

# Tax Increment Reinvestment Zone #1

## City of Grand Prairie, Texas

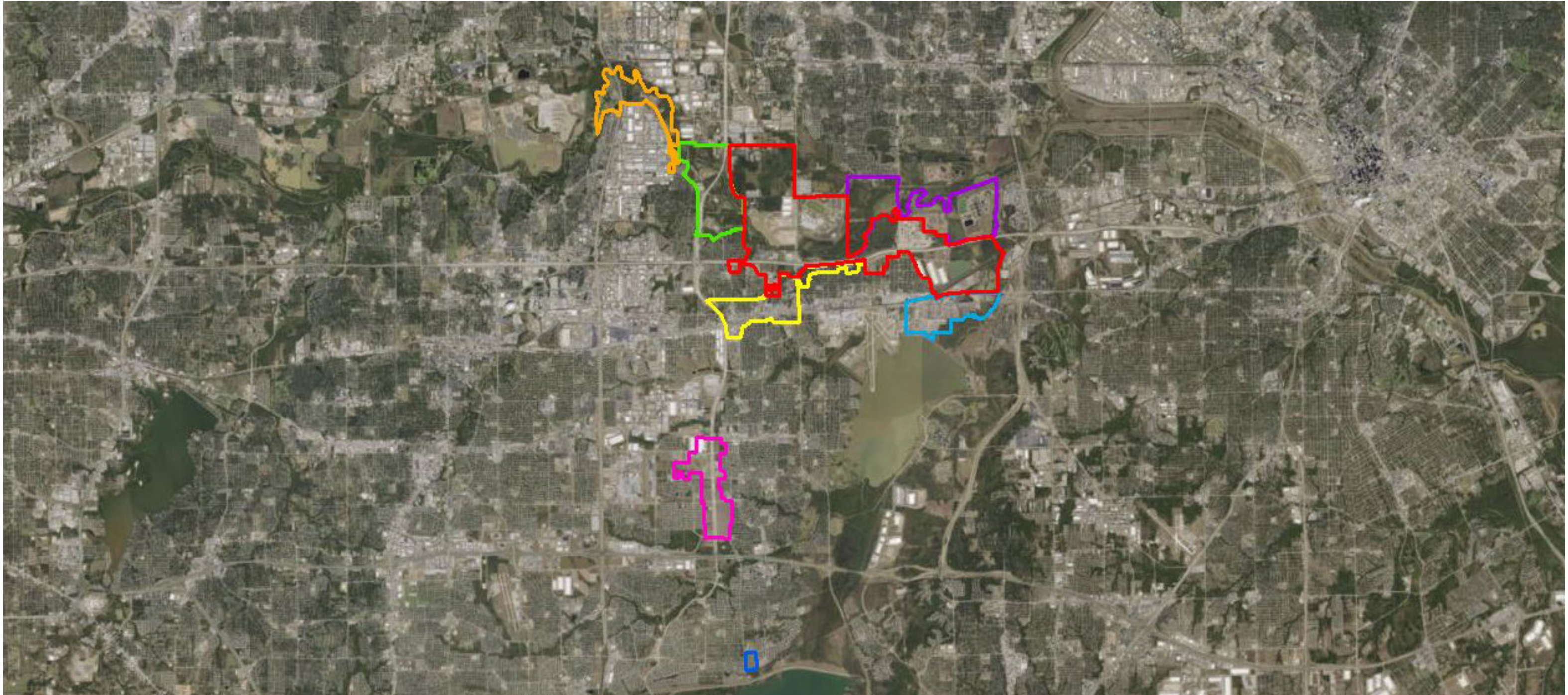


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DISCLAIMER

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.

