

Tax Increment Reinvestment Zone #1

City of Grand Prairie, Texas

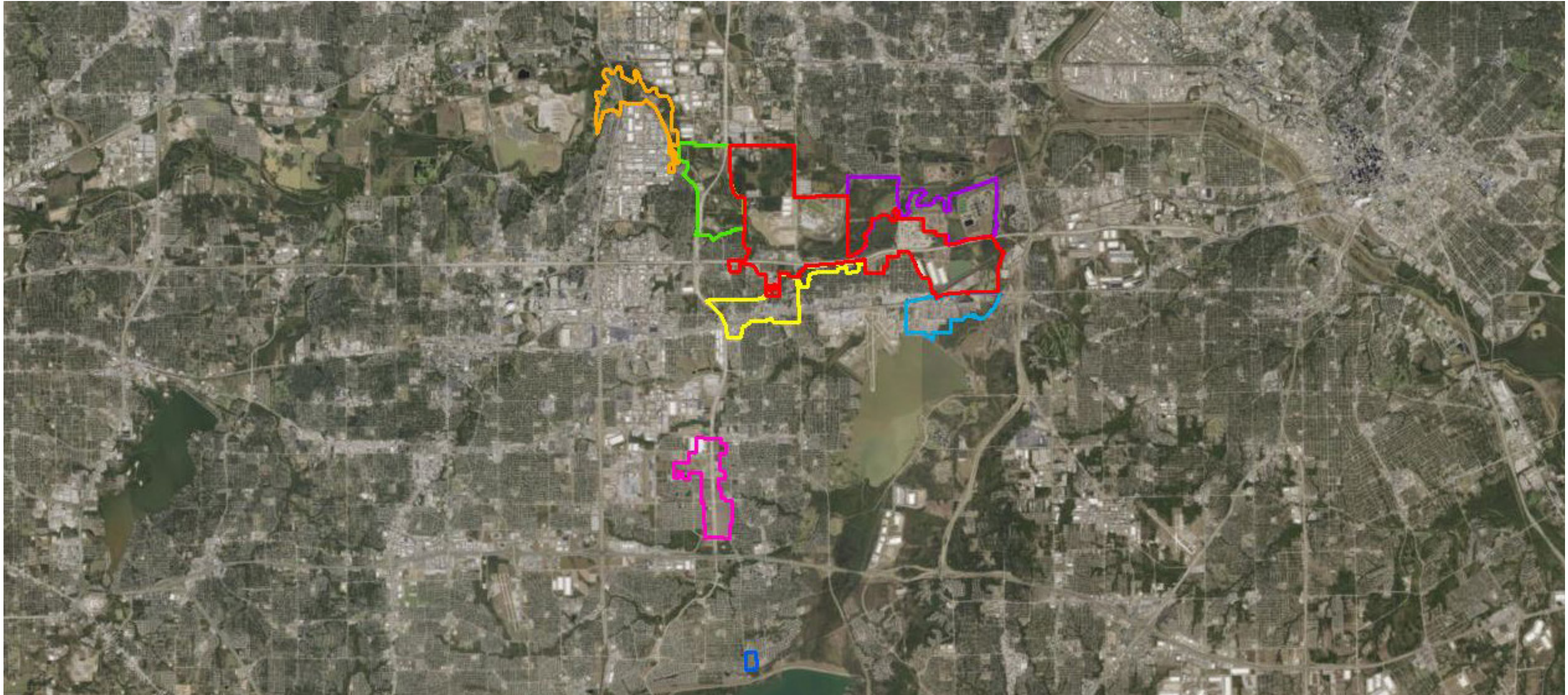


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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

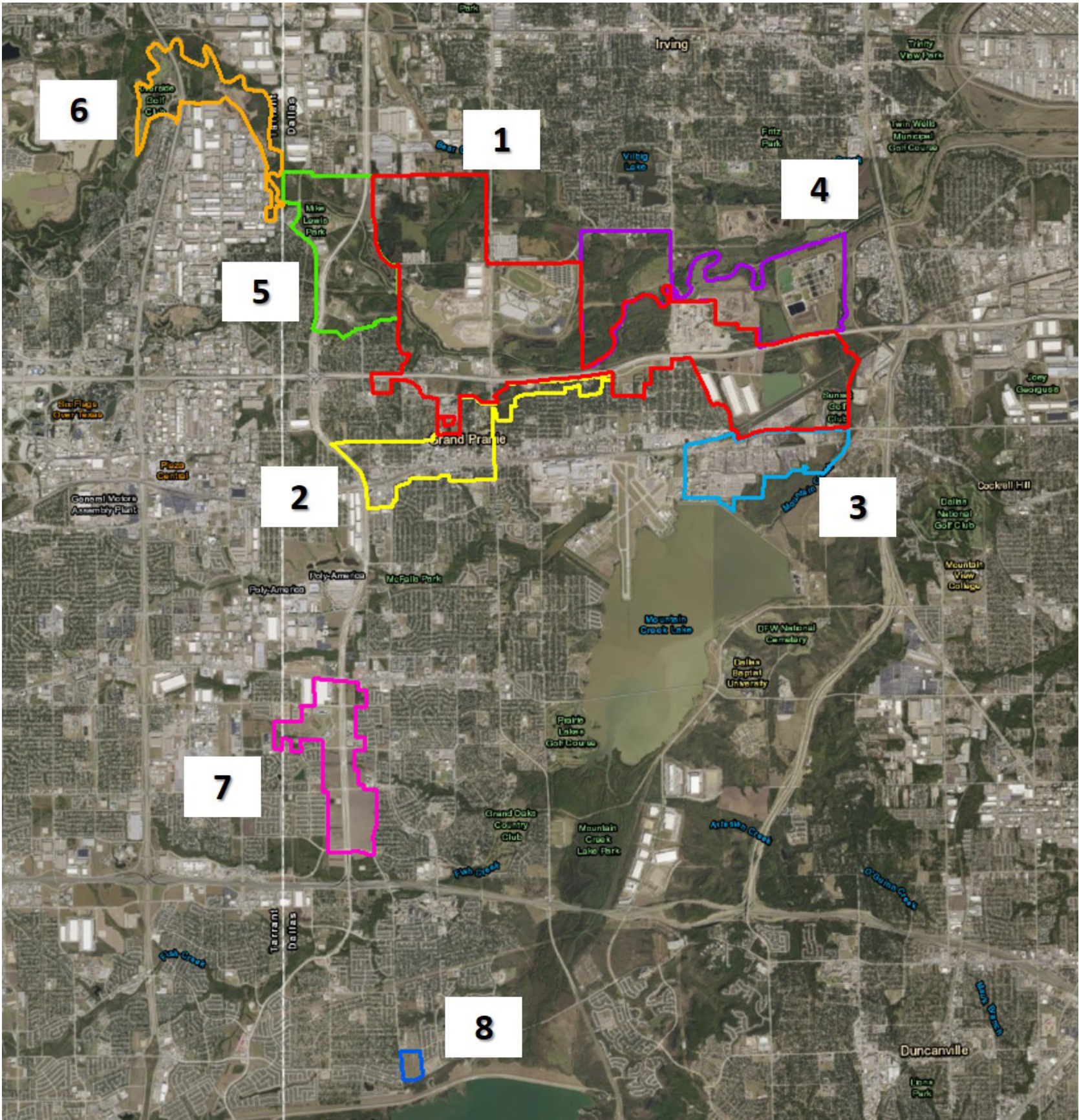


Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2017 population of 190,682, it is the 15th largest city in Texas and in the top 150 nationwide.

The city’s northern border lies 5 to 10 minutes south of the Dallas-Fort Worth International Airport. Passing east and west through Grand Prairie and linking the city with major markets are Interstate 30, a strong entertainment and business corridor, and Interstate 20, developing as a significant retail and corporate location. Quick access to the Dallas-Fort Worth International Airport, the large local markets of Dallas and Fort Worth, and convenient rail and interstate highways continue to attract the new construction of warehouse, distribution and manufacturing buildings.

Local attractions within Grand Prairie include Epic Waters, a community-driven indoor waterpark showcasing 80,000 square-foot of year-round water fun, Lone Star Park, a Class 1 track featuring a European-style paddock and live racing on dirt and grass surfaces, The Theatre at Grand Prairie, a 6,350-seat live performance hall, Action Park Grand Prairie, a \$1.2 million outdoor skate park, and much more.





Tax Increment Reinvestment Zone #1, City of Grand Prairie

The goal of Tax Increment Reinvestment Zone #1 (TIRZ) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will promote the creation of commercial development consisting of retail, office, hotel, as well as residential development.

The project and financing plan outlines the funding of \$286,642,231 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City’s real property tax increment within the Zone.

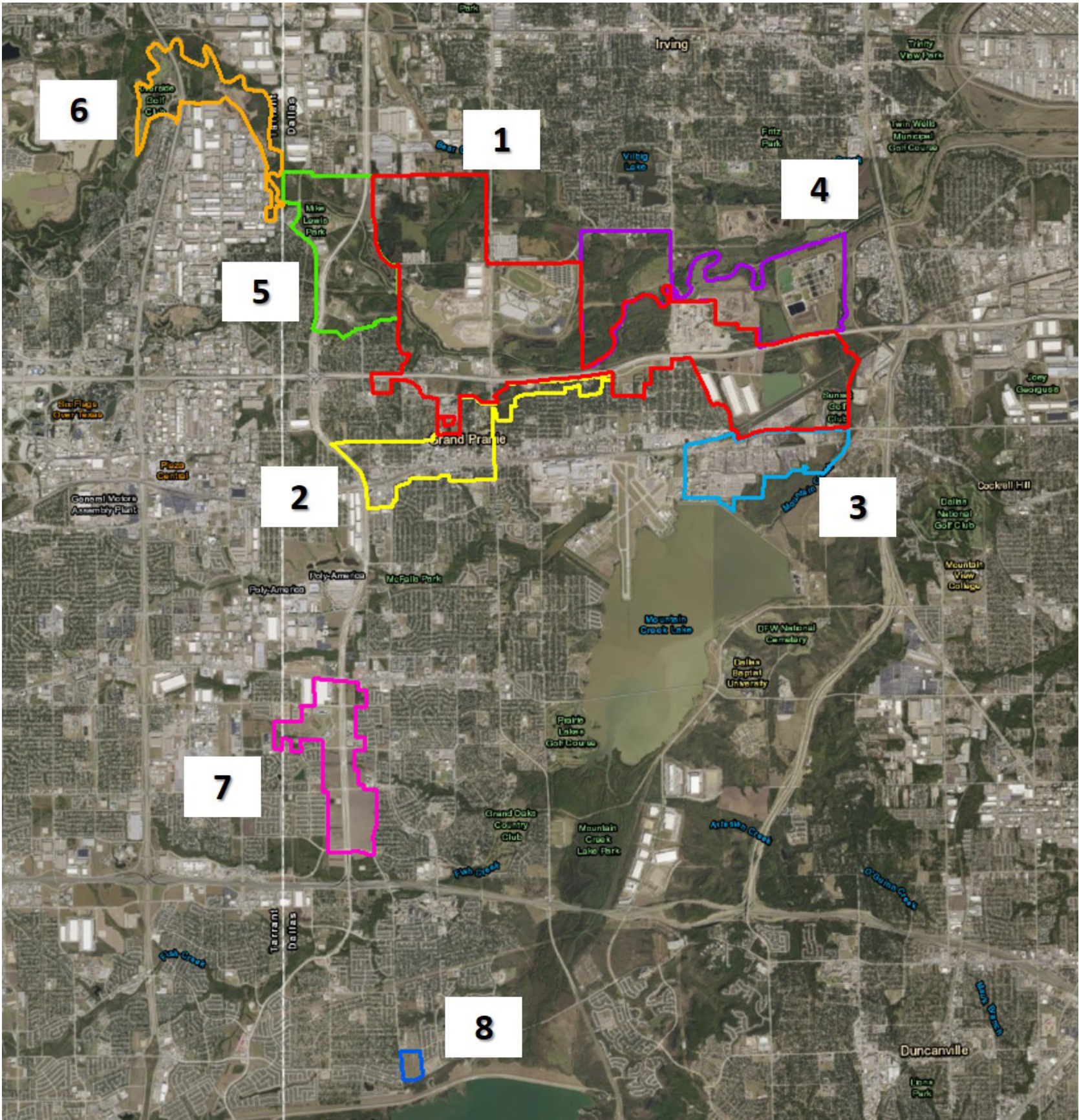
Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.

Powers and Duties of Board of Directors:

The board of directors of a reinvestment zone shall make recommendations to the governing body of the municipality or county that created the zone concerning the administration of this chapter in the zone. The governing body of the municipality by ordinance or resolution or the county by order or resolution may authorize the board to exercise any of the municipality’s or county’s powers with respect to the administration, management, or operation of the zone or the implementation of the project plan for the zone, **except that the governing body may not authorize the board to:**

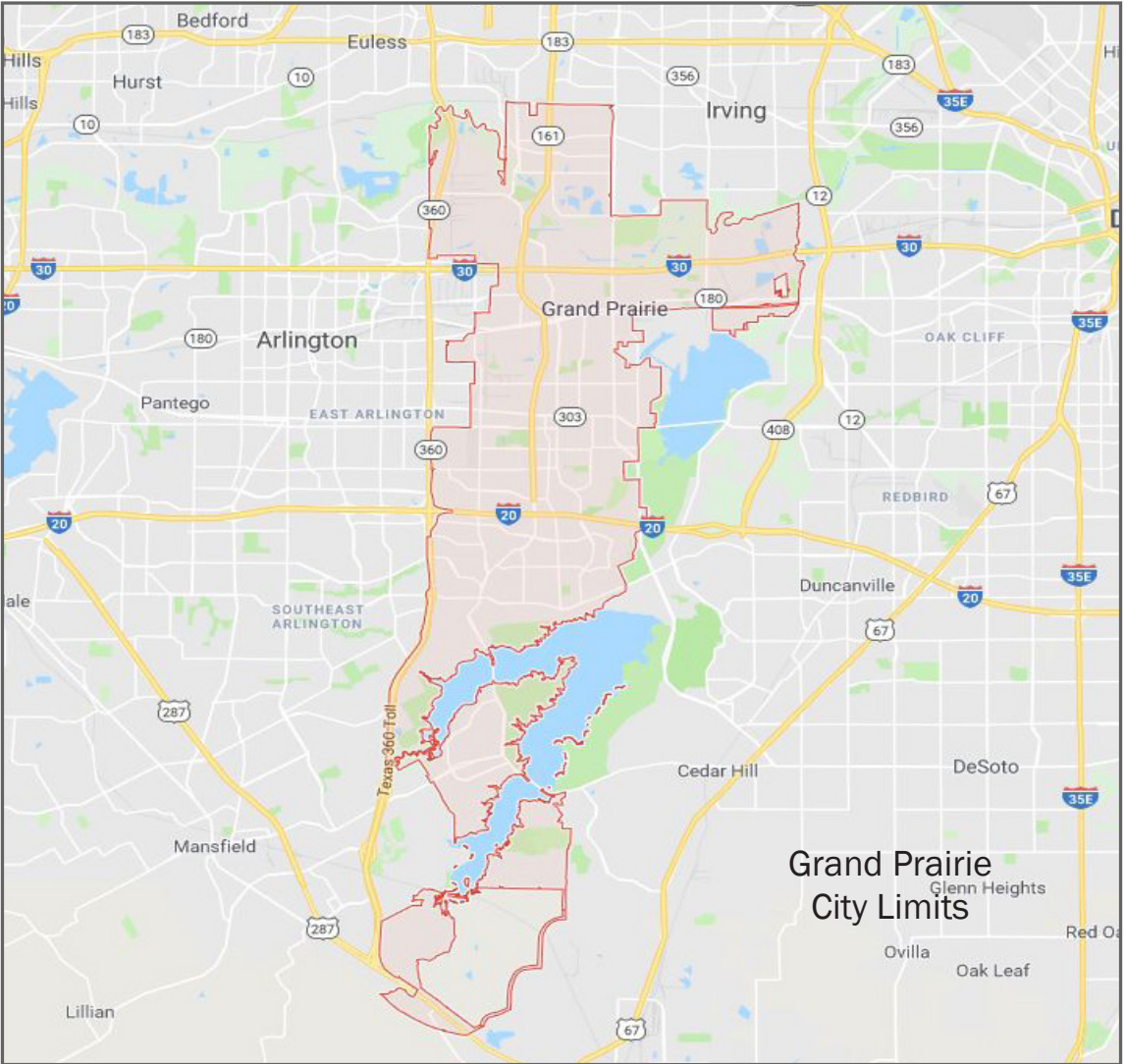
- (1) issue bonds;
- (2) impose taxes or fees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.

In addition, the Texas Legislature, as a result of the Supreme Court case and other societal factors, has significantly limited and clarified that eminent domain may only be used by a municipality for a “public use” as opposed to a “public purpose.” **As stated above, the board of directors is not granted the power of eminent domain.**



Boundary Description

Grand Prairie TIRZ #1 is noncontiguous and is made up of eight area development zones. Area #1 consists of the original boundaries of the TIRZ created in 1999. The expanded areas created in 2018 include Areas #2, #3, #4, and #5 which are directly adjacent to Area #1, all within Dallas County. Also added in 2018 is Area #6, which is adjacent to Area #5, and located in Tarrant County. Area #7 is located further south and is in both Dallas and Tarrant County. Lastly, Area #8 is located further south, and is within Dallas County. Legal descriptions of each area are included in the following pages of this Project and Financing Plan.



