phoenix	\$3,358,174	\$741,046	\$483,750	\$2,299	\$4,585,269	100.0%
Atlanta	\$3,547,090	\$795,433	\$409,500	\$79,940	\$4,831,963	105.4%
Boston	\$4,081,744	\$915,965	\$472,950	\$123,400	\$5,594,059	122.0%
Houston	\$3,842,427	\$846,925	\$502,050	\$113,243	\$5,304,645	115.7%
Nashville	\$3,374,202	\$750,261	\$590,700	\$48,810	\$4,763,973	103.9%
New York	\$4,166,107	\$956,989	\$926,250	\$0	\$6,049,346	131.9%
Raleigh	\$3,561,963	\$800,115	\$466,800	\$50,625	\$4,879,503	106.4%
San Diego	\$3,853,436	\$1,060,992	\$669,600	\$58,700	\$5,642,728	123.1%
San Francisco	\$4,597,853	\$1,260,219	\$1,207,800	\$93,000	\$7,158,872	156.1%

Source: Applied Economics Metrocomp Tool, January 2024

## Operating Cost Compared to Phoenix, AZ

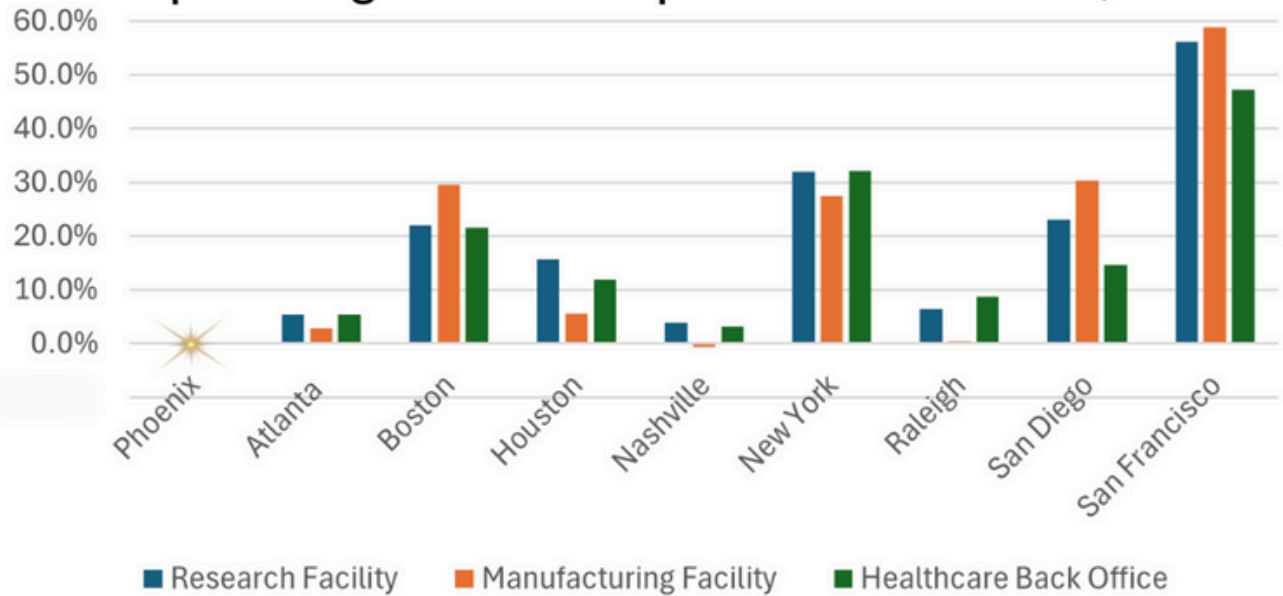


# Annual Operating Cost - Manufacturing Facilities

Metro	Employee Payroll	Fringe and Mandated Benefits	Utilities	Real Estate Payments	Property Tax	Total Operating Cost	Index
Phoenix	\$22,705,800	\$5,181,732	\$506,759	\$2,700,000	\$11,496	\$31,105,787	100.0%
Atlanta	\$23,352,714	\$5,508,269	\$549,110	\$2,152,500	\$399,700	\$31,962,293	102.8%
Boston	\$27,468,811	\$6,417,355	\$2,415,733	\$3,362,500	\$617,000	\$40,281,399	129.5%
Houston	\$24,251,386	\$5,559,841	\$683,379	\$1,800,000	\$566,215	\$32,860,821	105.6%
Nashville	\$22,863,721	\$5,243,514	\$715,932	\$1,910,000	\$244,050	\$30,977,217	99.6%
New York	\$27,422,393	\$6,758,897	\$1,064,192	\$4,370,000	\$0	\$39,615,482	127.4%
Raleigh	\$22,760,108	\$5,339,925	\$481,197	\$2,400,000	\$253,125	\$31,234,355	100.4%
San Diego	\$26,544,121	\$7,608,153	\$1,903,601	\$4,170,000	\$293,500	\$40,519,375	130.3%
San Francisco	\$31,578,620	\$9,041,354	\$1,328,897	\$6,990,000	\$465,000	\$49,403,871	158.8%

Source: Applied Economics Metrocomp Tool, January 2024

## Operating Cost Compared to Phoenix, AZ



# Annual Operating Cost

## Healthcare Back Office

Metro	Employee Payroll	Fringe and Mandated Benefits	Real Estate Payments	Property Tax	Total Operating Cost	Index
Phoenix	\$3,564,559	\$774,380	\$322,500	\$690	\$4,662,129	100.0%
Atlanta	\$3,788,202	\$828,425	\$273,000	\$23,982	\$4,913,609	105.4%
Boston	\$4,367,886	\$948,660	\$315,300	\$37,020	\$5,668,866	121.6%
Houston	\$3,979,505	\$866,948	\$334,700	\$33,973	\$5,215,126	111.9%
Nashville	\$3,611,222	\$786,585	\$393,800	\$14,643	\$4,806,250	103.1%
New York	\$4,542,820	\$1,000,342	\$617,500	\$0	\$6,160,662	132.1%
Raleigh	\$3,890,501	\$852,036	\$311,200	\$15,188	\$5,068,924	108.7%
San Diego	\$4,000,659	\$878,843	\$446,400	\$17,610	\$5,343,512	114.6%
San Francisco	\$4,945,919	\$1,083,681	\$805,200	\$27,900	\$6,862,700	147.2%

Source: Applied Economics Metrocomp Tool, January 2024