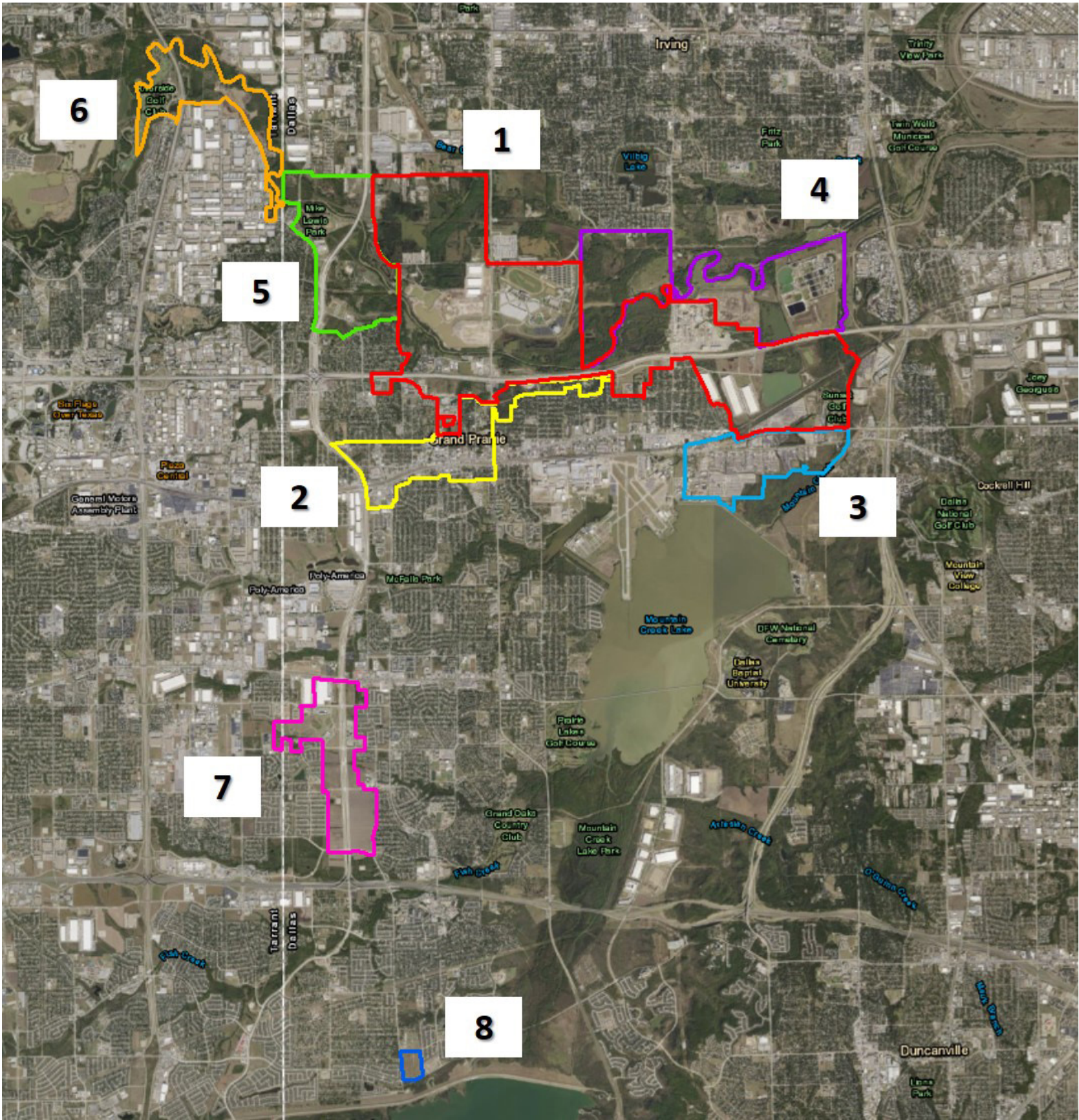


Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2017 population of 190,682, it is the 15th largest city in Texas and in the top 150 nationwide.

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 ##### 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.