Area # 1 – Original Boundaries

Beginning at the southeast corner of North Belt Line road and Tarrant Road;

THENCE westerly, crossing Bel t Line road to the northeast corner of Turner Park in the south line of Tarrant road;

THENCE continuing westerly, northerly and westerly along the south line of Tarrant Road passing Walter Hill Drive to the northeast corner of a tract of land containing Grand Prairie High School (GPHS);

THENCE southerly, along the east line of said GPHS tract to the north line of High School Drive;

THENCE southerly, crossing the right-of-way of High School Drive the same east line of said GPHS tract to the north line of Small Hill Drive;

THENCE westerly, along the north line of Small Hill Drive to the point of southerly curvature of Small Hill Drive and along a line extended on the same westerly bearing to the east line of Stadium m Drive;

THENCE northerly, along the east line of Stadium Drive passing High School Drive to the south li ne of Tarrant Road but excluding from the area inscribed by the prior calls a 6.11 acre tract containing the Oak Hill Apartments;

THENCE westerly, northerly and westerly along the south line of Tarrant Road to the south east corner of NW 7th Street and Tarrant Road;

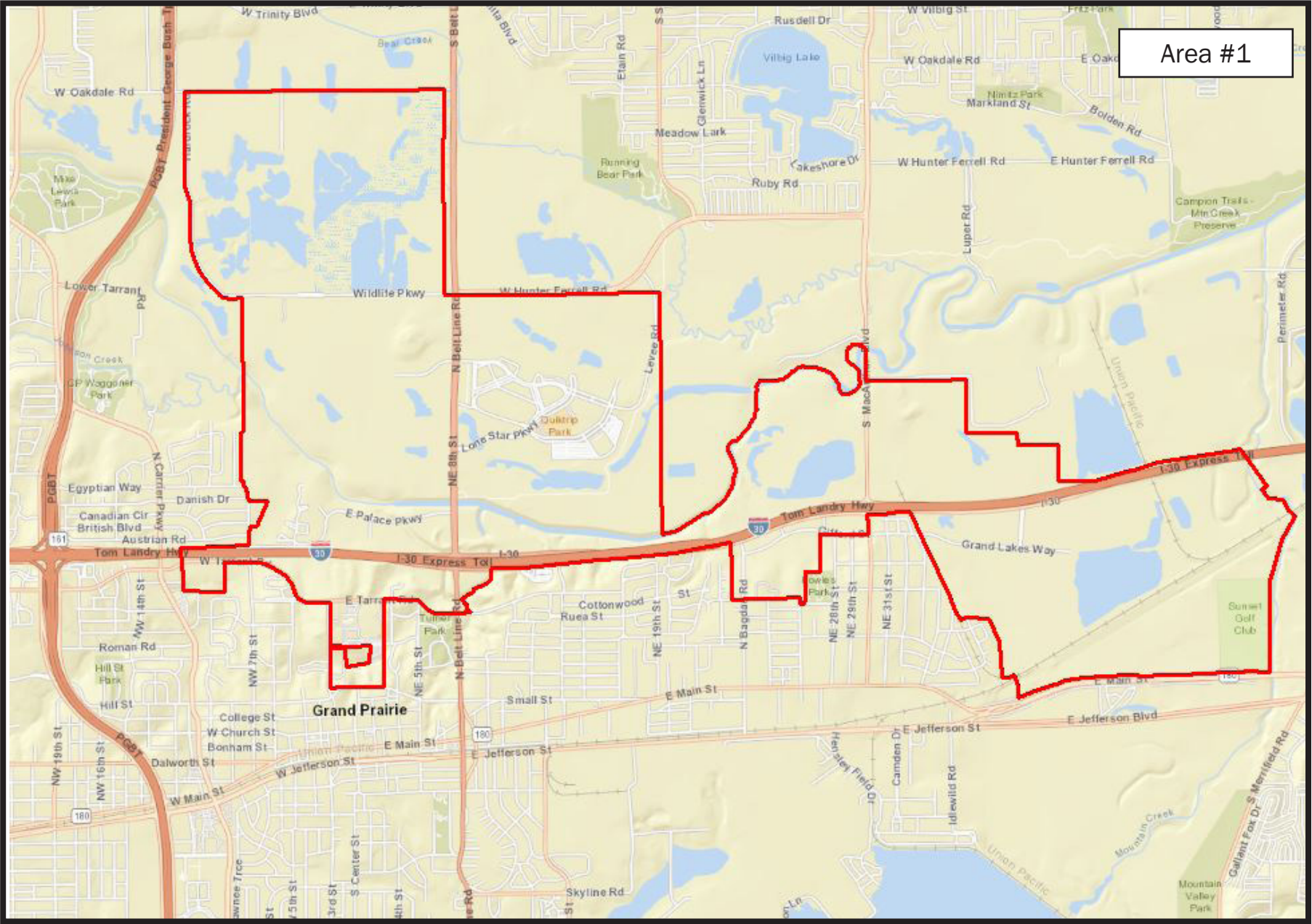
THENCE westerly, along the south line of Tarrant Road passing NW 7th Street to the northeast corner of a tract of land containing Adams Middle School;

THENCE southerly, along the east line of said Adams Middle School tract to the southeast corner of said tract;

THENCE westerly, along the south line of the Adams Middle School tract to its intersection with the east li n e of Capetown Drive;

THENCE northerly, along the east line of Capetown Drive to the south line of Tarrant Road;

THENCE due north crossing the right-of-way of Tarrant Road and IH-30 to the north line of IH-30; Meadow Green Addition, being the southwest corner of Lot 1;



TIRZ Boundary

Area # 1 – Original Boundaries (Continued)

THENCE N 89° 23’ E, along the south line of said Meadow Green Addition a distance of 185.85 feet to the southeast comer of said Meadow Green Addition;

THENCE N 21° 12’ 57’’ E, along the east line of said Meadow Green Addition, a distance of 683 .85 feet to the northeast comer of said Meadow Green Addition;

THENCE N 88° 37’ 18’’ W, along the north line of said Meadow Green Addition a distance of 456.77 feet to the east line of N.W. 7th Street;

THENCE northerly, along the east line of N.W. 7th Street to the southeast comer of Esquire Manor Addition;

THENCE northerly, westerly, and northerly along the east line of said Esquire Manor Addition along the following bearings and distances:

N 0° 45’ E 1 10.0 feet
N 89° 15’ W 75.0 feet
N 0° 45’ E 1215.0 feet
N 37° 37’ E 125.0 feet
N 0° 45’ E 169.0 feet
to the north east corner of said Esquire Manor Addition;

THENCE northerly, along the extension of the east line of the Esquire Manor Addition crossing the Trinity River to the south line of Wildlife Park way;

THENCE westerly, along the south line of Wildlife Park way to a point where the curving south line of Wildlife Parkway turns into the western right-of-way line of Hardrock Road;

THENCE northerly, along the west line of Hard rock Road passing the southwest comer of Hard rock Road and Oakdale Road, and continuing north across Oakdale Road to the north line of Oak dal e Road;

THENCE easterly, along the north line of Oak dale Road to Grand Prairie/Irving City limit line;

THENCE southerly, along the Grand Prairie/Irving City limit line to the south line of Hunter-Ferrell Road;

THENCE easterly, along the south line of Hunter-Ferrell road, to the northeast comer of Lon e Star Park, also being the northeast corner of GPMURD property;

THENCE southerly, along the east line of said GPMURD property, cross the GPMURD overflow property to the north ban k of the Trinity river;

THENCE northeasterly, northerly, and easterly, along the meanders of the north bank of the Trinity River to the west line of MacArthur Blvd., being the city limits line of Grand Prairie;

THENCE southerly, along the Grand Prairie City limits line to the centerline of the Trinity River;

THENCE easterly, along the centerline of the Trinity River to the east line of MacArthur Blvd.;

THENCE southerly, along the east line of MacArthur Blvd., to the south line of the entrance road of the City of Gran d Prairie Sanitary Landfill, also being the north line of the Gifford Hill property;

THENCE easterly, along the entrance road to the Grand Prairie Sanitary Landfill approximately 2540 feet;

THENCE southerly, approximately 1400 feet; THENCE easterly, approximately 1300 feet; THENCE southerly, approximately 290 feet;

THENCE easterly, approximately 1422 feet to the southeast comer of the Grand Prairie Sanitary Landfill;

THENCE southerly, along the extension of the east line of the Grand Prairie Sanitary Landfill to the north line of IH-30;

THENCE easterly, along the north line of IH-30 to the east City limits of Grand Prairie;

THENCE southerly, along the east City limits of Grand Prairie to the north line of SH-180;

THENCE westerly along the north line of SH-180 the following bearings and distances:

s 88° 23’4’’ w 190.2’
N 46° 37’ 14’’ W 84.85’
s 86° 50’ 51’’ w 370.14’
S 88° 23’ 44’’ W 698.48
s 88° 23’ 44’’ w 53 1.52’
s 78° 23’ 03’’ w 172.58’
s 88° 23’ 44’’ w 500’
N 86° 42’ 20’’ W 139.99’
N 86° 42’ 20’’ W 21 1.29’
s 88° 23’ 44’’ w 473.69’
s 88° 23’ 44’’ w 89.82’
s 88° 23’ 44’’ w 236.49’
s 83° 49’ 18’’ w 376.20’

Bagdad Road to the east line of My Estates;

THENCE northerly, along the east line of My Estates, to the south line of IH-30; THENCE westerly, along the south line of IH-30 to the centerline of the original Trinity River Channel;

THENCE southerly and southwesterly, along the meanders of the old Trinity River Channel to its intersection with Turner Branch;

TIRZ Boundary

Area # 1 – Original Boundaries (Continued)

THENCE southerly, along the meanders of Turner Branch adjacent to the Racetrac Petroleum site to the south line of Tarrant road;
THENCE westerly, along the south line of Tarrant Road to the PLACE OF BEGINNING.

Area #2

Beginning at the northwest corner of Property ID 28052501510010000 at the point it meets the southern ROW boundary of Hill Street, thence

North to the northern ROW boundary of Hill Street, thence

East along the northern ROW boundary of Hill Street to the point it meets the southwest corner of Property ID 65100340510120000, thence

North along the western boundary of Property ID 65100340510120000, thence

East along the northern boundary of Property ID 65100340510120000 to the point it meets the western ROW boundary of Stadium Drive, thence

East to the eastern ROW boundary of Stadium Drive to the point it meets the northwest corner of Property ID 65100340510100000, thence

East along the northern boundary of Property ID 65100340510100000 to the point it meets the northern ROW boundary of Hill Street, thence

East along the northern ROW boundary of Hill Street to the point it meets the southeast corner of Property ID 28166000010010000, thence

North along the eastern boundary of Property ID 28166000010010000 to the point it meets the southeast corner of Property ID 65037678510030000, thence

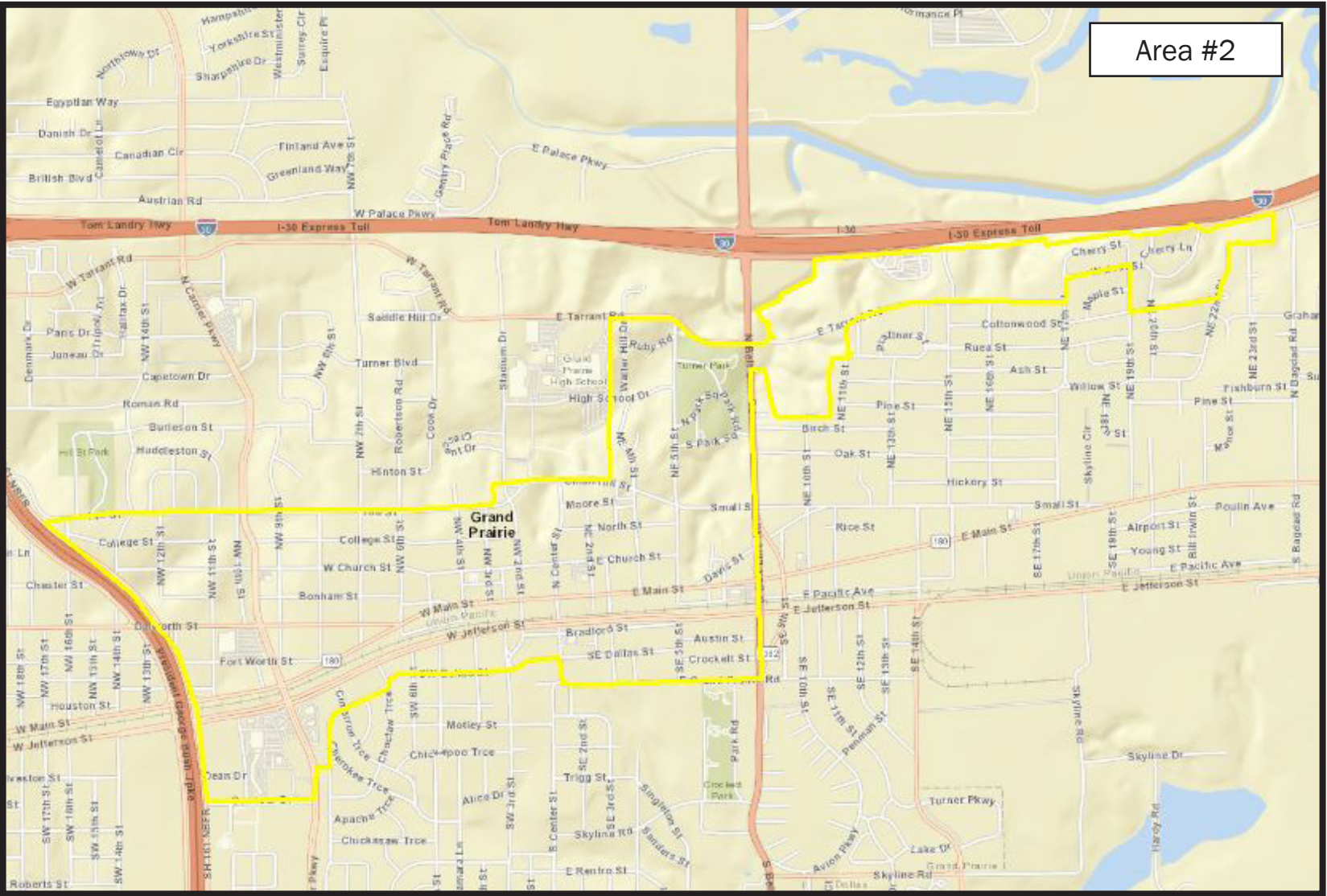
North along the eastern boundary of Property ID 65037678510030000 to the point it meets the southern ROW boundary of High School Drive, thence

North to the northern ROW boundary of High School Drive to the point it meets the southeast corner of Property ID 28073750010010000, thence

North along the eastern boundary of Property ID 28073750010010000 to the point it meets the southern ROW boundary of E Tarrant Road, thence

East along the southern ROW boundary of E Tarrant Road, past S Belt Line Road, thence

North to the northern ROW boundary of E Tarrant Road to the point it meets the southwest corner of Property ID 65154825510110000, thence



TIRZ Boundary

Area #2 (Continued)	
North along the western boundary of Property ID 65154825510110000, thence	South along the eastern boundary of Property ID 65154825510160000, thence
East along the northern boundary of Property ID 65154825510110000 to the point it meets the northwest corner of Property ID 65154825510110100, thence	West along the southern boundary of Property ID 65154825510160000, thence
Northeast along the northern boundary of Property ID 65154825510110100 to the point it meets the southern ROW boundary of Interstate 30, thence	North along the western boundary of Property ID 65154825510160000 to the point it meets the northeast corner of Property ID 65154825510130000, thence
East along the southern ROW boundary of Interstate 30 to the point it meets the northeast corner of Property ID 65050616010270400, thence	West along the northern boundary of Property ID 65154825510130000 to the point it meets the eastern ROW boundary of S Belt Line Road, thence
South along the eastern boundary of Property ID 65050616010270400, thence	South along the eastern ROW boundary of S Belt Line Road to the point it meets the southern ROW boundary of E Grand Prairie Road, thence
West along the southern boundary of Property ID 65050616010270400 to the point it meets the southeast corner of Property ID 28236500210200000, thence	West along the southern ROW boundary of E Grand Prairie Road to the point it meets the western ROW boundary of S Center Street, thence
West along the southern boundary of Property ID 28236500210200000 to the point it meets the ROW boundary of NE 22nd Street, thence	North along the western boundary of S Center Street to the point it meets the southern ROW boundary of SW Dallas Street, thence
South along the eastern ROW boundary of NE 22nd Street to the point it meets the southern ROW boundary of Cottonwood Street, thence	West along the southern ROW boundary of SW Dallas Street to the point it becomes Shawnee Trce, thence
West along the southern ROW boundary of Cottonwood Street to the point it meets the western ROW boundary of NE 19th Street, thence	South along the eastern ROW boundary of Shawnee Trce to the point it meets the southern ROW boundary of Cherokee Trce, thence
North along the western boundary of NE 19th Street to the point it meets the southern ROW boundary of Walnut Street, thence	West along the southern ROW boundary of Cherokee Trce to the point it meets the eastern ROW boundary of S Carrier Parkway, thence
West along the southern ROW boundary of Walnut Street to the point it meets the eastern ROW boundary of NE 17th Street, thence	South along the eastern ROW boundary of S Carrier Parkway to the point it meets the southern ROW boundary of Conover Drive, thence
South along the eastern ROW boundary of NE 17th Street to the point it meets the southern ROW boundary of Walnut Street, thence	West along the southern ROW boundary of Conover Drive to the point it meets the eastern ROW boundary of State Highway 161, thence
West along the southern ROW boundary of Walnut Street to the point it becomes E Tarrant Road, thence	North along the eastern ROW boundary of State Highway 161 to the point it meets the southwest corner of Property ID 28052501520090000, thence
West along the southern ROW boundary of E Tarrant Road to the point it meets the northeast corner of Property ID 65154825510110300, thence	North to the southwest corner of Property ID 28052501510010000, thence
South along the eastern boundary of Property ID 65154825510110300 to the point it meets the northeast corner of Property ID 65154825510160000, thence	North along the western boundary of Property ID 28052501510010000 to the northwest corner of Property ID 28052501510010000, which is the point of beginning.

TIRZ Boundary

Area #3

Beginning at the northwest corner of Property ID 99101208110000000, thence

East along the northern boundary of Property ID 99101208110000000 to the point it meets the northwest corner of Property ID 99892850000076350, thence

East along the northern boundary of Property ID 99892850000076350 to the point it meets the northwest corner of Property ID 99091026670000000, thence

East along the northern boundary of Property ID 99091026670000000 to the point it meets the northwest corner of Property ID 65089149610070000, thence

East along the northern boundary of Property ID 65089149610070000 to the northwest corner of Property ID 65089149810050000, thence

South along the eastern boundary of Property ID 65089149810050000 to the point it meets the northern boundary of Property ID 65098929510010100, thence

South along the eastern boundary of Property ID 65098929510010100 to the northern ROW boundary E Main Street, thence

East along the northern ROW boundary of E Main Street to the point it meets the Grand Prairie City Limit, thence

South to the northern boundary of Property ID 65114250110140000, thence

South along the Grand Prairie City limit boundary through Property ID 65114250110140000, thence

Continuing south along the Grand Prairie City limit boundary through Property ID 65114250010070100, thence

Continuing south along the Grand Prairie City limit boundary through Property ID 65081676520030100, thence

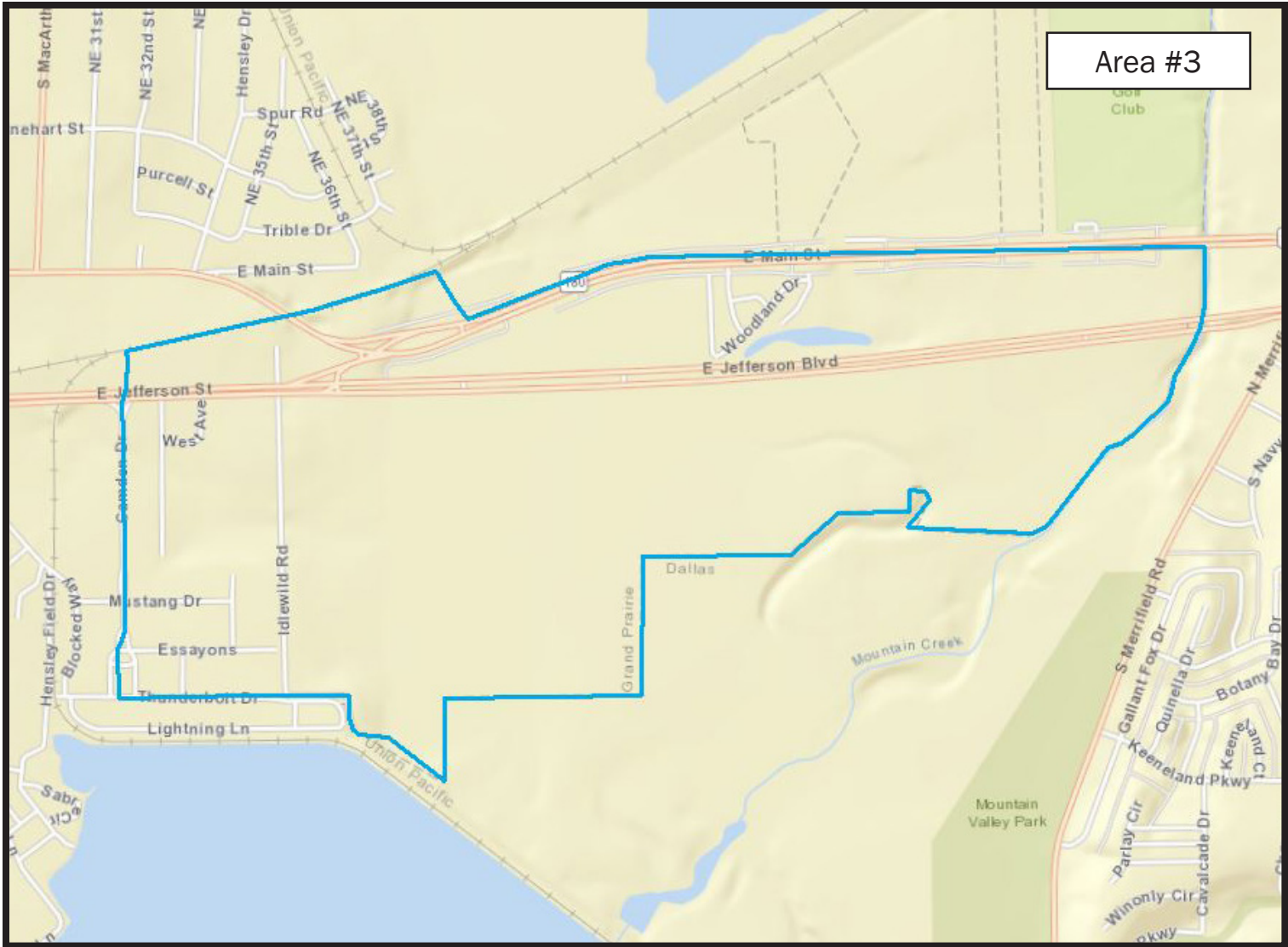
Continuing south along the Grand Prairie City limit boundary through Property ID 00000806551000000, thence

West along the southern Grand Prairie City limit boundary, continuing west along said boundary to the point it meets the southwest corner of Property ID 65089149510400000, thence

North along the western boundary of Property ID 65089149510400000, thence

Continuing north along the Grand Prairie City limit boundary through Property ID 65089149510400000, thence

Continuing north along the Grand Prairie City limit to the northwest corner of Property ID 99101208110000000, which is the point of beginning.



