

BROADLANDS REGIONAL MEDICAL CENTER

Loudon County, Virginia

RCLCO was retained by HCA Central Atlantic Division (“HCA”) to analyze and forecast the direct and indirect fiscal impacts of the proposed Broadlands Regional Medical Center, including a 164-bed Hospital (381,401 gross square feet), a Medical Office Building of 200,000 square feet, and associated parking structures.

The direct impact consists of County taxes and fees paid by the Hospital, the Medical Office Building and tenants at the Medical Office Building, less the expenditures required to support these entities. The indirect impacts consist of taxes and fees paid by companies that will be selling goods and services to the Hospital and to the doctors with offices in the Medical Office Building, and companies selling goods and services to those companies, and so on, less the expenditures required to support these entities.

The analysis took account of all categories of Loudoun County revenues and operating and capital expenditures expected to be received and incurred as a result of the development of the Medical Center, and incorporated them into a detailed model.

The results from the detailed fiscal impact model showed that the proposed Medical Center would have a highly positive fiscal impact on Loudoun County. The construction and operation of the Medical Center will generate a highly positive net fiscal benefit over a 25-year period (2004-2028). Including the indirect effects of the Medical Center, the total fiscal benefit to Loudoun County over the 25-year period will be even higher. The net fiscal impact will be highly positive in each year of operation.