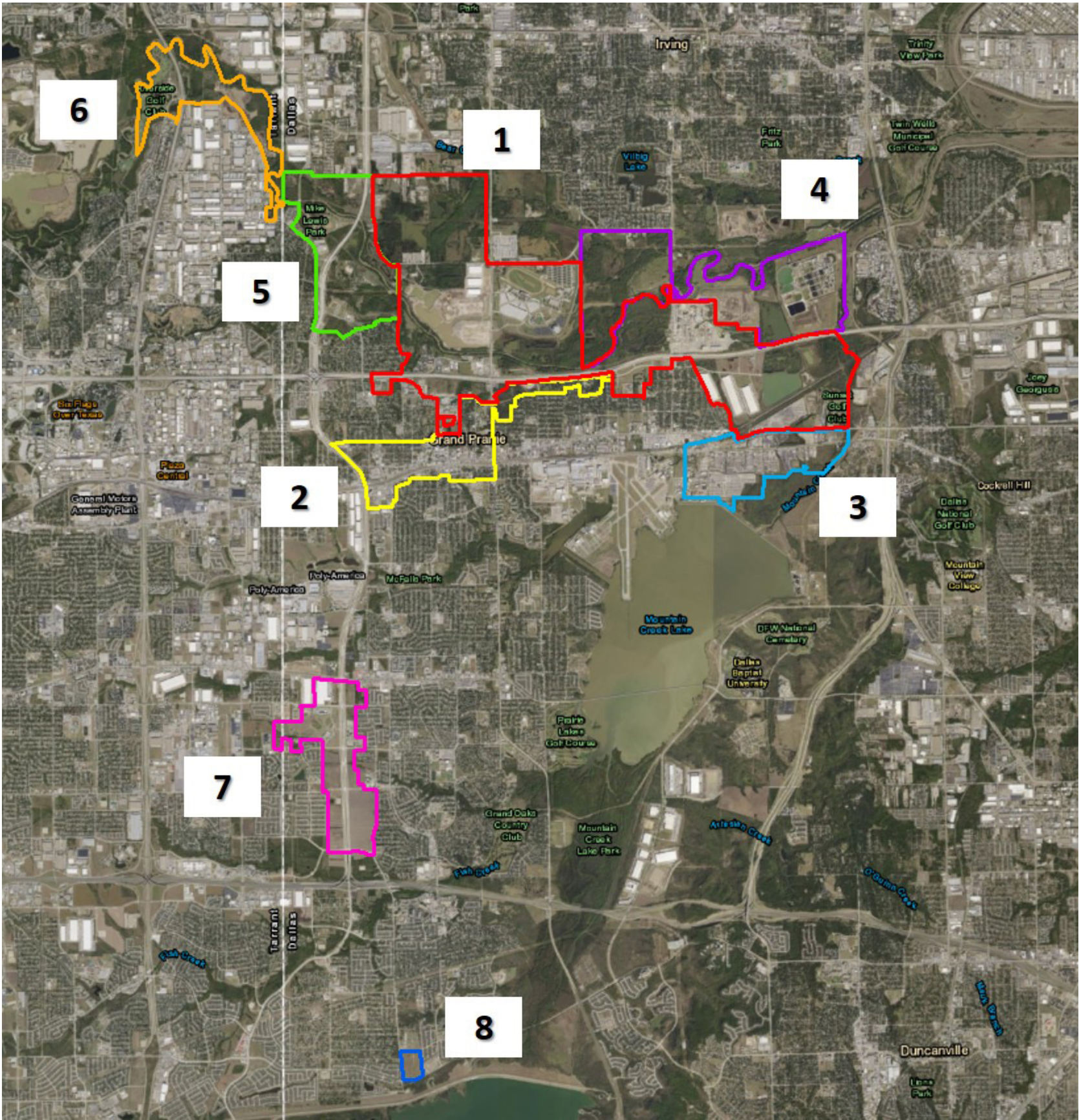
Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.