TIRZ Boundary

Area #4

Beginning at the northwest corner of Property ID 65067957010140000, thence

North to the northern ROW boundary of W Hunter Ferrell Road, to the point it meets the Grand Prairie city limit boundary, thence

East along the Grand Prairie city limit boundary to the point it meets MacArthur Boulevard, thence

South along the Grand Prairie city limit boundary to the point it meets the West Fork River, thence

East along the Grand Prairie city limit boundary, that follows the West Fork River, to the point it meets Mountain Creek, thence

South along the Grand Prairie city limit boundary, that follows Mountain Creek, to the point it meets the northern ROW boundary of Interstate 30, thence

West along the northern ROW boundary of Interstate 30 to the point it meets the southwest corner of Property ID 65084603510080300, thence

North along the western boundary of Property ID 65084603510080300, thence

Continuing north along the eastern boundary of Property ID 65084603510080000 to the point it meets the southeast corner of Property ID 65084603510080100, thence

West along the southern boundary of Property ID 65084603510080100, thence

North along the western boundary of Property ID 65084603510080100 to the point it meets the southern boundary of Property ID 65061722510070000, thence

West along the southern boundary of Property ID 65061722510070000 to the point it meets the southern boundary of Property ID 65061722510020000, thence

West along the southern boundary of Property ID 65061722510020000 to the point it meets the West Fork River, thence

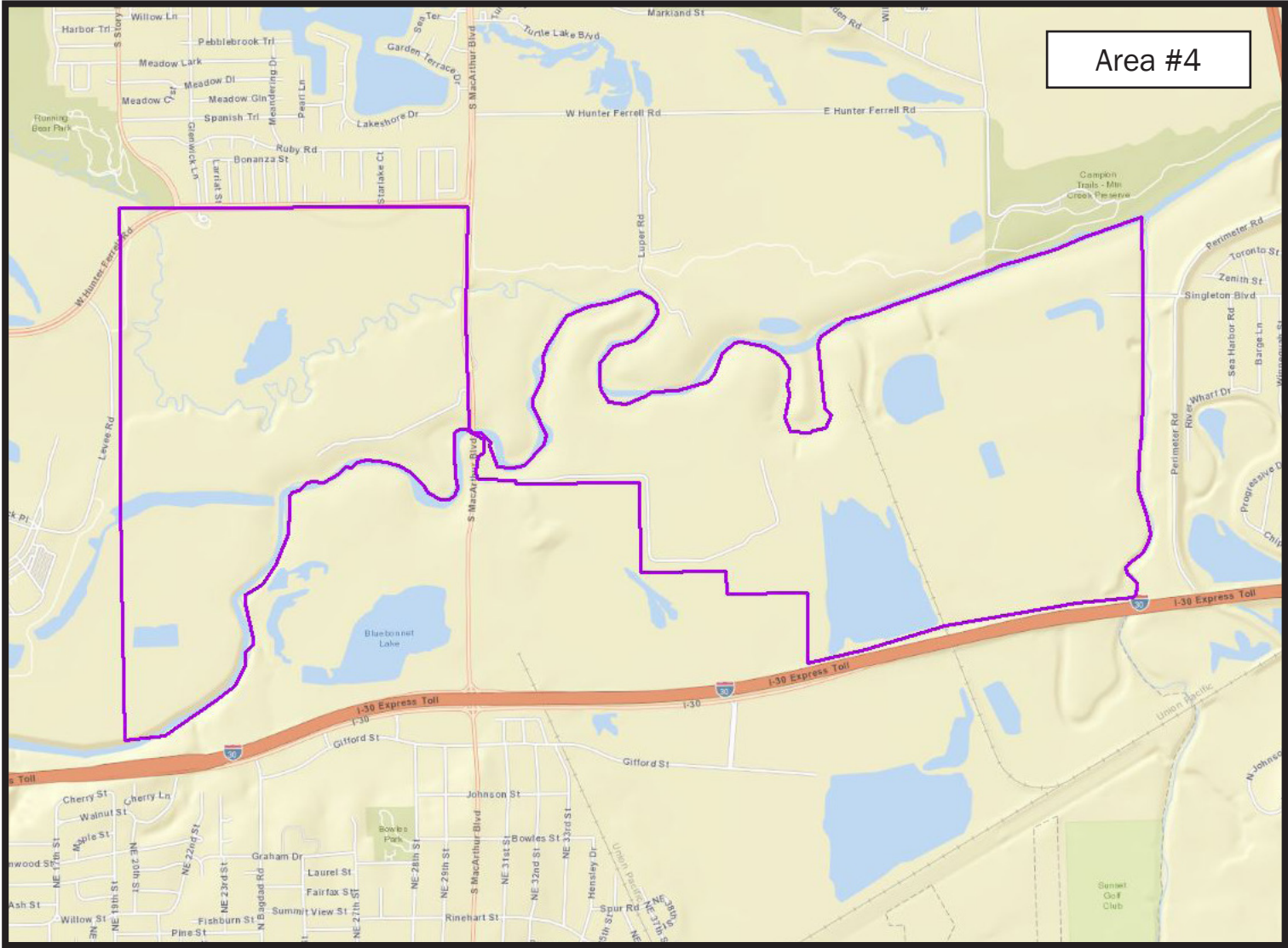
West following the West Fork River to the point it meets the southwest corner of Property ID 65050616010240000, thence

North along the western boundary of Property ID 65050616010240000 to the point it meets the southwest corner of Property ID 65050716510010100, thence

North along the western boundary of Property ID 65050716510010100 to the point it meets the southwest corner of Property ID 65067957010260000, thence

North along the western boundary of Property ID 65067957010260000 to the point it meets the southwest corner of Property ID 65067957010140000, thence

North along the western boundary of Property ID 65067957010140000 to northwest corner of Property ID 65067957010140000, which is the point of beginning.



TIRZ Boundary

Area #5

Beginning at the northwest corner of Property ID 65170347010040000, thence

East along the northern boundary of Property ID 65170347010040000 to the point it meets the western ROW boundary of Roy Orr Boulevard, thence

East across Roy Orr Boulevard to the northwest corner of Property ID 65170347010010000, thence

East along the northern boundary of Property ID 65170347010010000 to the point it meets the western ROW boundary of W Oakland Boulevard, thence

East to the eastern ROW boundary of W Oakland Boulevard, thence

South along the eastern ROW boundary of W Oakland Boulevard, thence

East along the northern ROW boundary of W Oakland Boulevard to the point it meets the western ROW boundary of Hardrock Road, thence

South along the western ROW boundary of Hardrock Road to the point it meets the northern boundary of Property ID 65012183510010000, thence

South along the eastern boundary of Property ID 65012183510010000, thence

South to the southeastern corner of Property ID 65012183510150400, thence

West along the southern boundary of Property ID 65012183510150400 to the point it meets Property ID 65012183510150100, thence

West along the southern boundary of Property ID 65012183510150100 to the point it meets the eastern ROW boundary of N Carrier Parkway, thence

West to the western ROW boundary of N Carrier Parkway to the point it meets the southeast corner of Property ID 65012183510360000, thence

West along the southern boundary of Property ID 65012183510360000 to the point it meets the southeast corner of Property ID 65012183510160400, thence

West along the southern boundary of Property ID 65012183510160400 to the point it meets the southeast corner of Property ID 65012183510160500, thence

West along the southern boundary of Property ID 65012183510160500 to the point it meets the southeast corner of Property ID 28246600010010000, thence

West along the southern boundary of Property ID 28246600010010000 to the point it meets the eastern ROW boundary of State Highway 161, thence

West to the western ROW boundary of State Highway 161, thence

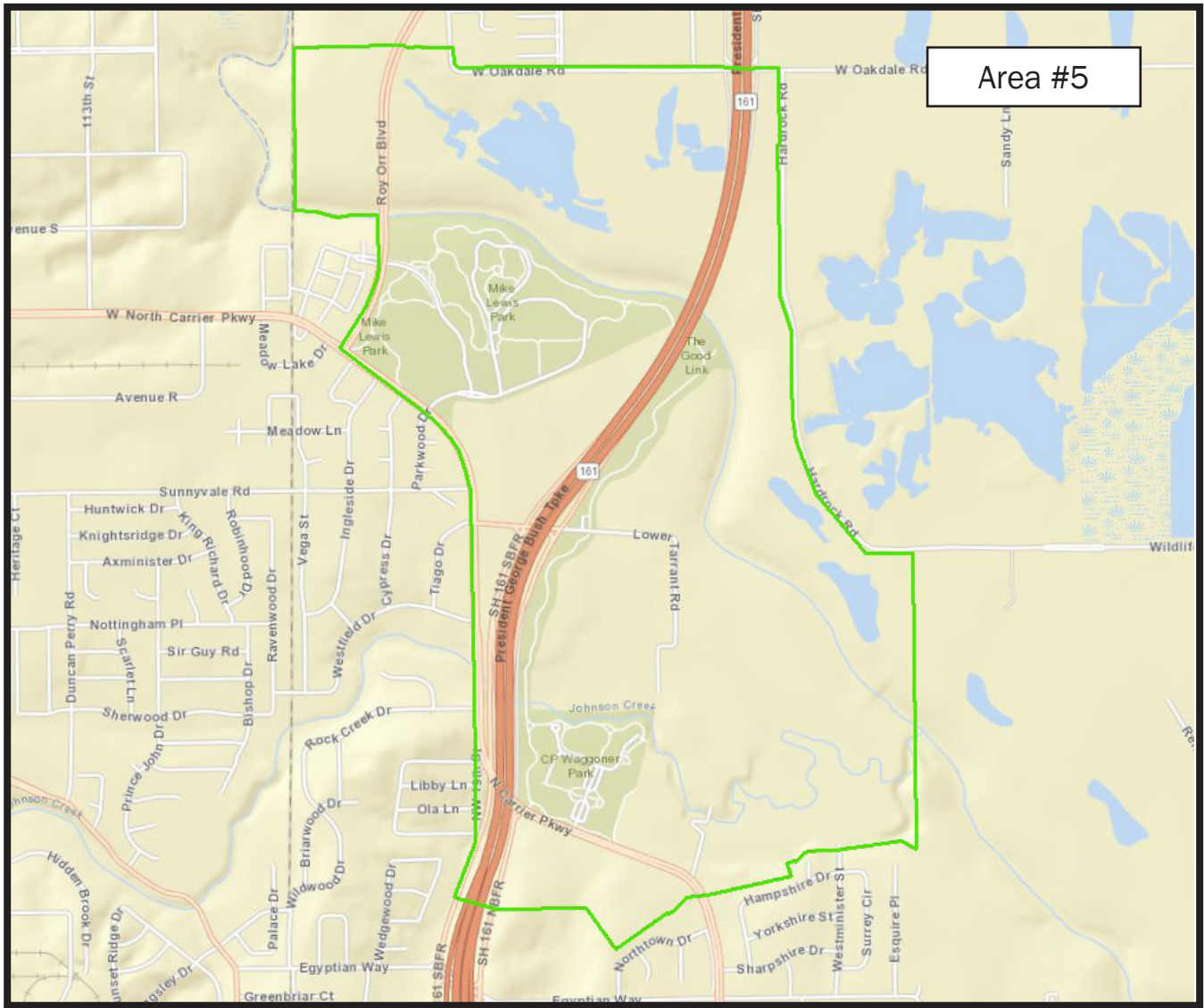
North along the western ROW boundary of State Highway 161 to the point it meets the western ROW boundary of N Carrier Parkway, thence

North along the western ROW boundary of N Carrier Parkway to the point it meets the western ROW boundary of Roy Orr Road, thence

North along the western ROW boundary of Roy Orr Road to the point it meets the southern boundary of Property ID 65170347010040000, thence

West along the southern boundary of Property ID 65170347010040000, thence

North along the western boundary of Property ID 65170347010040000, to the northwest corner of Property ID 65170347010040000, which is the point of beginning.



TIRZ Boundary

Area #6

Beginning at the southwest corner of Property ID 04972597, thence

North along the western boundary of Property ID 04972597 where it meets the Grand Prairie City limit boundary, thence

North along the Grand Prairie City limit where it follows the West Fork Trinity River, thence

Continuing west along the Grand Prairie City limit where it follows the West Fork Trinity River, thence

Continuing south along the Grand Prairie City limit where it follows the West Fork Trinity River, thence

South to the point it meets the northern boundary of Property ID 40941736, thence

South along the eastern boundary of Property ID 40941736, thence

West along the southern boundary of Property ID 40941736 to the point it meets the northeast corner of Property ID 05989418, thence

South along the eastern boundary of Property ID 05989418 to the point it meets the northeast corner of Property ID 14202633, thence

West along the southern boundary of Property ID 14202633 to the point it meets the southern boundary of Property ID 05989418, thence

West along the southern boundary of Property ID 05989418, thence

North along the western boundary of Property ID 05989418, thence

East along the northern boundary of Property ID 05989418 to the point it meets the southern corner of Property ID 03828530, thence

North along the western boundary of Property ID 03828530 to the point it meets the southern boundary of Property ID 04639480, thence

North along the western boundary of Property ID 04639480 to the point it meets the southern boundary of Property ID 03805867, thence

North along the western boundary of Property ID 03805867 to the point it meets the southern boundary of Property ID 07576730, thence

West along the southern boundary of Property ID 07576730 to the point it meets the southern boundary of Property ID 05689619, thence

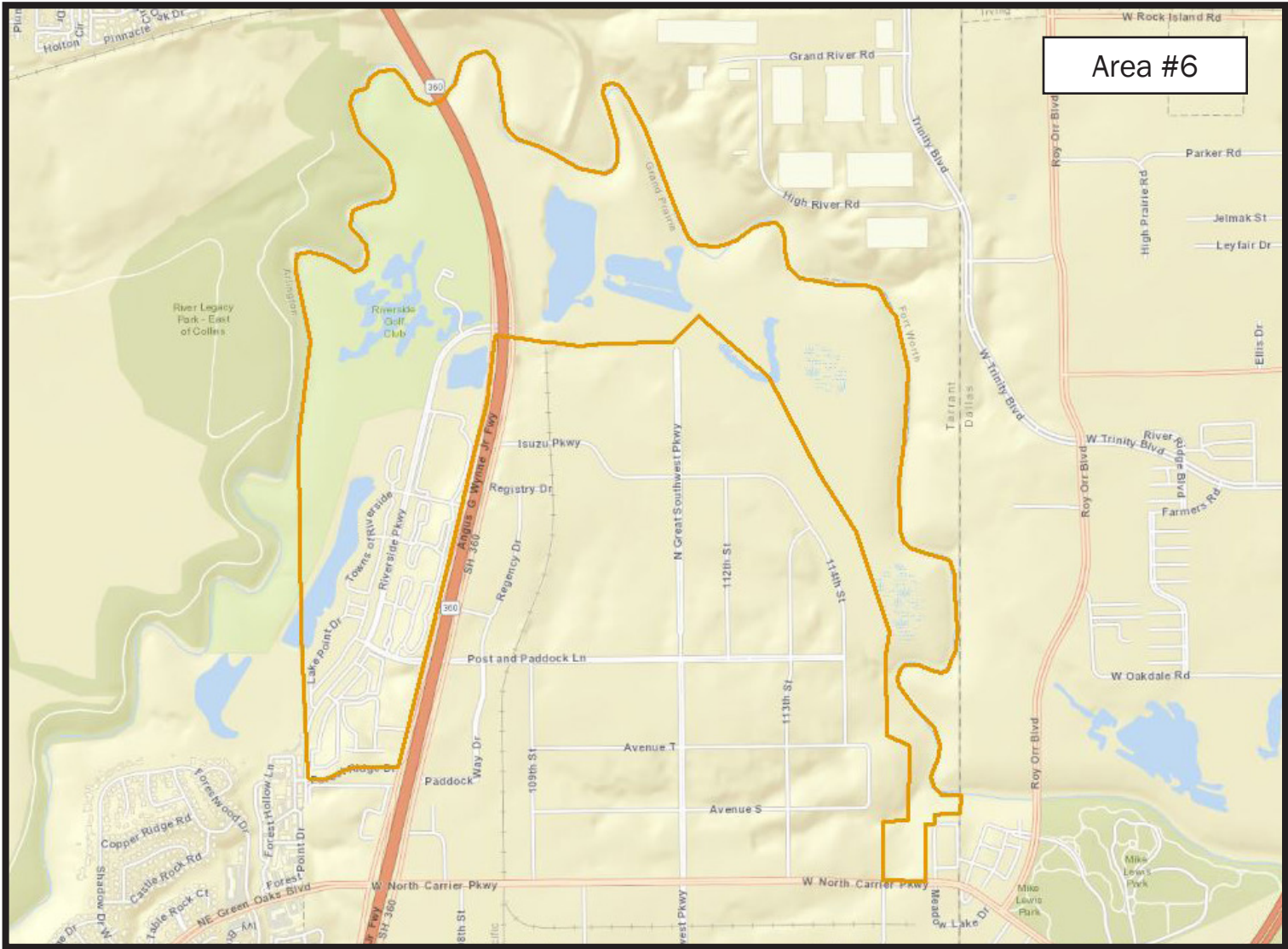
West along the southern boundary of Property ID 05689619 to the southeast boundary of Property ID 06254888, thence

West along the southern boundary of Property ID 06254888 to the eastern ROW boundary of State Highway 360, thence

West to the western ROW boundary of State Highway 360 to the point it meets Property ID 05755662, thence

West along the southern boundary of Property ID 05755662 to the point it meets the eastern boundary of Property ID 04972597, thence

South along the eastern boundary of Property ID 04972597 to the southwest corner of Property ID 04972597, which is the point of beginning.



TIRZ Boundary

Area #7

Beginning at the northwest corner of Property ID 28184580010030000 at the point it meets the southern ROW boundary of W Pioneer Parkway, thence

East along the southern ROW boundary of W Pioneer Parkway to the point it meets the western boundary of Southgate Drive, thence

South and then east along the western and southern ROW boundary of Southgate Drive to the point it meets the western ROW boundary of Robinson Road, thence

South along the western ROW boundary of Robinson Road to the point it meets the southern ROW boundary of Arkansas Lane, thence

West along the southern ROW boundary of Arkansas Lane to the point it meets the northeast corner of Property ID 282604500A0030000, thence

South along the eastern boundary of Property ID 282604500A0030000 to the point it meets the northeast corner of Property ID 282604500A0060000, thence

South along the eastern boundary of Property ID 282604500A0060000 to the point it meets the northeast corner of Property ID 28021560010010000, thence

South along the eastern boundary of Property ID 28021560010010000 to the point it meets the western ROW boundary of Fieldcrest Drive, thence

East to the eastern ROW boundary of Fieldcrest Drive, thence

South along the eastern ROW boundary of Fieldcrest Drive to the point it meets the northwest corner of Property ID 280145400G0390000, thence

West along the northern boundary of Property ID 280145400G0390000, thence

South along the eastern boundary of Property ID 280145400G0390000 to the point it meets the northern ROW boundary of W Warrior Trail, thence

South to the southern ROW boundary of W Warrior Trail to the point it meets the northwest corner of Property ID 28144600030010000, thence

West to the southeast corner of Property ID 65029532010041200, thence

West along the southern boundary of Property ID 65029532010041200 to the point it meets the southeast corner of Property ID 28021560010000000, thence

West along the southern boundary of Property ID 28021560010000000 to the point it meets the northeast corner of Property ID 65005944510020400, thence

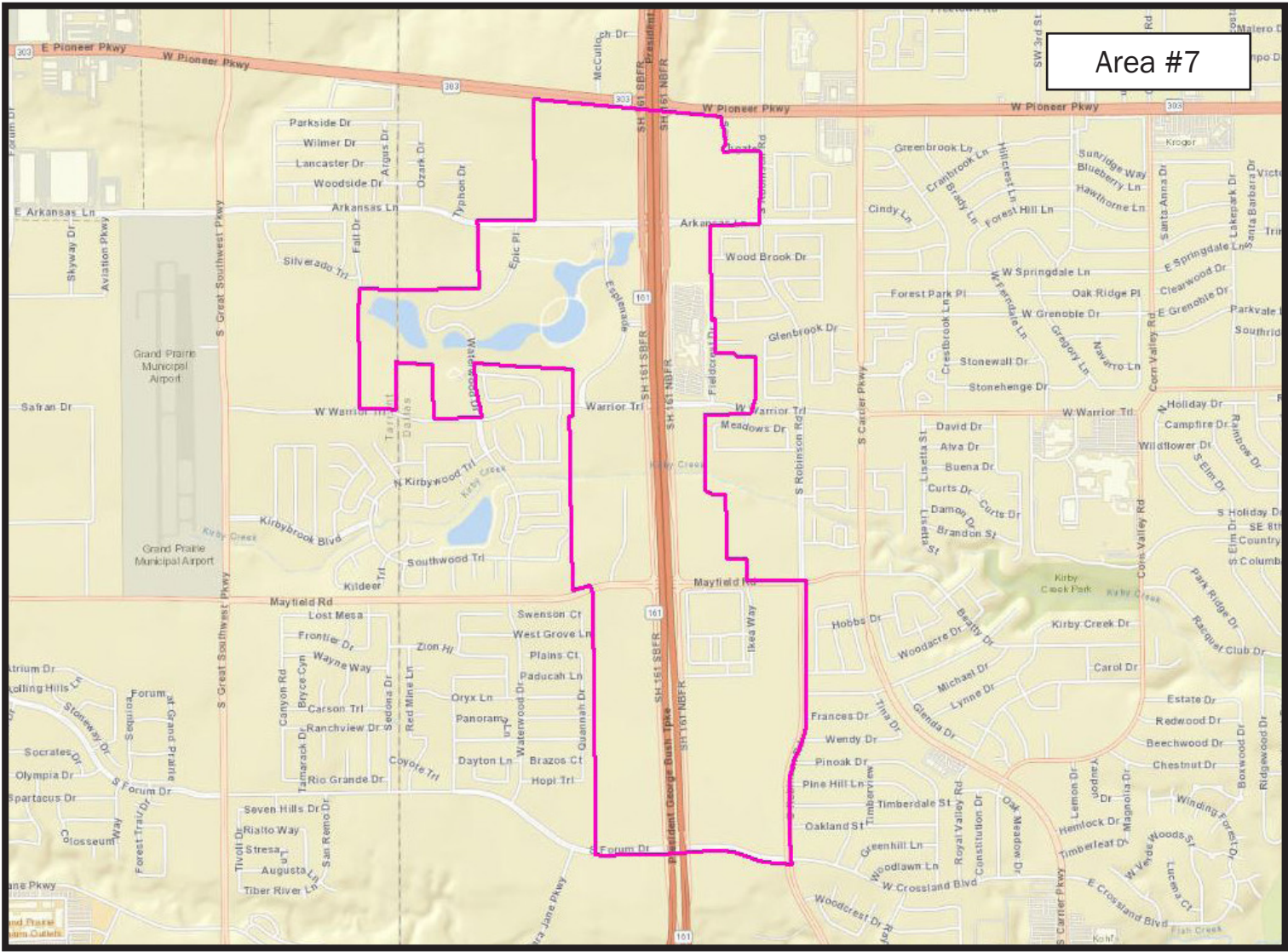
South along the eastern boundary of Property ID 65005944510020400 to the point it meets the northeast corner of Property ID 65005944510020700, thence

South along the eastern boundary of Property ID 65005944510020700 to the point it meets the northeast corner of Property ID 65005944510020500, thence

South along the eastern boundary of Property ID 65005944510020500 to the point it meets the northwest corner of Property ID 28006600010020000, thence

West and then south along the boundary of Property ID 28006600010020000 to the point it meets the northern ROW boundary of Mayfield Road, thence

East along the northern ROW boundary of Mayfield Road to the point it meets the eastern ROW boundary of S Robinson Road, thence



TIRZ Boundary

Area #7 (Continued)

South along the eastern ROW boundary of S Robinson Road to the point it meets the southern ROW boundary of Forum Drive, thence

West along the southern ROW boundary of Forum Drive to the point it meets the northwest corner of Property ID 65039511010020100, thence

North to the northern ROW boundary of Forum Drive to the point it meets the southwest corner of Property ID 65039511010010100, thence

North along the western boundary of Property ID 65039511010010100 to the point it meets the southwest corner of Property ID 65119312510070000, thence

North along the western boundary of Property ID 65119312510070000 to the point it meets the southwest corner of Property ID 65119312510030000, thence

North along the western boundary of Property ID 65119312510030000 to the point it meets the southern ROW boundary of Mayfield Road, thence

North to the northern ROW boundary of Mayfield Road to the point it meets the southern boundary of Property ID 65005944510020100, thence

West to the southwest corner of Property ID 65005944510020100, thence

North along the western boundary of Property ID 65005944510020100 to the point it meets the southwest corner of Property ID 65005944510020600, thence

North along the western boundary of Property ID 65005944510020600 to the point it meets the southwest corner of Property ID 65005944510020800, thence

North along the western boundary of Property ID 65005944510020800 to the point it meets the southwest corner of Property ID 65005944510020000, thence

North along the western boundary of Property ID 65005944510020000 to the point it meets the southwest corner of Property ID 28023750050010000, thence

North along the western boundary of Property ID 28023750050010000 to the point it meets the southern ROW boundary of W Warrior Trail, thence

North to the northern ROW boundary of Warrior Trail to the point it meets Property ID 28023750020030000, thence

North along the western boundary of Property ID 28023750020030000 to the point it meets Property ID 28023750020040000, thence

West along the southern boundary of Property ID 28023750020040000 to the point it meets the eastern ROW boundary of Waterwood Drive, thence

South along the eastern ROW boundary of Waterwood Drive to the point it meets the northern ROW boundary of W Warrior Trail, thence

West along the northern ROW boundary of W Warrior Trail to the point it meets the southeast corner of Property ID 28023750010040000, thence

North along the eastern boundary, west along the northern boundary, and then south along the western boundary of Property ID 28023750010040000 to the point it meets the norther ROW boundary of W Warrior Trail, thence

West along the norther ROW boundary of W Warrior Trail to the point it meets the southwest corner of Property ID 41463307, thence

North along the western boundary of Property ID 41463307, thence

East along the northern boundary of Property ID 41463307 to the point it meets the northwest corner of Property ID 28023750010020000, thence

East along the norther boundary of Property ID 28023750010020000 to the point it meets the southwest corner of Property ID 28023750010010000, thence

North along the western boundary of Property ID 28023750010010000 to the point it meets the southern ROW boundary of Arkansas Lane, thence

North to the northern ROW boundary of Arkansas Lane to the point it meets the southern boundary of Property ID 28184580010010000, thence

East along the northern ROW boundary of Arkansas Lane to the point it meets the southwest corner of Property ID 28184580010030000, thence

North along the western boundary of Property ID 28184580010030000 to the northwest corner of Property ID 28184580010030000 at the point it meets the southern ROW boundary of W Pioneer Parkway, which is the point of beginning.

TIRZ Boundary

Area #8

Beginning at the northwest corner of Property ID 65146023510120000, thence

East along the northern boundary of Property ID 65146023510120000 to the point it meets the northwest corner of Property ID 65146023510110000, thence

East along the northern boundary of Property ID 65146023510110000, thence

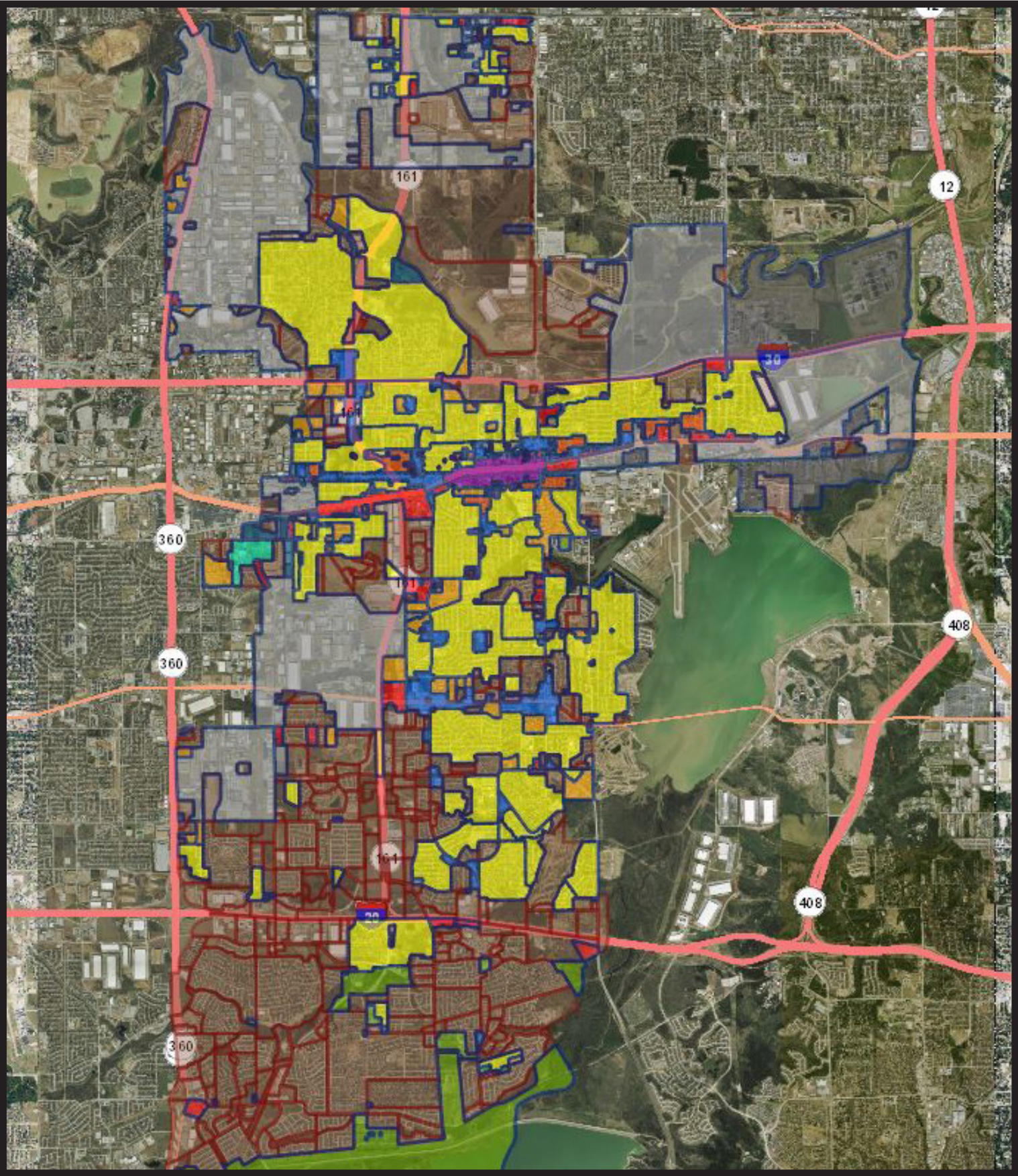
South along the eastern boundary of Property ID 65146023510110000, thence

West along the southern boundary of Property ID 65146023510110000 to the point it meets the southeast corner of Property ID 65146023510120000, thence

West along the southern boundary of Property ID 65146023510120000, thence

North along the western boundary of Property ID 65146023510120000 to the northwest corner of Property ID 65146023510120000, which is the point of beginning.





Land Use

The TIRZ contains both commercial and residential improvements as well as some vacant land.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within the TIRZ is currently zoned for a wide variety of uses as can be seen in the shading on the map to the left. The current zoning includes Industrial (gray), Single Family (yellow), Agricultural (green), Multifamily (orange), Retail and Office (blue), as well as areas designated for Planned Development.

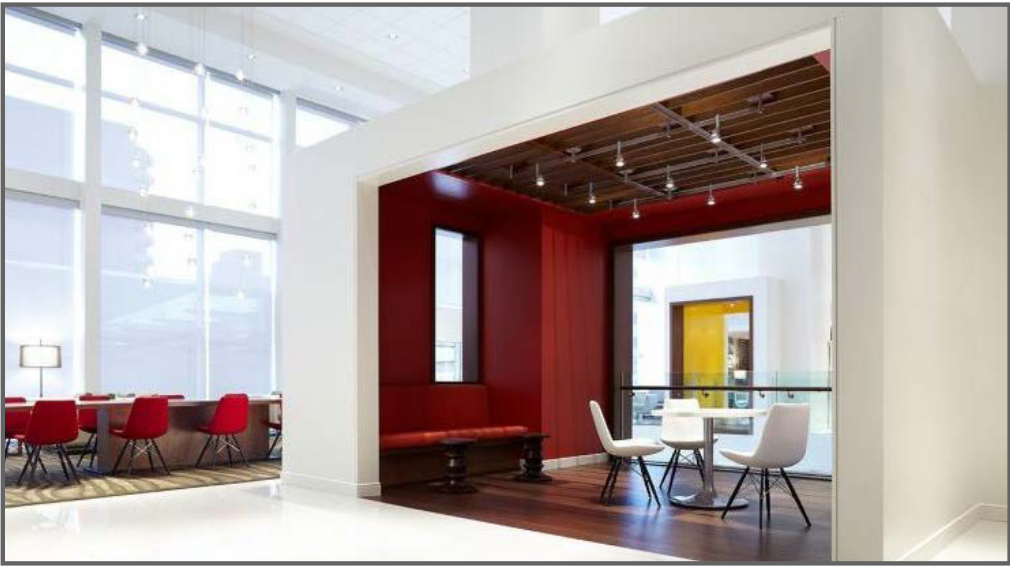
It is not anticipated that there will be any changes to the master plan, building codes or other municipal ordinances or subdivision rules and regulations of the City at this time.

Taxable Value Information

There are currently 2,342 parcels within Tax Increment Reinvestment Zone #1. The estimated base 2018 taxable value is \$1,152,200,878.

Proposed Development

TIRZ #1 is expected to facilitate the construction of a wide variety of development uses, including multifamily, industrial, hotel, retail, and office.



Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

TIRZ #1

Proposed Project Costs		
Water Facilities and Improvements	\$ 42,996,335	15.0%
Sanitary Sewer Facilities and Improvements	\$ 42,996,335	15.0%
Storm Water Facilities and Improvements	\$ 42,996,335	15.0%
Transit/Parking Improvements	\$ 21,498,167	7.5%
Street and Intersection Improvements	\$ 42,996,335	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 28,664,223	10.0%
Economic Develompent Grants	\$ 57,328,446	20.0%
Administrative Costs	\$ 7,166,056	2.5%
	\$ 286,642,231	100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The anticipated development within TIRZ #1 is a expected to be a combination of commercial uses including retail, office, industrial, and hotel, as well as residential. The development is projected to be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table to the right provides an overview of the potential development that is expected to occur during the life of the TIRZ along with estimated dates of when the incremental revenue would flow into the TIRZ fund.

Assumptions

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE #1							
Hotel	2020		200	\$ 110,000	\$ 22,000,000		
Restaurant	2020	6,000		\$ 200	\$ 1,200,000	325	\$1,950,000
Conference Space	2020	12,000		\$	-		
Industrial	2020	500,000		\$ 70	\$ 35,000,000		
Hotel	2020		130	\$ 110,000	\$ 14,300,000		
Multifamily	2021		320	\$ 130,000	\$ 41,600,000		
Retail	2021	135,000		\$ 180	\$ 24,300,000	250	\$33,750,000
Retail	2022	6,000		\$ 180	\$ 1,080,000	250	\$1,500,000
Hotel	2022		200	\$ 110,000	\$ 22,000,000		
Multifamily	2022		300	\$ 130,000	\$ 39,000,000		
Multifamily	2022		280	\$ 130,000	\$ 36,400,000		
Retail	2024	29,000		\$ 180	\$ 5,220,000	250	\$7,250,000
Office	2024	240,000		\$ 140	\$ 33,600,000		
Multifamily	2024		600	\$ 130,000	\$ 78,000,000		
Multifamily	2026		300	\$ 130,000	\$ 39,000,000		
Office	2028	240,000		\$ 140	\$ 33,600,000		
Office	2028	180,000		\$ 140	\$ 25,200,000		
Office	2028	240,000		\$ 140	\$ 33,600,000		
Office	2028	240,000		\$ 140	\$ 33,600,000		
Multifamily	2028		300	\$ 130,000	\$ 39,000,000		
Office	2030	300,000		\$ 140	\$ 42,000,000		
Retail	2030	140,000		\$ 180	\$ 25,200,000	250	\$35,000,000
Office	2032	180,000		\$ 140	\$ 25,200,000		
Office	2032	240,000		\$ 140	\$ 33,600,000		
Office	2034	210,000		\$ 140	\$ 29,400,000		
Office	2034	240,000		\$ 140	\$ 33,600,000		
Office	2034	240,000		\$ 140	\$ 33,600,000		
		3,378,000	2,630	\$ 780,300,000		\$79,450,000	
AREA DEVELOPMENT ZONE #2							
Restaurant	2019	6,000		\$ 200	\$ 1,200,000	325	\$1,950,000
Park Improvements	2021						
Multifamily	2022		225	\$ 130,000	\$ 29,250,000		
Restaurant	2022	10,000		\$ 200	\$ 2,000,000	325	\$3,250,000
Retail	2022	6,000		\$ 180	\$ 1,080,000	250	\$1,500,000
Office	2022	15,000		\$ 140	\$ 2,100,000		
Multifamily	2022		320	\$ 130,000	\$ 41,600,000		
Multifamily	2024		280	\$ 130,000	\$ 36,400,000		
Multifamily	2026		250	\$ 130,000	\$ 32,500,000		
Multifamily	2028		280	\$ 130,000	\$ 36,400,000		
Multifamily	2030		320	\$ 130,000	\$ 41,600,000		
		37,000	1,675	\$ 224,130,000		\$6,700,000	
AREA DEVELOPMENT ZONE #3							
Industrial	2030	500,000		\$ 70	\$ 35,000,000		
AREA DEVELOPMENT ZONE#4							
Industrial	2026	900,000		\$ 70	\$ 63,000,000		
Industrial	2030	500,000		\$ 70	\$ 35,000,000		
		1,400,000		\$ 98,000,000			
AREA DEVELOPMENT ZONE#5							
Industrial	2022	2,000,000		\$ 70	\$ 140,000,000		
Multifamily	2026		250	\$ 130,000	\$ 32,500,000		
Multifamily	2028		250	\$ 130,000	\$ 32,500,000		
		2,000,000	500	\$ 205,000,000			
AREA DEVELOPMENT ZONE #6							
Hotel	2021		250	\$ 110,000	\$ 27,500,000		
Multifamily	2021		300	\$ 130,000	\$ 39,000,000		
Convention Space	2021	19,000					
Multifamily	2023		300	\$ 130,000	\$ 39,000,000		
		19,000	850	\$ 105,500,000			
AREA DEVELOPMENT ZONE #7							
Retail	2019	500,000		\$ 180	\$ 90,000,000	\$250.00	\$125,000,000
Multifamily	2020		300	\$ 130,000	\$ 39,000,000		
Hotel	2020		110	\$ 110,000	\$ 12,100,000		
Restaurant	2021	75,000		\$ 200	\$ 15,000,000	\$325.00	\$24,375,000
Hotel	2021		125	\$ 110,000	\$ 13,750,000		
Restaurant	2021	50,000		\$ 200	\$ 10,000,000	\$325.00	\$16,250,000
Hotel	2023		125	\$ 110,000	\$ 13,750,000		
		625,000	660	\$ 193,600,000		\$165,625,000	
AREA DEVELOPMENT ZONE #8							
Restaurant	2023	50,000		\$ 200	\$ 10,000,000	\$325.00	\$16,250,000
Retail	2025	100,000		\$ 180	\$ 18,000,000	\$250.00	\$25,000,000
		150,000		\$ 28,000,000		\$41,250,000	
Total		8,109,000	6,315	\$1,669,530,000		\$293,025,000	