**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:**

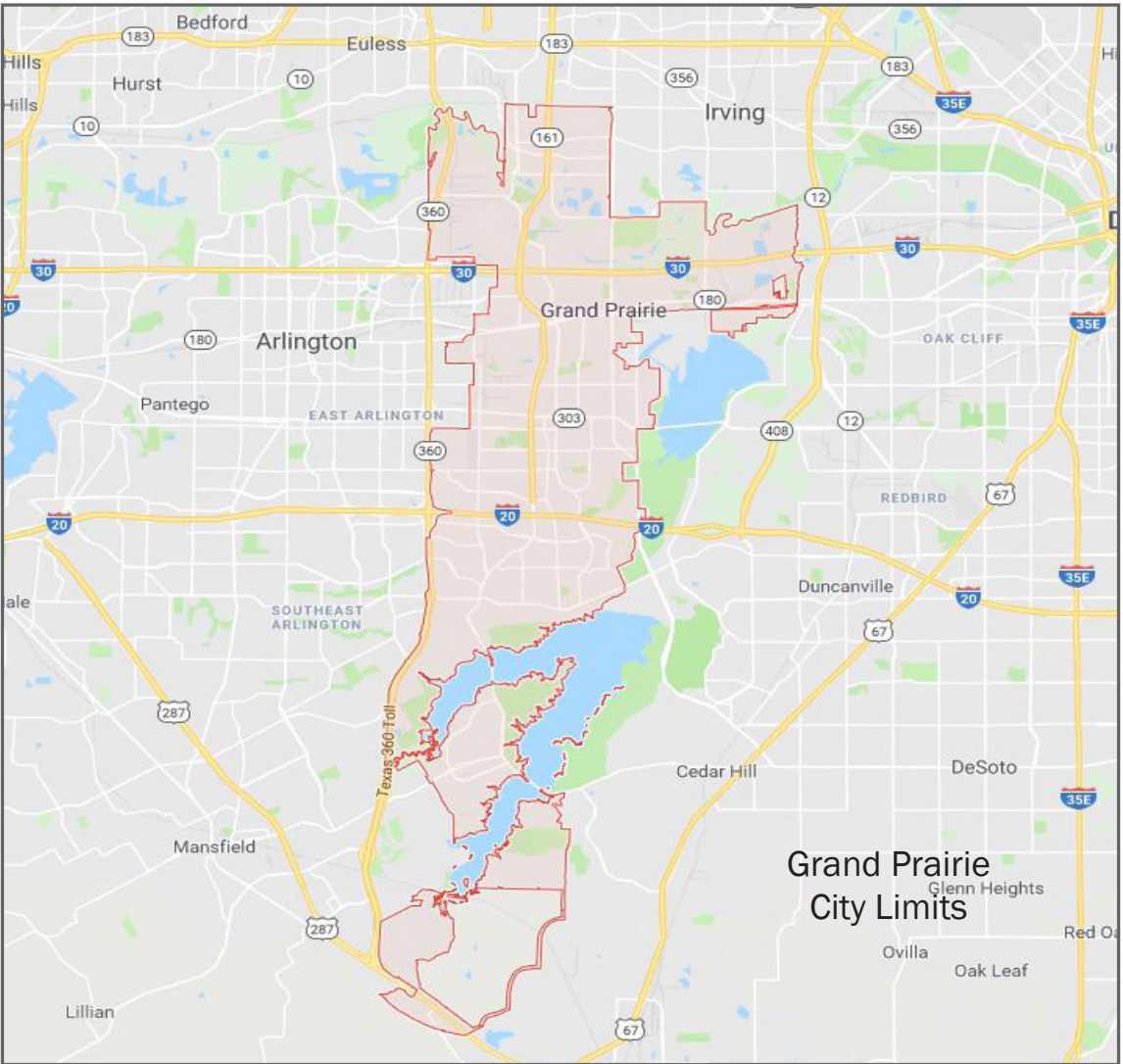
- (1) issue bonds;
- (2) impose taxes or fees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.