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Grand Prairie will contribute 100% of its real property increment. It is also anticipated that Tarrant County will contribute 50% of its real property increment. Participation negotiations with other taxing entities is anticipated.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
2.91173600			0.66999800

Personal Property Tax		Participation	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
2.91173600			0.00000000

Real Property Tax		Participation	
Tarrant County	0.24400000	50%	0.1220000

*Participation negotiations anticipated

Financial Feasibility Analysis

ADZ#1 : INPUT & OUTPUT

► INPUT

INFLATION RATE		2.00%	
DISCOUNT RATE		6.00%	
REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980
PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000
Sales Tax Rate	0.0200000	0.00%	0.0000000

AREA DEVELOPMENT ZONE #1		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
	Hotel	2020	200	\$ 110,000.00	\$ 22,000,000	\$ -	\$ -	\$ -	\$ -
	Restaurant	2020	6,000	\$ 200.00	\$ 1,200,000	\$ 15.00	\$ 90,000	\$ 325.00	\$ 1,950,000
	Conference Space	2020	12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Industrial	2020	500,000	\$ 70.00	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
	Hotel	2020	130	\$ 110,000.00	\$ 14,300,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2021	320	\$ 130,000.00	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
	Retail	2021	135,000	\$ 180.00	\$ 24,300,000	\$ 5.00	\$ 675,000	\$ 250.00	\$ 33,750,000
	Retail	2022	6,000	\$ 180.00	\$ 1,080,000	\$ 5.00	\$ 30,000	\$ 250.00	\$ 1,500,000
	Hotel	2022	200	\$ 110,000.00	\$ 22,000,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2022	300	\$ 130,000.00	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2022	280	\$ 130,000.00	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
	Retail	2024	29,000	\$ 180.00	\$ 5,220,000	\$ 5.00	\$ 145,000	\$ 250.00	\$ 7,250,000
	Office	2024	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
	Multifamily	2024	600	\$ 130,000.00	\$ 78,000,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2026	300	\$ 130,000.00	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
	Office	2028	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
	Office	2028	180,000	\$ 140.00	\$ 25,200,000	\$ 5.00	\$ 900,000	\$ -	\$ -
	Office	2028	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
	Office	2028	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
	Multifamily	2028	300	\$ 130,000.00	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
	Office	2030	300,000	\$ 140.00	\$ 42,000,000	\$ 5.00	\$ 1,500,000	\$ -	\$ -
	Retail	2030	140,000	\$ 180.00	\$ 25,200,000	\$ 5.00	\$ 700,000	\$ 250.00	\$ 35,000,000
	Office	2032	180,000	\$ 140.00	\$ 25,200,000	\$ 5.00	\$ 900,000	\$ -	\$ -
	Office	2032	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
	Office	2034	210,000	\$ 140.00	\$ 29,400,000	\$ 5.00	\$ 1,050,000	\$ -	\$ -
	Office	2034	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
	Office	2034	240,000	\$ 140.00	\$ 33,600,000	\$ 5.00	\$ 1,200,000	\$ -	\$ -
TOTAL					780,300,000		14,390,000		79,450,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	28.7%	\$ 97,526,027	= \$ 71,463,226	+ \$ 1,001,446	+ \$ 25,061,355
Dallas County	7.7%	\$ 26,292,857	= \$ 25,929,496	+ \$ 363,362	+ \$ -
Parkland	8.9%	\$ 30,218,940	= \$ 29,801,321	+ \$ 417,619	+ \$ -
DCCD	4.0%	\$ 13,437,153	= \$ 13,251,455	+ \$ 185,699	+ \$ -
Grand Prairie ISD	50.7%	\$ 172,509,697	= \$ 170,125,651	+ \$ 2,384,047	+ \$ -
	100.0%	\$ 339,984,675	\$ 310,571,148	\$ 4,352,172	\$ 25,061,355
		100.0%	97.3%	1.3%	7.4%
TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 71,463,226	= \$ 71,463,226	+ \$ -	+ \$ -
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 71,463,226	\$ 71,463,226	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%
NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	9.7%	\$ 26,062,801	= \$ -	+ \$ 1,001,446	+ \$ 25,061,355
Dallas County	9.8%	\$ 26,292,857	= \$ 25,929,496	+ \$ 363,362	+ \$ -
Parkland	11.3%	\$ 30,218,940	= \$ 29,801,321	+ \$ 417,619	+ \$ -
DCCD	5.0%	\$ 13,437,153	= \$ 13,251,455	+ \$ 185,699	+ \$ -
Grand Prairie ISD	64.2%	\$ 172,509,697	= \$ 170,125,651	+ \$ 2,384,047	+ \$ -
	100.0%	\$ 268,521,449	\$ 239,107,922	\$ 4,352,172	\$ 25,061,355
		100.0%	89.0%	1.6%	9.3%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
TOTAL TAX REVENUE																											
REAL PROPERTY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	36,250,000	87,325,000	171,165,000	212,260,000	295,290,000	324,495,000	373,200,000	382,950,000	475,200,000	516,450,000	591,300,000	608,100,000	654,300,000	669,000,000	732,000,000	756,150,000	756,150,000	756,150,000	756,150,000	756,150,000	756,150,000		
	PV																									GROSS	
	City of Grand Prairie	29,842,097	-	-	-	242,874	585,076	1,146,802	1,422,138	1,978,437	2,174,110	2,500,433	2,565,757	3,183,830	3,460,205	3,961,698	4,074,258	4,383,797	4,482,287	4,904,385	5,066,190	5,066,190	5,066,190	5,066,190	5,066,190	5,066,190	71,463,226
	Dallas County	10,827,814	-	-	-	88,124	212,287	416,102	516,004	717,850	788,847	907,249	930,951	1,155,211	1,255,490	1,437,450	1,478,291	1,590,603	1,626,339	1,779,492	1,838,201	1,838,201	1,838,201	1,838,201	1,838,201	1,838,201	25,929,496
	Parkland	12,444,637	-	-	-	101,283	243,986	478,235	593,054	825,040	906,639	1,042,721	1,069,962	1,327,709	1,442,961	1,652,092	1,699,031	1,828,114	1,869,186	2,045,208	2,112,683	2,112,683	2,112,683	2,112,683	2,112,683	2,112,683	29,801,321
DCCD	5,533,632	-	-	-	45,036	108,491	212,652	263,708	366,862	403,146	463,656	475,769	590,379	641,627	734,619	755,491	812,889	831,152	909,422	939,426	939,426	939,426	939,426	939,426	939,426	13,251,455	
Grand Prairie ISD	71,042,218	-	-	-	578,188	1,392,834	2,730,082	3,385,547	4,709,876	5,175,695	5,952,540	6,108,053	7,579,440	8,237,378	9,431,235	9,699,195	10,436,085	10,670,550	11,675,400	12,060,593	12,060,593	12,060,593	12,060,593	12,060,593	12,060,593	170,125,651	
Total	129,690,398	-	-	-	1,055,504	2,542,673	4,983,873	6,180,451	8,598,065	9,448,438	10,866,599	11,150,493	13,836,569	15,037,661	17,217,095	17,706,267	19,051,489	19,479,514	21,313,908	22,017,092	22,017,092	22,017,092	22,017,092	22,017,092	22,017,092	310,571,148	
PERSONAL PROPERTY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	45,000	405,000	611,250	787,500	1,467,500	1,803,750	2,140,000	2,140,000	4,390,000	5,515,000	7,740,000	8,290,000	9,890,000	10,415,000	12,665,000	13,527,500	13,527,500	13,527,500	13,527,500	13,527,500	13,527,500	13,527,500	
	PV																									GROSS	
	City of Grand Prairie	374,672	-	-	-	301	2,713	4,095	5,276	9,832	12,085	14,338	14,338	29,413	36,950	51,858	55,543	66,263	69,780	84,855	90,634	90,634	90,634	90,634	90,634	90,634	1,001,446
	Dallas County	135,945	-	-	-	109	985	1,486	1,914	3,567	4,385	5,202	5,202	10,672	13,407	18,816	20,153	24,043	25,319	30,789	32,885	32,885	32,885	32,885	32,885	32,885	32,885
	Parkland	156,244	-	-	-	126	1,132	1,708	2,200	4,100	5,040	5,979	5,979	12,266	15,409	21,626	23,162	27,633	29,100	35,386	37,796	37,796	37,796	37,796	37,796	37,796	417,619
DCCD	69,476	-	-	-	56	503	759	978	1,823	2,241	2,659	2,659	5,454	6,852	9,616	10,299	12,287	12,939	15,735	16,806	16,806	16,806	16,806	16,806	16,806	185,699	
Grand Prairie ISD	891,946	-	-	-	718	6,460	9,749	12,561	23,407	28,770	34,133	34,133	70,021	87,964	123,453	132,226	157,746	166,119	202,007	215,764	215,764	215,764	215,764	215,764	215,764	2,384,047	
Total	1,628,284	-	-	-	1,310	11,793	17,798	22,930	42,730	52,520	62,311	62,311	127,825	160,582	225,368	241,383	287,971	303,257	368,771	393,885	393,885	393,885	393,885	393,885	393,885	4,352,172	
SALES TAX	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	975,000	18,337,500	28,012,500	36,825,000	40,825,000	42,637,500	44,450,000	44,450,000	44,450,000	44,450,000	61,950,000	70,700,000	79,450,000	81,039,000	82,659,780	84,312,976	85,999,235	87,719,220	89,473,604	91,263,076	93,088,338		
Total	10,603,376	-	-	-	19,500	366,750	560,250	736,500	816,500	852,750	889,000	889,000	889,000	889,000	1,239,000	1,414,000	1,589,000	1,620,780	1,653,196	1,686,260	1,719,985	1,754,384	1,789,472	1,825,262	1,861,767	25,061,355	
SUMMARY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
	PV																								GROSS		
	City of Grand Prairie	40,820,144	-	-	-	262,676	954,539	1,711,147	2,163,914	2,804,769	3,038,945	3,403,770	3,469,095	4,102,243	4,386,155	5,252,556	5,543,801	6,039,060	6,172,847	6,642,436	6,843,083	6,876,809	6,911,208	6,946,296	6,982,085	7,018,591	97,526,027
	Dallas County	10,963,759	-	-	-	88,233	213,272	417,588	517,918	721,417	793,232	912,452	936,154	1,165,883	1,268,897	1,456,266	1,498,444	1,614,646	1,651,658	1,810,281	1,871,086	1,871,086	1,871,086	1,871,086	1,871,086	1,871,086	26,292,857
	Parkland	12,600,881	-	-	-	101,408	245,118	479,943	595,255	829,140	911,679	1,048,700	1,075,941	1,339,974	1,458,370	1,673,718	1,722,194	1,855,747	1,898,286	2,080,594	2,150,479	2,150,479	2,150,479	2,150,479	2,150,479	2,150,479	30,218,940
	DCCD	5,603,108	-	-	-	45,092	108,994	213,411	264,686	368,686	405,387	466,315	478,428	595,833	648,479	744,235	765,791	825,176	844,092	925,157	956,232	956,232	956,232	956,232	956,232	956,232	13,437,153
	Grand Prairie ISD	71,934,165	-	-	-	578,905	1,399,294	2,739,831	3,398,108	4,733,282	5,204,465	5,986,673	6,142,186	7,649,461	8,325,342	9,554,688	9,831,421	10,593,831	10,836,669	11,877,407	12,276,356	12,276,356	12,276,356	12,276,356	12,276,356	12,276,356	172,509,697
Total	141,922,057	-	-																								

ADZ#2: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #2		Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	Restaurant	2019	6,000	\$ 200	\$ 1,200,000	\$ 15.00	\$ 90,000	\$ 325.00	\$ 1,950,000
	Park Improvements	2021		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Multifamily	2022	225	\$ 130,000	\$ 29,250,000	\$ -	\$ -	\$ -	\$ -
	Restaurant	2022	10,000	\$ 200	\$ 2,000,000	\$ 15.00	\$ 150,000	\$ 325.00	\$ 3,250,000
	Retail	2022	6,000	\$ 180	\$ 1,080,000	\$ 5.00	\$ 30,000	\$ 250.00	\$ 1,500,000
	Office	2022	15,000	\$ 140	\$ 2,100,000	\$ 5.00	\$ 75,000	\$ -	\$ -
	Multifamily	2022	320	\$ 130,000	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2024	280	\$ 130,000	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2026	250	\$ 130,000	\$ 32,500,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2028	280	\$ 130,000	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2030	320	\$ 130,000	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
TOTAL					\$ 224,130,000		\$ 345,000		\$ 6,700,000

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	25.4%	\$ 25,678,679	=	\$ 22,470,736	+	\$ 54,193	+	\$ 3,153,750
Dallas County	8.1%	\$ 8,172,875	=	\$ 8,153,212	+	\$ 19,663	+	\$ -
Parkland	9.3%	\$ 9,393,260	=	\$ 9,370,660	+	\$ 22,599	+	\$ -
DCCD	4.1%	\$ 4,176,807	=	\$ 4,166,758	+	\$ 10,049	+	\$ -
Grand Prairie ISD	53.1%	\$ 53,622,939	=	\$ 53,493,927	+	\$ 129,012	+	\$ -
	100.0%	\$ 101,044,559		\$ 97,655,294		\$ 235,516		\$ 3,153,750
		100.0%		96.6%		0.2%		3.1%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	100.0%	\$ 22,470,736	=	\$ 22,470,736	+	\$ -	+	\$ -
Dallas County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Parkland	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 22,470,736		\$ 22,470,736		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	4.1%	\$ 3,207,943	=	\$ -	+	\$ 54,193	+	\$ 3,153,750
Dallas County	10.4%	\$ 8,172,875	=	\$ 8,153,212	+	\$ 19,663	+	\$ -
Parkland	12.0%	\$ 9,393,260	=	\$ 9,370,660	+	\$ 22,599	+	\$ -
DCCD	5.3%	\$ 4,176,807	=	\$ 4,166,758	+	\$ 10,049	+	\$ -
Grand Prairie ISD	68.2%	\$ 53,622,939	=	\$ 53,493,927	+	\$ 129,012	+	\$ -
	100.0%	\$ 78,573,823		\$ 75,184,558		\$ 235,516		\$ 3,153,750
		100.0%		95.7%		0.3%		4.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	0	0	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
TOTAL TAX REVENUE																											
REAL PROPERTY	% OCCUPIED Taxable Value	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
		0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
		-	600,000	900,000	1,200,000	39,215,000	58,222,500	95,430,000	104,530,000	129,880,000	138,005,000	164,330,000	173,430,000	182,530,000	186,180,600	189,904,212	193,702,296	197,576,342	201,527,869	205,558,426	209,669,595	213,862,987	218,140,247	222,503,051	226,953,113		
	PV																								GROSS		
	City of Grand Prairie	9,157,446	-	4,020	6,030	8,040	262,740	390,090	639,379	700,349	870,193	924,631	1,101,008	1,161,978	1,222,947	1,247,406	1,272,354	1,297,802	1,323,758	1,350,233	1,377,237	1,404,782	1,432,878	1,461,535	1,490,766	1,520,581	22,470,736
	Dallas County	3,322,660	-	1,459	2,188	2,917	95,332	141,539	231,990	254,112	315,738	335,490	399,486	421,608	443,730	452,605	461,657	470,890	480,308	489,914	499,713	509,707	519,901	530,299	540,905	551,723	8,153,212
	Parkland	3,818,803	-	1,676	2,515	3,353	109,567	162,674	266,631	292,057	362,885	385,586	459,138	484,563	509,989	520,189	530,592	541,204	552,028	563,069	574,330	585,817	597,533	609,484	621,674	634,107	9,370,660
	DCCD	1,698,069	-	745	1,118	1,491	48,720	72,334	118,560	129,866	161,360	171,455	204,160	215,466	226,772	231,307	235,933	240,652	245,465	250,374	255,382	260,489	265,699	271,013	276,433	281,962	4,166,758
	Grand Prairie ISD	21,800,255	-	9,570	14,355	19,140	625,479	928,649	1,522,109	1,667,254	2,071,586	2,201,180	2,621,064	2,766,209	2,911,354	2,969,581	3,028,972	3,089,552	3,151,343	3,214,370	3,278,657	3,344,230	3,411,115	3,479,337	3,548,924	3,619,902	53,493,927
Total	39,797,233	-	17,470	26,206	34,941	1,141,837	1,695,285	2,778,670	3,043,638	3,781,763	4,018,341	4,784,856	5,049,824	5,314,792	5,421,088	5,529,509	5,640,099	5,752,901	5,867,960	5,985,319	6,105,025	6,227,126	6,351,668	6,478,701	6,608,275	97,655,294	
PERSONAL PROPERTY	% OCCUPIED Taxable Value	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
		0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
		-	45,000	67,500	90,000	217,500	281,250	345,000	351,900	358,938	366,117	373,439	380,908	388,526	396,297	404,222	412,307	420,553	428,964	437,543	446,294	455,220	464,325	473,611	483,083		
	PV																								GROSS		
	City of Grand Prairie	23,897	-	301	452	603	1,457	1,884	2,311	2,358	2,405	2,453	2,502	2,552	2,603	2,655	2,708	2,762	2,818	2,874	2,932	2,990	3,050	3,111	3,173	3,237	54,193
	Dallas County	8,871	-	109	164	219	529	684	839	855	873	890	908	926	945	963	983	1,002	1,022	1,043	1,064	1,085	1,107	1,129	1,151	1,174	19,663
	Parkland	9,965	-	126	189	251	608	786	964	1,003	1,023	1,043	1,064	1,086	1,107	1,129	1,152	1,175	1,199	1,222	1,247	1,271	1,293	1,315	1,338	22,599	
	DCCD	4,431	-	56	84	112	270	349	429	446	455	464	473	483	492	502	512	522	533	544	554	564	574	584	594	604	10,049
	Grand Prairie ISD	56,888	-	718	1,077	1,436	3,469	4,486	5,503	5,613	5,725	5,840	5,956	6,075	6,197	6,321	6,447	6,576	6,708	6,842	6,979	7,118	7,261	7,406	7,554	7,705	129,012
Total	103,852	-	1,310	1,965	2,621	6,333	8,189	10,045	10,246	10,451	10,660	10,874	11,091	11,313	11,539	11,770	12,005	12,245	12,490	12,740	12,995	13,255	13,520	13,790	14,066	235,516	
SALES TAX	% OCCUPIED Taxable Value	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
		0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
		-	975,000	1,462,500	1,950,000	4,325,000	5,512,500	6,700,000	6,834,000	6,970,680	7,110,094	7,252,295	7,397,341	7,545,288	7,696,194	7,850,118	8,007,120	8,167,263	8,330,608	8,497,220	8,667,164	8,840,508	9,017,318	9,197,664	9,381,618		
Total	PV																								GROSS		
	1,395,083	-	19,500	29,250	39,000	86,500	110,250	134,000	136,680	139,414	142,202	145,046	147,947	150,906	153,924	157,002	160,142	163,345	166,612	169,944	173,343	176,810	180,346	183,953	187,632	3,153,750	
SUMMARY	PV																								GROSS		
	City of Grand Prairie	10,576,426	-	23,821	35,732	47,643	350,697	502,224	775,691	839,387	1,012,012	1,248,556	1,312,476	1,376,456	1,403,985	1,432,065	1,460,706	1,489,920	1,519,719	1,550,113	1,581,116	1,612,738	1,644,993	1,677,892	1,711,450	25,678,679	
	Dallas County	3,331,330	-	1,568	2,352	3,136	95,860	142,223	232,829	254,968	316,611	336,380	400,394	422,534	444,675	453,568	462,640	471,893	481,330	490,957	500,776	510,792	521,008	531,428	542,056	552,899	8,172,875
	Parkland	3,828,768	-	1,802	2,703	3,604	110,174	163,459	267,595	293,040	363,888	386,609	460,181	485,628	511,074	521,296	531,722	542,356	553,203	564,267	575,553	587,064	598,805	610,781	622,997	635,457	9,393,260
	DCCD	1,702,500	-	801	1,202	1,603	48,990	72,684	118,989	130,303	161,806	171,910	204,624	215,939	227,254	231,799	236,435	241,164	245,987	250,907	255,925	261,044	266,265	271,590	277,022	282,562	4,176,807
	Grand Prairie ISD	21,857,143	-	10,288	15,432	20,576	628,948	933,135	1,527,611	1,672,866	2,077,311	2,207,019	2,627,020	2,772,284	2,917,550	2,975,902	3,035,420	3,096,128	3,158,050	3,221,211	3,285,636	3,351,348	3,418,375	3,486,743	3,556,478	3,627,607	53,622,939
	Total	41,296,168	-	38,281	57,421	76,561	1,234,670	1,813,725	2,922,715	3,190,564	3,931,628	4,171,203	4,940,775	5,208,862	5,477,010	5,586,551	5,698,282	5,812,247	5,928,492	6,047,062	6,168,003	6,291,363	6,417,191	6,545,534	6,676,445	6,809,974	101,044,559
	PARTICIPATION																										
	REAL PROPERTY	Taxable Value	-	600,000	900,000	1,200,000	39,215,000	58,222,500	95,430,000	104,530,000	129,880,000	138,005,000	164,330,000	173,430,000	182,530,000	186,180,600	189,904,212	193,702,296	197,576,342	201,527,869	205,558,426	209,669,595	213,862,987	218,140,247	222,503,051	226,953,113	
PV																									GROSS		
City of Grand Prairie		9,157,446	-	4,020	6,030	8,040	262,740	390,090	639,379	700,349	870,193	924,631	1,101,008	1,161,978	1,222,947	1,247,406	1,272,354	1,297,802	1,323,758	1,350,233	1,377,237	1,404,782	1,432,878	1,461,535	1,490,766	1,520,581	22,470,736
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		9,157,446	-	4,020	6,030	8,040	262,740	390,090	639,379	700,349	870,193	924,631	1,101,008	1,161,978	1,222,947	1,247,406	1,272,354	1,297,802	1,323,758	1,350,233	1,377,237	1,404,782	1,432,878	1,461,535	1,490,766	1,520,581	22,470,736
PERSONAL PROPERTY		Taxable Value	-	45,000	67,500	90,000	217,500	281,250	345,000	351,900	358,938	366,117	373,439	380,908	388,526	396,297	404,222	412,307	420,553	428,964	437,543	446,294	455,220	464,325	473,611	483,083	
	PV																								GROSS		
	City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	SALES TAX	Taxable Value	-	975,000	1,462,500	1,950,000	4,325,000	5,512,500	6,700,000	6,834,000	6,970,680	7,110,094	7,252,295	7,397,341	7,545,288	7,696,194	7,850,118	8,007,120	8,167,263	8,330,608	8,497,220	8,667,164	8,840,508	9,017,318	9,197,664	9,381,618	
PV																									GROSS		
-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																										

ADZ#3: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #3		Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	Industrial	2030	500,000	\$ 70.00	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL					35,000,000	-	-	-	-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Grand Prairie	23.0%	\$ 2,860,826	= \$ 2,860,826	+ \$ -	+ \$	-
Dallas County	8.3%	\$ 1,038,013	= \$ 1,038,013	+ \$ -	+ \$	-
Parkland	9.6%	\$ 1,193,011	= \$ 1,193,011	+ \$ -	+ \$	-
DCCD	4.3%	\$ 530,484	= \$ 530,484	+ \$ -	+ \$	-
Grand Prairie ISD	54.8%	\$ 6,810,494	= \$ 6,810,494	+ \$ -	+ \$	-
	100.0%	\$ 12,432,828	\$ 12,432,828	\$ -	\$	-
		100.0%	100.0%	0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Grand Prairie	100.0%	\$ 2,860,826	= \$ 2,860,826	+ \$ -	+ \$	-
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$	-
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$	-
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$	-
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$	-
	100.0%	\$ 2,860,826	\$ 2,860,826	\$ -	\$	-
		100.0%	100.0%	0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Grand Prairie	0.0%	\$ -	= \$ -	+ \$ -	+ \$	-
Dallas County	10.8%	\$ 1,038,013	= \$ 1,038,013	+ \$ -	+ \$	-
Parkland	12.5%	\$ 1,193,011	= \$ 1,193,011	+ \$ -	+ \$	-
DCCD	5.5%	\$ 530,484	= \$ 530,484	+ \$ -	+ \$	-
Grand Prairie ISD	71.2%	\$ 6,810,494	= \$ 6,810,494	+ \$ -	+ \$	-
	100.0%	\$ 9,572,002	\$ 9,572,002	\$ -	\$	-
		100.0%	100.0%	0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	0	0	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
TOTAL TAX REVENUE																											
REAL PROPERTY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
		-	-	-	-	-	-	-	-	-	-	-	-	-	17,500,000	26,250,000	35,000,000	35,700,000	36,414,000	37,142,280	37,885,126	38,642,828	39,415,685	40,203,998	41,008,078	41,828,240	
	PV																								GROSS		
	City of Grand Prairie	960,751	-	-	-	-	-	-	-	-	-	-	-	-	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826
	Dallas County	348,596	-	-	-	-	-	-	-	-	-	-	-	-	42,543	63,814	85,085	86,787	88,522	90,293	92,099	93,941	95,820	97,736	99,691	101,684	1,038,013
	Parkland	400,649	-	-	-	-	-	-	-	-	-	-	-	-	48,895	73,343	97,790	99,746	101,741	103,776	105,851	107,968	110,127	112,330	114,577	116,868	1,193,011
	DCCD	178,152	-	-	-	-	-	-	-	-	-	-	-	-	21,742	32,612	43,483	44,353	45,240	46,145	47,068	48,009	48,969	49,949	50,948	51,967	530,484
	Grand Prairie ISD	2,287,168	-	-	-	-	-	-	-	-	-	-	-	-	279,125	418,688	558,250	569,415	580,803	592,419	604,268	616,353	628,680	641,254	654,079	667,160	6,810,494
	Total	4,175,317	-	-	-	-	-	-	-	-	-	-	-	-	509,554	764,331	1,019,108	1,039,490	1,060,280	1,081,485	1,103,115	1,125,177	1,147,681	1,170,634	1,194,047	1,217,928	12,432,828
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	PV																									GROSS	
	City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	SALES TAX	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
		PV																									GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																									GROSS	
	City of Grand Prairie	960,751	-	-	-	-	-	-	-	-	-	-	-	-	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826
	Dallas County	348,596	-	-	-	-	-	-	-	-	-	-	-	-	42,543	63,814	85,085	86,787	88,522	90,293	92,099	93,941	95,820	97,736	99,691	101,684	1,038,013
	Parkland	400,649	-	-	-	-	-	-	-	-	-	-	-	-	48,895	73,343	97,790	99,746	101,741	103,776	105,851	107,968	110,127	112,330	114,577	116,868	1,193,011
	DCCD	178,152	-	-	-	-	-	-	-	-	-	-	-	-	21,742	32,612	43,483	44,353	45,240	46,145	47,068	48,009	48,969	49,949	50,948	51,967	530,484
	Grand Prairie ISD	2,287,168	-	-	-	-	-	-	-	-	-	-	-	-	279,125	418,688	558,250	569,415	580,803	592,419	604,268	616,353	628,680	641,254	654,079	667,160	6,810,494
	Total	4,175,317	-	-	-	-	-	-	-	-	-	-	-	-	509,554	764,331	1,019,108	1,039,490	1,060,280	1,081,485	1,103,115	1,125,177	1,147,681	1,170,634	1,194,047	1,217,928	12,432,828
	PARTICIPATION																										
	REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	17,500,000	26,250,000	35,000,000	35,700,000	36,414,000	37,142,280	37,885,126	38,642,828	39,415,685	40,203,998	41,008,078	41,828,240	
		PV																									GROSS
City of Grand Prairie		960,751	-	-	-	-	-	-	-	-	-	-	-	-	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		960,751	-	-	-	-	-	-	-	-	-	-	-	-	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826
PERSONAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		PV																									GROSS
	City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		PV																									GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																									GROSS	
	City of Grand Prairie	960,751	-	-	-	-	-	-	-	-	-	-	-	-	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826
	Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	960,751	-	-	-	-	-	-	-	-	-	-	-	-	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826
	TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																										
	SUMMARY																										GROSS
		City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dallas County		348,596	-	-	-	-	-	-	-	-	-	-	-	-	42,543	63,814	85,085	86,787	88,522	90,293	92,099	93,941	95,820	97,736	99,691	101,684	1,038,013
Parkland		400,649	-	-	-	-	-	-	-	-	-	-	-	-	48,895	73,343	97,790	99,746	101,741	103,776	105,851	107,968	110,127	112,330	114,577	116,868	1,193,011
DCCD		178,152	-	-	-	-	-	-	-	-	-	-	-	-	21,742	32,612	43,483	44,353	45,240	46,145	47,068	48,009	48,969	49,949	50,948	51,967	530,484
Grand Prairie ISD		2,287,168	-	-	-	-	-	-	-	-	-	-	-	-	279,125	418,688	558,250	569,415	580,803	592,419	604,268	616,353	628,680	641,254	654,079	667,160	6,810,494
Total		3,214,566	-	-	-	-	-	-	-	-	-	-	-	-	392,304	588,456	784,608	800,300	816,306	832,633	849,285	866,271	883,596	901,268	919,294	937,680	9,572,002

ADZ#4 : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #4		Year	AREA SF	REAL PROPERTY \$ / SF TAX VALUE		PERSONAL PROPERTY \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	Industrial	2026	900,000	\$ 70.00	\$ 63,000,000	\$ -	\$ -		
	Industrial	2030	500,000	\$ 70.00	\$ 35,000,000			\$ -	
TOTAL					98,000,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	23.0%	\$ 9,698,708	=	\$ 9,698,708	+	\$ -	+	\$ -
Dallas County	8.3%	\$ 3,519,049	=	\$ 3,519,049	+	\$ -	+	\$ -
Parkland	9.6%	\$ 4,044,518	=	\$ 4,044,518	+	\$ -	+	\$ -
DCCD	4.3%	\$ 1,798,435	=	\$ 1,798,435	+	\$ -	+	\$ -
Grand Prairie ISD	54.8%	\$ 23,088,784	=	\$ 23,088,784	+	\$ -	+	\$ -
	100.0%	\$ 42,149,494		\$ 42,149,494		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	100.0%	\$ 9,698,708	=	\$ 9,698,708	+	\$ -	+	\$ -
Dallas County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Parkland	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 9,698,708		\$ 9,698,708		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Dallas County	10.8%	\$ 3,519,049	=	\$ 3,519,049	+	\$ -	+	\$ -
Parkland	12.5%	\$ 4,044,518	=	\$ 4,044,518	+	\$ -	+	\$ -
DCCD	5.5%	\$ 1,798,435	=	\$ 1,798,435	+	\$ -	+	\$ -
Grand Prairie ISD	71.2%	\$ 23,088,784	=	\$ 23,088,784	+	\$ -	+	\$ -
	100.0%	\$ 32,450,786		\$ 32,450,786		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

ADZ#5 : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #5		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
	Industrial	2022	2,000,000	\$ 70	\$ 140,000,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2026	250	\$ 130,000	\$ 32,500,000				
	Multifamily	2028	250	\$ 130,000	\$ 32,500,000				

TOTAL	\$ 205,000,000	\$ -	\$ -
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OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.0%	\$ 26,201,802	= \$ 26,201,802	+ \$ -	+ \$ -
Dallas County	8.3%	\$ 9,506,981	= \$ 9,506,981	+ \$ -	+ \$ -
Parkland	9.6%	\$ 10,926,575	= \$ 10,926,575	+ \$ -	+ \$ -
DCCD	4.3%	\$ 4,858,611	= \$ 4,858,611	+ \$ -	+ \$ -
Grand Prairie ISD	54.8%	\$ 62,376,118	= \$ 62,376,118	+ \$ -	+ \$ -
	100.0%	\$ 113,870,087	\$ 113,870,087	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 26,201,802	= \$ 26,201,802	+ \$ -	+ \$ -
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 26,201,802	\$ 26,201,802	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Dallas County	10.8%	\$ 9,506,981	= \$ 9,506,981	+ \$ -	+ \$ -
Parkland	12.5%	\$ 10,926,575	= \$ 10,926,575	+ \$ -	+ \$ -
DCCD	5.5%	\$ 4,858,611	= \$ 4,858,611	+ \$ -	+ \$ -
Grand Prairie ISD	71.2%	\$ 62,376,118	= \$ 62,376,118	+ \$ -	+ \$ -
	100.0%	\$ 87,668,284	\$ 87,668,284	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

ADZ#6 : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
Tarrant County	0.24400000	50%	0.1220000
	2.91263600		0.7919980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
Tarrant County	0.24400000	0%	0.0000000
	2.91263600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #6		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE		PERSONAL PROPERTY \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	Hotel	2021	250	\$ 110,000	\$ 27,500,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2021	300	\$ 130,000	\$ 39,000,000				
	Convention Space	2021	-	\$ -	\$ -				
	Multifamily	2023	300	\$ 130,000	\$ 39,000,000				
TOTAL			850	\$ 105,500,000		\$ -		\$ -	

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	23.0%	\$ 15,920,147	=	\$ 15,920,147	+	\$ -	+	\$ -
Parkland	9.6%	\$ 6,638,959	=	\$ 6,638,959	+	\$ -	+	\$ -
DCCD	4.3%	\$ 2,952,079	=	\$ 2,952,079	+	\$ -	+	\$ -
Grand Prairie ISD	54.8%	\$ 37,899,568	=	\$ 37,899,568	+	\$ -	+	\$ -
Tarrant County	8.4%	\$ 5,797,802	=	\$ 5,797,802	+	\$ -	+	\$ -
	100.0%	69,208,556		\$ 69,208,556		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	84.6%	\$ 15,920,147	=	\$ 15,920,147	+	\$ -	+	\$ -
Parkland	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Tarrant County	15.4%	\$ 2,898,901	=	\$ 2,898,901	+	\$ -	+	\$ -
	100.0%	18,819,048		\$ 18,819,048		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Parkland	14.0%	\$ 6,638,959	=	\$ 6,638,959	+	\$ -	+	\$ -
DCCD	6.2%	\$ 2,952,079	=	\$ 2,952,079	+	\$ -	+	\$ -
Grand Prairie ISD	79.8%	\$ 37,899,568	=	\$ 37,899,568	+	\$ -	+	\$ -
Tarrant County	6.1%	\$ 2,898,901	=	\$ 2,898,901	+	\$ -	+	\$ -
	100.0%	\$ 47,490,607		\$ 47,490,607		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #7		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE		PERSONAL PROPERTY \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	Retail	2019	-	\$ 500,000	\$ 90,000,000	\$ 5.00	\$ 2,500,000	\$ 250.00	\$ 125,000,000
	Multifamily	2020	300	\$ -	\$ 39,000,000			\$ -	\$ -
	Hotel	2020	110	\$ -	\$ 12,100,000			\$ -	\$ -
	Restaurant	2021	-	\$ 75,000	\$ 15,000,000	\$ 15.00	\$ 1,125,000	\$ 325.00	\$ 24,375,000
	Hotel	2021	125	\$ -	\$ 13,750,000			\$ -	\$ -
	Restaurant	2021	-	\$ 50,000	\$ 10,000,000	\$ 15.00	\$ 750,000	\$ 325.00	\$ 16,250,000
	Hotel	2023	125	\$ -	\$ 13,750,000			\$ -	\$ -

TOTAL	660	\$ 193,600,000	\$ 4,375,000	\$ 165,625,000
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OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
► City of Grand Prairie	52.0%	\$ 124,781,714	=	\$ 33,585,205	+	\$ 789,271	+	\$ 90,407,238
Dallas County	5.2%	\$ 12,472,329	=	\$ 12,185,952	+	\$ 286,377	+	\$ -
Parkland	6.0%	\$ 14,334,712	=	\$ 14,005,574	+	\$ 329,139	+	\$ -
DCCD	2.7%	\$ 6,374,073	=	\$ 6,227,718	+	\$ 146,355	+	\$ -
Grand Prairie ISD	34.1%	\$ 81,832,020	=	\$ 79,953,078	+	\$ 1,878,942	+	\$ -
	100.0%	\$ 239,794,848		\$ 145,957,527		\$ 3,430,084		\$ 90,407,238
		100.0%		60.9%		1.4%		37.7%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	100.0%	\$ 33,585,205	=	\$ 33,585,205	+	\$ -	+	\$ -
Dallas County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Parkland	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 33,585,205		\$ 33,585,205		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	44.2%	\$ 91,196,509	=	\$ -	+	\$ 789,271	+	\$ 90,407,238
Dallas County	6.0%	\$ 12,472,329	=	\$ 12,185,952	+	\$ 286,377	+	\$ -
Parkland	7.0%	\$ 14,334,712	=	\$ 14,005,574	+	\$ 329,139	+	\$ -
DCCD	3.1%	\$ 6,374,073	=	\$ 6,227,718	+	\$ 146,355	+	\$ -
Grand Prairie ISD	39.7%	\$ 81,832,020	=	\$ 79,953,078	+	\$ 1,878,942	+	\$ -
	100.0%	\$ 206,209,643		\$ 112,372,321		\$ 3,430,084		\$ 90,407,238
		100.0%		54.5%		1.7%		43.8%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																											
Calendar Year		0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
TOTAL TAX REVENUE																											
REAL PROPERTY	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	-	90,000,000	141,100,000	179,850,000	179,850,000	193,600,000	197,472,000	201,421,440	205,449,869	209,558,866	213,750,043	218,025,044	222,385,545	226,833,256	231,369,921	235,997,320	240,717,266	245,531,611	250,442,244	255,451,089	260,560,110	265,771,313	271,086,739	276,508,474			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	-
	15,749,741	-	602,998	945,367	1,204,991	1,204,991	1,297,116	1,323,058	1,349,520	1,376,510	1,404,040	1,432,121	1,460,763	1,489,979	1,519,778	1,550,174	1,581,177	1,612,801	1,645,057	1,677,958	1,711,517	1,745,748	1,780,662	1,816,276	1,852,601	33,585,205	-
	5,714,587	-	218,790	343,014	437,215	437,215	470,642	480,054	489,656	499,449	509,438	519,626	530,019	540,619	551,432	562,460	573,709	585,184	596,887	608,825	621,002	633,422	646,090	659,012	672,192	12,185,952	-
PERSONAL PROPERTY	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	-	2,500,000	2,500,000	4,375,000	4,462,500	4,551,750	4,642,785	4,735,641	4,830,354	4,926,961	5,025,500	5,126,010	5,228,530	5,333,101	5,439,763	5,548,558	5,659,529	5,772,720	5,888,174	6,005,937	6,126,056	6,248,577	6,373,549	6,501,020			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	-
	369,935	-	16,750	16,750	29,312	29,899	30,497	31,107	31,729	32,363	33,011	33,671	34,344	35,031	35,732	36,446	37,175	37,919	38,677	39,451	40,240	41,044	41,865	42,703	43,557	789,271	-
	134,226	-	6,078	6,078	10,636	10,848	11,065	11,287	11,512	11,743	11,977	12,217	12,461	12,711	12,965	13,224	13,489	13,758	14,033	14,314	14,600	14,892	15,190	15,494	15,804	286,377	-
SALES TAX	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	-	125,000,000	125,000,000	165,625,000	168,937,500	172,316,250	175,762,575	179,277,827	182,863,383	186,520,651	190,251,064	194,056,085	197,937,207	201,895,951	205,933,870	210,052,547	214,253,598	218,538,670	222,909,444	227,367,632	231,914,985	236,553,285	241,284,350	246,110,037			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	-
	42,855,222	-	2,500,000	2,500,000	3,312,500	3,378,750	3,446,325	3,515,252	3,585,557	3,657,268	3,730,413	3,805,021	3,881,122	3,958,744	4,037,919	4,118,677	4,201,051	4,285,072	4,370,773	4,458,189	4,547,353	4,638,300	4,731,066	4,825,687	4,922,201	90,407,238	-
	SUMMARY	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	-	
58,974,898	-	3,119,748	3,462,117	4,546,804	4,613,640	4,773,938	4,869,417	4,966,805	5,066,141	5,167,464	5,270,813	5,376,229	5,483,754	5,593,429	5,705,298	5,819,403	5,935,792	6,054,507	6,175,598	6,299,109	6,425,092	6,553,594	6,684,665	6,818,359	124,781,714	-	
5,848,813	-	224,868	349,092	447,851	448,064	481,707	491,341	501,168	511,191	521,415	531,843	542,480	553,330	564,396	575,684	587,198	598,942	610,921	623,139	635,602	648,314	661,280	674,506	687,996	12,472,329	-	
6,722,165	-	258,445	401,218	514,725	514,969	553,636	564,709	576,003	587,523	599,273	611,259	623,484	635,954	648,673	661,646	674,879	688,377	702,144	716,187	730,511	745,121	760,024	775,224	790,729	14,334,712	-	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	-	
	15,749,741	-	602,998	945,367	1,204,991	1,204,991	1,297,116	1,323,058	1,349,520	1,376,510	1,404,040	1,432,121	1,460,763	1,489,979	1,519,778	1,550,174	1,581,177	1,612,801	1,645,057	1,677,958	1,711,517	1,745,748	1,780,662	1,816,276	1,852,601	33,585,205	-
	5,714,587	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	6,567,897	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2,989,078	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	-	
	15,749,741	-	602,998	945,367	1,204,991	1,204,991	1,297,116	1,323,058	1,349,520	1,376,510	1,404,040	1,432,121	1,460,763	1,489,979	1,519,778	1,550,174	1,581,177	1,612,801	1,645,057	1,677,958	1,711,517	1,745,748	1,780,662	1,816,276	1,852,601	33,585,205	-
	5,714,587	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	6,567,897	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	2,989,078	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS		