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. IAlso 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;

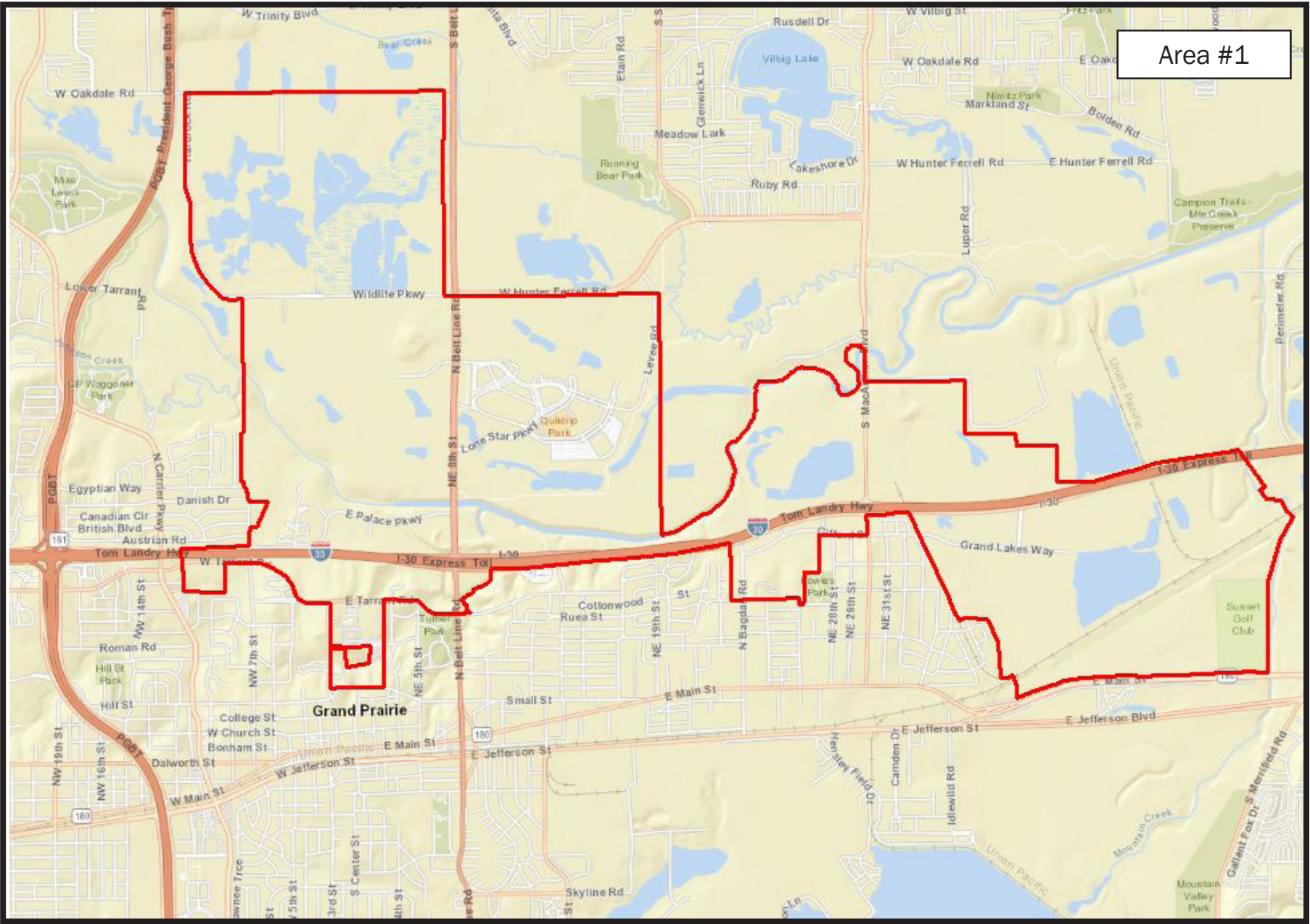
THENCE westerly, along the south line of Tarrant Road passing NW 7th Street to the northeast corner of a tract of land containing Adams Middle School;

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

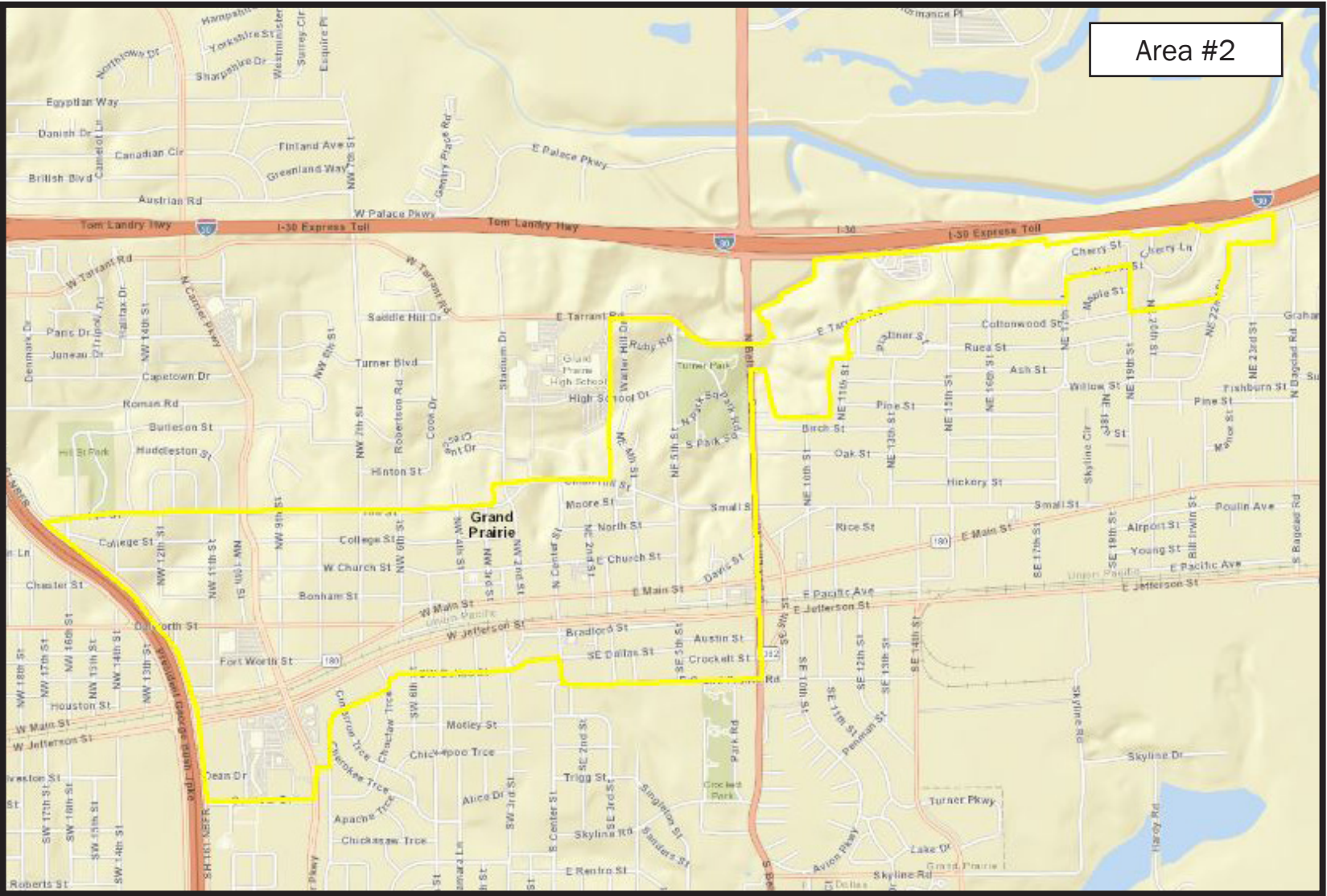
North along the eastern boundary of Property ID 65037678510030000 to the point it meets the southern ROW boundary of High School Drive, thence

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

|                                                                                                                                                       |                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area #2 (Continued)</b>                                                                                                                            |                                                                                                                                                              |
| 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