ADZ#8 : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #8		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE		PERSONAL PROPERTY \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	Restaurant	2023	50,000	\$ 200	\$ 10,000,000	\$ 15.00	\$ 750,000	\$ 325.00	\$ 16,250,000
	Retail	2025	100,000	\$ 180	\$ 18,000,000	\$ 5.00	\$ 500,000	\$ 250.00	\$ 25,000,000
TOTAL			150,000	\$ 28,000,000		\$ 1,250,000		\$ 41,250,000	

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	60.9%	\$ 21,225,862	=	\$ 3,888,253	+	\$ 177,651	+	\$ 17,159,959
Dallas County	4.2%	\$ 1,475,260	=	\$ 1,410,802	+	\$ 64,458	+	\$ -
Parkland	4.9%	\$ 1,695,547	=	\$ 1,621,464	+	\$ 74,083	+	\$ -
DCCD	2.2%	\$ 753,942	=	\$ 721,000	+	\$ 32,942	+	\$ -
Grand Prairie ISD	27.8%	\$ 9,679,307	=	\$ 9,256,391	+	\$ 422,916	+	\$ -
	100.0%	\$ 34,829,918		\$ 16,897,910		\$ 772,049		\$ 17,159,959
		100.0%		48.5%		2.2%		49.3%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	100.0%	\$ 3,888,253	=	\$ 3,888,253	+	\$ -	+	\$ -
Dallas County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Parkland	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 3,888,253		\$ 3,888,253		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Grand Prairie	56.0%	\$ 17,337,609	=	\$ -	+	\$ 177,651	+	\$ 17,159,959
Dallas County	4.8%	\$ 1,475,260	=	\$ 1,410,802	+	\$ 64,458	+	\$ -
Parkland	5.5%	\$ 1,695,547	=	\$ 1,621,464	+	\$ 74,083	+	\$ -
DCCD	2.4%	\$ 753,942	=	\$ 721,000	+	\$ 32,942	+	\$ -
Grand Prairie ISD	31.3%	\$ 9,679,307	=	\$ 9,256,391	+	\$ 422,916	+	\$ -
	100.0%	\$ 30,941,665		\$ 13,009,657		\$ 772,049		\$ 17,159,959
		100.0%		42.0%		2.5%		55.5%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	0	0	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
TOTAL TAX REVENUE																											
REAL PROPERTY	% OCCUPIED Taxable Value	2018 0%	2019 0%	2020 0%	2021 0%	2022 0%	2023 100%	2024 100%	2025 100%	2026 100%	2027 100%	2028 100%	2029 100%	2030 100%	2031 100%	2032 100%	2033 100%	2034 100%	2035 100%	2036 100%	2037 100%	2038 100%	2039 100%	2040 100%	2041 100%		
		-	-	-	-	-	10,000,000	10,000,000	28,000,000	28,560,000	29,131,200	29,713,824	30,308,100	30,914,262	31,532,548	32,163,199	32,806,463	33,462,592	34,131,844	34,814,481	35,510,770	36,220,986	36,945,405	37,684,313	38,438,000		
	PV																								GROSS		
	City of Grand Prairie	1,588,964	-	-	-	-	-	67,000	67,000	187,599	191,351	195,178	199,082	203,064	207,125	211,267	215,493	219,803	224,199	228,683	233,256	237,921	242,680	247,533	252,484	257,534	3,888,253
	Dallas County	576,535	-	-	-	-	-	24,310	24,310	68,068	69,429	70,818	72,234	73,679	75,153	76,656	78,189	79,753	81,348	82,975	84,634	86,327	88,053	89,814	91,611	93,443	1,410,802
	Parkland	662,623	-	-	-	-	-	27,940	27,940	78,232	79,797	81,393	83,020	84,681	86,374	88,102	89,864	91,661	93,494	95,364	97,272	99,217	101,201	103,225	105,290	107,396	1,621,464
	DCCD	294,642	-	-	-	-	-	12,424	12,424	34,787	35,482	36,192	36,916	37,654	38,407	39,175	39,959	40,758	41,573	42,405	43,253	44,118	45,000	45,900	46,818	47,755	721,000
	Grand Prairie ISD	3,782,693	-	-	-	-	-	159,500	159,500	446,600	455,532	464,643	473,935	483,414	493,082	502,944	513,003	523,263	533,728	544,403	555,291	566,397	577,725	589,279	601,065	613,086	9,256,391
	Total	6,905,457	-	-	-	-	-	291,174	291,174	815,286	831,592	848,224	865,188	882,492	900,142	918,145	936,507	955,238	974,342	993,829	1,013,706	1,033,980	1,054,659	1,075,753	1,097,268	1,119,213	16,897,910
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
		-	-	-	-	-	750,000	750,000	1,250,000	1,275,000	1,300,500	1,326,510	1,353,040	1,380,101	1,407,703	1,435,857	1,464,574	1,493,866	1,523,743	1,554,218	1,585,302	1,617,008	1,649,348	1,682,335	1,715,982		
	PV																								GROSS		
	City of Grand Prairie	73,722	-	-	-	-	-	5,025	5,025	8,375	8,542	8,713	8,888	9,065	9,247	9,432	9,620	9,813	10,009	10,209	10,413	10,621	10,834	11,051	11,272	11,497	177,651
	Dallas County	26,749	-	-	-	-	-	1,823	1,823	3,039	3,100	3,162	3,225	3,289	3,355	3,422	3,491	3,560	3,632	3,704	3,778	3,854	3,931	4,010	4,090	4,172	64,458
	Parkland	30,743	-	-	-	-	-	2,096	2,096	3,493	3,562	3,634	3,706	3,780	3,856	3,933	4,012	4,092	4,174	4,257	4,342	4,429	4,518	4,608	4,700	4,794	74,083
	DCCD	13,670	-	-	-	-	-	932	932	1,553	1,584	1,616	1,648	1,681	1,715	1,749	1,784	1,820	1,856	1,893	1,931	1,970	2,009	2,049	2,090	2,132	32,942
	Grand Prairie ISD	175,604	-	-	-	-	-	11,965	11,965	19,938	20,336	20,743	21,158	21,581	22,013	22,453	22,902	23,360	23,827	24,304	24,790	25,286	25,791	26,307	26,833	27,370	422,916
	Total	320,389	-	-	-	-	-	21,838	21,838	36,397	37,125	37,867	38,624	39,397	40,185	40,989	41,808	42,645	43,497	44,367	45,255	46,160	47,083	48,025	48,985	49,965	772,049
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
		-	-	-	-	-	16,250,000	16,250,000	41,250,000	42,075,000	42,916,500	43,774,830	44,650,327	45,543,333	46,454,200	47,383,284	48,330,949	49,297,568	50,283,520	51,289,190	52,314,974	53,361,274	54,428,499	55,517,069	56,627,410		
	PV																								GROSS		
Total	7,029,323	-	-	-	-	-	325,000	325,000	825,000	841,500	858,330	875,497	893,007	910,867	929,084	947,666	966,619	985,951	1,005,670	1,025,784	1,046,299	1,067,225	1,088,570	1,110,341	1,132,548	17,159,959	
SUMMARY	PV																								GROSS		
	City of Grand Prairie	8,692,009	-	-	-	-	-	397,025	397,025	1,020,974	1,041,394	1,062,222	1,083,466	1,105,136	1,127,238	1,149,783	1,172,779	1,196,234	1,220,159	1,244,562	1,269,453	1,294,842	1,320,739	1,347,154	1,374,097	1,401,579	21,225,862
	Dallas County	603,284	-	-	-	-	-	26,133	26,133	71,107	72,529	73,979	75,459	76,968	78,508	80,078	81,679	83,313	84,979	86,679	88,412	90,181	91,984	93,824	95,700	97,614	1,475,260
	Parkland	693,367	-	-	-	-	-	30,036	30,036	81,725	83,359	85,026	86,727	88,461	90,230	92,035	93,876	95,753	97,668	99,622	101,614	103,646	105,719	107,834	109,990	112,190	1,695,547
	DCCD	308,313	-	-	-	-	-	13,356	13,356	36,340	37,066	37,808	38,564	39,335	40,122	40,924	41,743	42,578	43,429	44,298	45,184	46,087	47,009	47,949	48,908	49,887	753,942
	Grand Prairie ISD	3,958,197	-	-	-	-	-	171,463	171,463	466,538	475,868	485,386	495,093	504,995	515,095	525,397	535,905	546,623	557,555	568,707	580,081	591,682	603,516	615,586	627,898	640,456	9,679,307
	Total	14,255,169	-	-	-	-	-	638,012	638,012	1,676,683	1,710,216	1,744,421	1,779,309	1,814,895	1,851,193	1,888,217	1,925,981	1,964,501	2,003,791	2,043,867	2,084,744	2,126,439	2,168,968	2,212,347	2,256,594	2,301,726	34,629,918
	PARTICIPATION																										
	REAL PROPERTY	Taxable Value	-	-	-	-	-	10,000,000	10,000,000	28,000,000	28,560,000	29,131,200	29,713,824	30,308,100	30,914,262	31,532,548	32,163,199	32,806,463	33,462,592	34,131,844	34,814,481	35,510,770	36,220,986	36,945,405	37,684,313	38,438,000	
PV																									GROSS		
City of Grand Prairie		1,588,964	-	-	-	-	-	67,000	67,000	187,599	191,351	195,178	199,082	203,064	207,125	211,267	215,493	219,803	224,199	228,683	233,256	237,921	242,680	247,533	252,484	257,534	3,888,253
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	750,000	750,000	1,250,000	1,275,000	1,300,500	1,326,510	1,353,040	1,380,101	1,407,703	1,435,857	1,464,574	1,493,866	1,523,743	1,554,218	1,585,302	1,617,008	1,649,348	1,682,335	1,715,982		
	PV																								GROSS		
	City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	16,250,000	16,250,000	41,250,000	42,075,000	42,916,500	43,774,830	44,650,327	45,543,333	46,454,200	47,383,284	48,330,949	49,297,568	50,283,520	51,289,190	52,314,974	53,361,274	54,428,499	55,517,069	56,627,410		
	PV																								GROSS		
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																								GROSS		
	City of Grand Prairie	1,588,964	-	-	-	-	-	67,000	67,000	187,599	191,351	195,178	199,082	203,064	207,125	211,267	215,493	219,803	224,199	228,683	233,256	237,921	242,680	247,533	252,484	257,534	3,888,253
	Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	1,588,964	-	-	-	-	-	67,000	67,000	187,599	191,351	195,178	199,082	203,064	207,125	211,267	215,493	219,803	224,199	228,683	233,256	237,921	242,680	247,533	252,484	257,534	3,888,253	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																											
SUMMARY	PV																								GROSS		
	City of Grand Prairie	7,103,046	-	-	-	-	-	330,025	330,025	833,375	850,042	867,043	884,384	902,072	920,113	938,516	957,286	976,432	995,960	1,015,879	1,036,197	1,056,921	1,078,059	1,099,621	1,121,613	1,144,045	17,337,609
	Dallas County	603,284	-	-	-	-	-	26,133	26,133	71,107	72,529	73,979	75,459	76,968	78,508	80,078	81,679	83,313	84,979	86,679	88,412	90,181	91,984	93,824	95,700	97,614	1,475,260
	Parkland	693,367	-	-	-	-	-	30,036	30,036	81,725	83,359	85,026	86,727	88,461	90,230	92,035	93,876	95,753	97,668	99,622	101,614	103,646	105,719	107,834	109,990	112,190	1,695,547
	DCCD	308,313	-	-																							

	HOT Generated												
Revenue Year	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030
Hotel Rooms		0	330	580	780	780	780	780	780	780	780	780	780
Occupancy	0%	0%	60%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Hotel Occupancy Tax													
# of Available Rooms	-	-	120,450	211,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
# of Occupied Rooms	0	0	72,270	148,190	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290
Average Daily Rate	\$ -	\$ 120.00	\$ 122.40	\$ 124.85	\$ 127.34	\$ 129.89	\$ 132.49	\$ 135.14	\$ 137.84	\$ 140.60	\$ 143.41	\$ 146.28	\$ 149.20
Annual Taxable Revenue	\$ -	\$ -	\$ 8,845,848	\$ 18,501,225	\$ 25,378,577	\$ 25,886,149	\$ 26,403,872	\$ 26,931,949	\$ 27,470,588	\$ 28,020,000	\$ 28,580,400	\$ 29,152,008	\$ 29,735,048
City Tax Rate	7%	\$ -	\$ -	\$ 619,209	\$ 1,295,086	\$ 1,776,500	\$ 1,812,030	\$ 1,848,271	\$ 1,885,236	\$ 1,922,941	\$ 1,961,400	\$ 2,000,628	\$ 2,040,641
State Tax Rate	6%	\$ -	\$ -	\$ 530,751	\$ 1,110,074	\$ 1,522,715	\$ 1,553,169	\$ 1,584,232	\$ 1,615,917	\$ 1,648,235	\$ 1,681,200	\$ 1,714,824	\$ 1,749,120
	\$ -	\$ -	\$ 1,149,960	\$ 2,405,159	\$ 3,299,215	\$ 3,365,199	\$ 3,432,503	\$ 3,501,153	\$ 3,571,176	\$ 3,642,600	\$ 3,715,452	\$ 3,789,761	\$ 3,865,556

	HOT Generated													
Revenue Year	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042		
Hotel Rooms	780	780	780	780	780	780	780	780	780	780	780	780		
Occupancy	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%		
Hotel Occupancy Tax														
# of Available Rooms	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700		
# of Occupied Rooms	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290		
Average Daily Rate	\$ 152.19	\$ 155.23	\$ 158.34	\$ 161.50	\$ 164.73	\$ 168.03	\$ 171.39	\$ 174.82	\$ 178.31	\$ 181.88	\$ 185.52	\$ 189.23		
Annual Taxable Revenue	\$ 30,329,749	\$ 30,936,344	\$ 31,555,071	\$ 32,186,172	\$ 32,829,896	\$ 33,486,493	\$ 34,156,223	\$ 34,839,348	\$ 35,536,135	\$ 36,246,857	\$ 36,971,795	\$ 37,711,231		
City Tax Rate	7%	\$ 2,123,082	\$ 2,165,544	\$ 2,208,855	\$ 2,253,032	\$ 2,298,093	\$ 2,344,055	\$ 2,390,936	\$ 2,438,754	\$ 2,487,529	\$ 2,537,280	\$ 2,588,026	\$ 2,639,786	\$47,718,368
State Tax Rate	6%	\$ 1,819,785	\$ 1,856,181	\$ 1,893,304	\$ 1,931,170	\$ 1,969,794	\$ 2,009,190	\$ 2,049,373	\$ 2,090,361	\$ 2,132,168	\$ 2,174,811	\$ 2,218,308	\$ 2,262,674	\$40,901,459
		\$ 3,942,867	\$ 4,021,725	\$ 4,102,159	\$ 4,184,202	\$ 4,267,886	\$ 4,353,244	\$ 4,440,309	\$ 4,529,115	\$ 4,619,698	\$ 4,712,091	\$ 4,806,333	\$ 4,902,460	\$88,619,827

Financial Feasibility Analysis - Proposed Participation Rates

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH										2.00%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
DISCOUNT RATE										6.00%																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

Financial Feasibility Analysis - Proposed Participation Rates

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES																													
TAXABLE BASE YEAR GROWTH		2.00%																											
DISCOUNT RATE		6.00%																											
		REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX				HOT		REAL PROPERTY TAX													
City of Grand Prairie		0.6699980	100%	0.6699980	City of Grand Prairie				0.6699980	0%	0.0000000	0.0200000		0.00%	0.0000000	City Tax Rate		0%	Tarrant County						0.2440000	50%	0.1220000		
Dallas County		0.2431000	0%	0.0000000	Dallas County				0.2431000	0%	0.0000000	0.0000000				State Tax Rate		0%							0.2440000		0.1220000		
Parkland		0.2794000	0%	0.0000000	Parkland				0.2794000	0%	0.0000000	0.0000000																	
DCCD		0.1242380	0%	0.0000000	DCCD				0.1242380	0%	0.0000000	0.0000000																	
Grand Prairie ISD		1.5950000	0%	0.0000000	Grand Prairie ISD				1.5950000	0%	0.0000000	0.0000000																	
		2.9117360		0.6699980	2.9117360				0.0000000																				
TAX YEAR	BASE YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTALS			
AREA DEVELOPMENT ZONE #3																													
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	0	17,500,000	26,250,000	35,000,000	35,700,000	36,414,000	37,142,280	37,885,126	38,642,828	39,415,685	40,203,998	41,008,078	41,828,240				
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
City of Grand Prairie		0	0	0	0	0	0	0	0	0	0	0	0	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826	City of Grand Prairie		
Dallas County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Dallas County		
Parkland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Parkland		
DCCD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	DCCD		
Grand Prairie ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grand Prairie ISD		
npv @ 6%		960,751	0	0	0	0	0	0	0	0	0	0	0	117,250	175,874	234,499	239,189	243,973	248,853	253,830	258,906	264,084	269,366	274,753	280,248	2,860,826			
AREA DEVELOPMENT ZONE #4																													
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	31,500,000	47,250,000	63,000,000	63,000,000	80,500,000	89,250,000	98,000,000	99,960,000	101,959,200	103,998,384	106,078,352	108,199,919	110,363,917	112,571,195	114,822,619	117,119,072				
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
City of Grand Prairie		0	0	0	0	0	0	0	0	211,049	316,574	422,099	422,099	539,348	597,973	656,598	669,730	683,125	696,787	710,723	724,937	739,436	754,225	769,309	784,695	9,698,708	City of Grand Prairie		
Dallas County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Dallas County		
Parkland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Parkland		
DCCD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	DCCD		
Grand Prairie ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grand Prairie ISD		
npv @ 6%		3,569,545	0	0	0	0	0	0	0	211,049	316,574	422,099	422,099	539,348	597,973	656,598	669,730	683,125	696,787	710,723	724,937	739,436	754,225	769,309	784,695	9,698,708			
AREA DEVELOPMENT ZONE #5																													
REAL PROPERTY TAX		0	0	0	0	70,000,000	105,000,000	140,000,000	140,000,000	156,250,000	164,375,000	188,750,000	196,875,000	205,000,000	209,100,000	213,282,000	217,547,640	221,898,593	226,336,565	230,863,296	235,480,562	240,190,173	244,993,977	249,893,856	254,891,733				
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
City of Grand Prairie		0	0	0	0	468,999	703,498	937,997	937,997	1,046,872	1,101,309	1,264,621	1,319,059	1,373,496	1,400,966	1,428,985	1,457,565	1,486,716	1,516,450	1,546,779	1,577,715	1,609,269	1,641,455	1,674,284	1,707,770	26,201,802	City of Grand Prairie		
Dallas County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Dallas County		
Parkland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Parkland		
DCCD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	DCCD		
Grand Prairie ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grand Prairie ISD		
npv @ 6%		10,924,242	0	0	0	468,999	703,498	937,997	937,997	1,046,872	1,101,309	1,264,621	1,319,059	1,373,496	1,400,966	1,428,985	1,457,565	1,486,716	1,516,450	1,546,779	1,577,715	1,609,269	1,641,455	1,674,284	1,707,770	26,201,802			
AREA DEVELOPMENT ZONE #6																													
REAL PROPERTY TAX		0	0	0	33,250,000	49,875,000	86,000,000	95,750,000	105,500,000	107,610,000	109,762,200	111,957,444	114,196,993	116,480,525	118,810,135	121,186,338	123,610,065	126,082,266	128,603,911	131,175,990	133,796,509	136,475,500	139,205,010	141,989,110	144,828,892				
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
City of Grand Prairie		0	0	0	222,774	334,162	576,198	641,523	706,848	720,985	735,405	750,113	765,115	780,417	796,026	811,946	828,185	844,749	861,644	878,877	896,454	914,383	932,671	951,324	970,351	15,920,147	City of Grand Prairie		
Tarrant County		0	0	0	40,565	60,848	104,920	116,815	128,710	131,284	133,910	136,588	139,320	142,106	144,948	147,847	150,804	153,820	156,897	160,035	163,235	166,500	169,830	173,227	176,691	2,898,901	Tarrant County		
Parkland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Parkland		
DCCD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	DCCD		
Grand Prairie ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grand Prairie ISD		
npv @ 6%		8,156,590	0	0	0	263,339	395,009	681,118	768,338	835,558	852,269	869,314	886,701	904,435	922,523	940,974	959,793	978,989	998,569	1,018,540	1,038,911	1,059,689	1,080,883	1,102,501	1,124,551	1,147,042	18,819,048		
AREA DEVELOPMENT ZONE #7																													
REAL PROPERTY TAX		0	90,000,000	141,100,000	179,850,000	179,850,000	193,600,000	197,472,000	201,421,440	205,449,869	209,558,866	213,750,043	218,025,044	222,385,545	226,833,256	231,369,921	235,997,320	240,717,266	245,531,611	250,442,244	255,451,089	260,560,110	265,771,313	271,086,739	276,508,474				
BUSINESS PERSONAL PROPERTY		0	2,500,000	2,500,000	4,375,000	4,375,000	4,462,500	4,551,750	4,642,785	4,735,641	4,830,354	4,926,961	5,025,530	5,126,010	5,228,530	5,333,101	5,439,763	5,548,558	5,659,529	5,772,720	5,888,174	6,005,937	6,126,056	6,248,577	6,373,549	6,501,020			
City of Grand Prairie		0	602,998	945,367	1,204,991	1,204,991	1,297,116	1,323,058	1,349,520	1,376,510	1,404,040	1,432,121	1,460,763	1,489,979	1,519,778	1,550,174	1,581,177	1,612,801	1,645,057	1,677,958	1,711,517	1,745,748	1,780,662	1,816,276	1,852,601	33,585,205	City of Grand Prairie		
Dallas County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Dallas County		
Parkland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							

Financial Feasibility Analysis - 100% of Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH		2.00%																																	
DISCOUNT RATE		6.00%																																	
REAL PROPERTY TAX										BUSINESS PERSONAL PROPERTY TAX										SALES TAX				HOT		REAL PROPERTY TAX									
City of Grand Prairie Dallas County Parkland DCCD Grand Prairie ISD										City of Grand Prairie Dallas County Parkland DCCD Grand Prairie ISD										0.020000% 100.00% 0.020000%				City Tax Rate 7% State Tax Rate 6%		Tarrant County 0.2440000% 100% 0.2440000% 0.2440000% 0.2440000%									
2.9117360										2.9117360																									
2.9117360										2.9117360																									
TAX YEAR	BASE YEAR	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	TOTALS								
	2018	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041										
BASE YEAR (ORIGINAL BOUNDARY)																																			
City of Grand Prairie	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086	52,673,086									
Dallas County	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159	52,837,159									
Parkland	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119	52,840,119									
DCCD	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593									
Grand Prairie ISD	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593	53,008,593									
TAXABLE VALUE																																			
City of Grand Prairie	366,281,944	373,607,583	381,079,735	388,701,329	396,475,356	404,404,863	412,492,960	420,742,819	429,157,676	437,740,829	446,495,646	455,425,559	464,534,070	473,824,751	483,301,246	492,967,271	502,826,617	512,883,149	523,140,812	533,603,628	544,275,701	555,161,215	566,264,439	577,589,728											
Dallas County	367,227,599	374,572,151	382,063,594	389,704,866	397,498,963	405,448,942	413,557,921	421,829,080	430,265,661	438,870,975	447,648,394	456,601,362	465,733,389	475,048,057	484,549,018	494,239,998	504,124,798	514,207,294	524,491,440	534,981,269	545,680,894	556,594,512	567,726,403	579,080,931											
Parkland	367,227,599	374,572,151	382,063,594	389,704,866	397,498,963	405,448,942	413,557,921	421,829,080	430,265,661	438,870,975	447,648,394	456,601,362	465,733,389	475,048,057	484,549,018	494,239,998	504,124,798	514,207,294	524,491,440	534,981,269	545,680,894	556,594,512	567,726,403	579,080,931											
DCCD	367,227,599	374,572,151	382,063,594	389,704,866	397,498,963	405,448,942	413,557,921	421,829,080	430,265,661	438,870,975	447,648,394	456,601,362	465,733,389	475,048,057	484,549,018	494,239,998	504,124,798	514,207,294	524,491,440	534,981,269	545,680,894	556,594,512	567,726,403	579,080,931											
Grand Prairie ISD	367,227,599	374,572,151	382,063,594	389,704,866	397,498,963	405,448,942	413,557,921	421,829,080	430,265,661	438,870,975	447,648,394	456,601,362	465,733,389	475,048,057	484,549,018	494,239,998	504,124,798	514,207,294	524,491,440	534,981,269	545,680,894	556,594,512	567,726,403	579,080,931											
TAXABLE VALUE INCREMENT																																			
City of Grand Prairie	313,608,584	320,934,497	328,406,649	336,028,243	343,802,274	351,731,777	359,819,874	368,069,733	376,484,590	385,067,743	393,822,650	402,752,473	411,860,984	421,151,665	430,628,160	440,294,185	450,153,531	460,210,063	470,467,726	480,930,542	491,602,615	502,498,129	513,591,353	524,916,642											
Dallas County	314,390,440	321,734,992	329,226,435	336,720,762	344,661,804	352,811,783	360,720,762	368,991,921	377,428,502	386,033,816	394,811,235	403,764,203	412,896,230	422,210,898	431,711,859	441,402,839	451,287,635	461,370,135	471,654,281	482,144,110	492,843,735	503,757,353	518,899,244	526,243,772											
Parkland	314,390,440	321,734,992	329,226,435	336,720,762	344,661,804	352,811,783	360,720,762	368,991,921	377,428,502	386,033,816	394,811,235	403,764,203	412,896,230	422,210,898	431,711,859	441,402,839	451,287,635	461,370,135	471,654,281	482,144,110	492,843,735	503,757,353	518,899,244	526,243,772											
DCCD	314,387,440	321,731,992	329,223,433	336,684,844	344,658,801	352,811,783	360,720,762	368,991,921	377,428,502	386,033,816	394,811,235	403,764,203	412,896,230	422,210,898	431,711,859	441,402,839	451,287,635	461,370,135	471,654,281	482,144,110	492,843,735	503,757,353	518,899,244	526,243,772											
Grand Prairie ISD	314,568,664	321,920,209	329,418,785	337,087,333	344,868,851	352,826,400	360,943,100	369,222,134	377,668,748	386,280,255	395,066,032	404,027,525	413,168,247	422,491,784	432,001,791	441,701,969	451,596,211	461,688,307	471,982,245	482,482,052	493,191,875	504,115,884	515,258,374	526,623,713											
REVENUE A (ORIGINAL BOUNDARY)																																			
TAXABLE VALUE GROWTH																																			
City of Grand Prairie	2,101,173	2,150,255	2,200,318	2,251,383	2,303,468	2,356,596	2,410,786	2,466,060	2,522,439	2,579,946	2,638,603	2,698,434	2,759,460	2,821,708	2,885,200	2,949,962	3,016,020	3,083,398	3,152,124	3,222,225	3,293,728	3,366,660	3,441,052	3,516,931	66,187,929	City of Grand Prairie									
Dallas County	764,283	782,138	800,349	818,925	837,873	857,199	876,912	897,019	917,329	938,448	959,786	981,551	1,003,751	1,026,395	1,049,482	1,073,050	1,097,080	1,121,591	1,146,592	1,172,092	1,198,103	1,224,634	1,251,696	1,279,299	24,075,787	Dallas County									
Parkland	876,407	898,028	919,859	941,208	962,985	985,197	1,007,854	1,030,963	1,054,535	1,078,578	1,103,103	1,128,117	1,153,632	1,179,657	1,206,203	1,233,268	1,260,968	1,289,068	1,317,602	1,347,111	1,377,005	1,407,498	1,438,601	1,470,325	27,670,814	Parkland									
DCCD	390,589	399,713	409,021	418,514	428,197	438,074	448,149	458,424	468,906	479,597	490,502	501,625	512,970	524,543	536,346	548,386	560,667	573,193	585,970	599,002	612,295	625,854	639,684	653,791	12,304,014	DCCD									
Grand Prairie ISD	5,017,370	5,134,627	5,254,230	5,376,224	5,500,658	5,627,581	5,757,042	5,889,093	6,023,785	6,161,170	6,301,303	6,444,239	6,590,034	6,738,744	6,890,429	7,045,147	7,202,960	7,363,928	7,528,117	7,695,589	7,866,410	8,040,648	8,218,317	8,399,648	158,067,348	Grand Prairie ISD									
npv @ 6%																																			
141,785,272 9,151,822 9,365,661 9,583,776 9,806,254 10,033,182 10,264,648 10,500,743 10,741,560 10,987,194 11,237,740 11,493,297 11,753,965 12,019,847 12,291,046 12,567,670 12,849,825 13,137,624 13,431,179 13,730,605 14,036,019 14,347,542 14,665,295 14,989,403 15,319,994 288,305,092																																			
BASE YEAR (EXPANDED BOUNDARY)																																			
City of Grand Prairie	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730										
Dallas County	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730										
Parkland	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730										
DCCD	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730										
Grand Prairie ISD	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730	250,244,730										
TAXABLE VALUE																																			
City of Grand Prairie	250,244,730	255,249,625	260,354,617	265,561,709	270,872,944	276,290,402	281,816,211	287,452,535	293,201,585	299,065,617	305,046,930	311,147,868	317,370,825	323,718,242	330,192,607	336,796,459	343,532,388	350,403,036	357,411,097	364,559,319	371,850,505	379,287,515	386,873,265	394,610,731											
Dallas County	250,244,730	255,249,625	260,354,617	265,561,709	270,872,944	276,290,402	281,816,211	287,452,535	293,201,585	299,065,617	305,046,930	311,147,868	317,370,825	323,718,242	330,192,607	336,796,459	343,532,388	350,403,036	357,411,097	364,559,319	371,850,505	379,287,515	386,873,265	394,610,731											
Parkland	250,244,730	255,249,625	260,354,617	265,561,709	270,872,944	276,290,402	281,816,211	287,452,535	293,201,585	299,065,617	305,046,930	311,147,868	317,370,825	323,718,242	330,192,607	336,796,459	343,532,388	350,403,036	357,411,097	364,559,319	371,850,505	379,287,515	386,873,265	394,610,731											
DCCD																																			

Financial Feasibility Analysis - 100% of Revenue

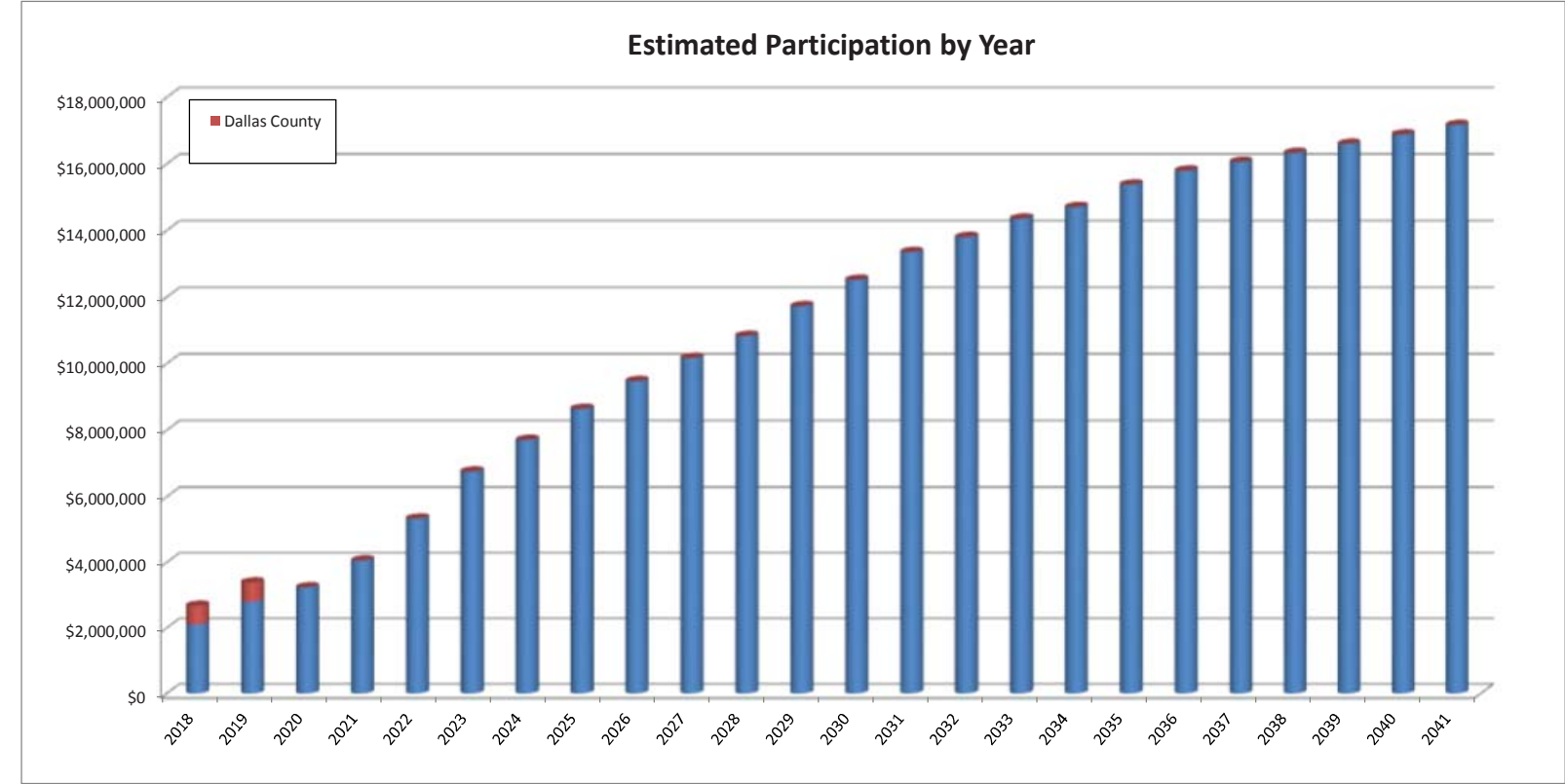
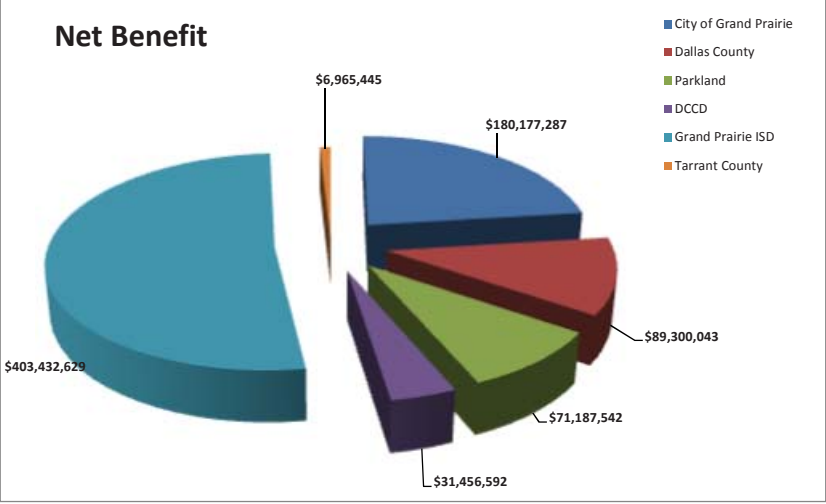
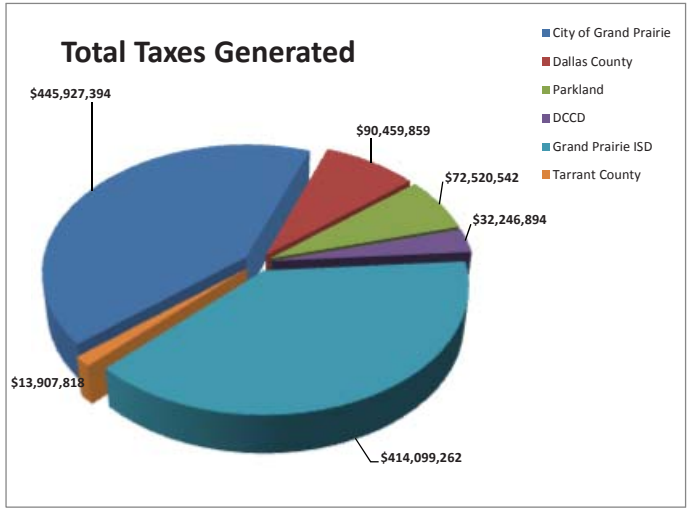
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH		2.00%	
DISCOUNT RATE		6.00%	
		REAL PROPERTY TAX	
City of Grand Prairie	0.6699980	100%	0.6699980
Dallas County	0.2431000	100%	0.2431000
Parkland	0.2794000	100%	0.2794000
DCCD	0.1242380	100%	0.1242380
Grand Prairie ISD	1.5950000	100%	1.5950000
	2.9117360		2.9117360
		BUSINESS PERSONAL PROPERTY TAX	
City of Grand Prairie	0.6699980	100%	0.6699980
Dallas County	0.2431000	100%	0.2431000
Parkland	0.2794000	100%	0.2794000
DCCD	0.1242380	100%	0.1242380
Grand Prairie ISD	1.5950000	100%	1.5950000
	2.9117360		2.9117360
		SALES TAX	
	0.0200000	100.00%	0.0200000
		HOT	
City Tax Rate		7%	
State Tax Rate		6%	
		REAL PROPERTY TAX	
Tarrant County	0.2440000	100%	0.2440000
	0.2440000		0.2440000

Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$445,927,394	\$265,750,107	\$180,177,287
Dallas County	\$90,459,859	\$1,159,816	\$89,300,043
Parkland	\$72,520,542	\$1,333,001	\$71,187,542
DCCD	\$32,246,894	\$790,302	\$31,456,592
Grand Prairie ISD	\$414,099,262	\$10,666,632	\$403,432,629
Tarrant County	\$13,907,818	\$6,942,373	\$6,965,445
Total	\$1,069,161,769	\$286,642,231	\$782,519,538



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #1 in Years:

The TIRZ will be extended for an additional 20 year term and is scheduled to end on December 31, 2041.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