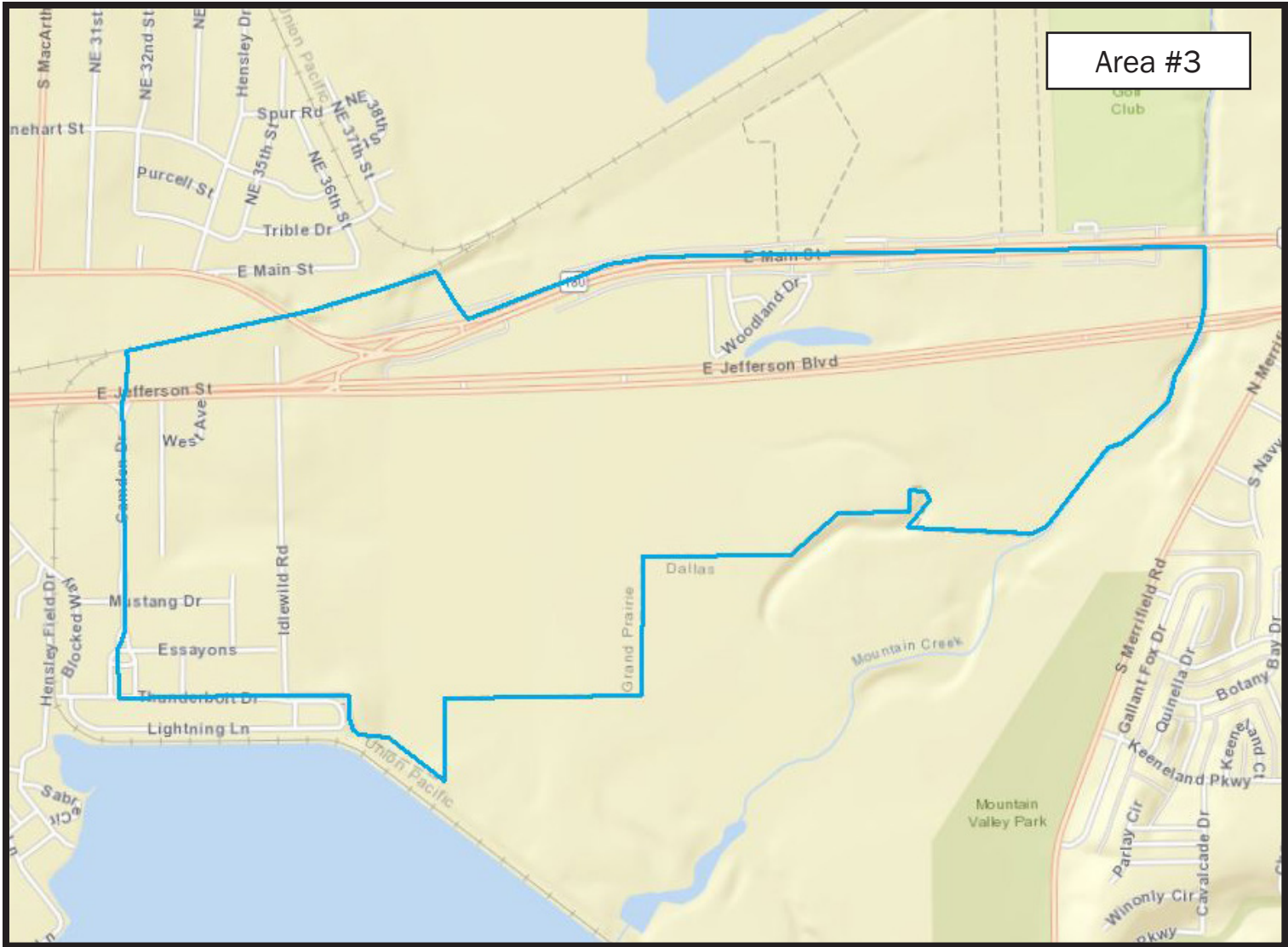
Continuing south along the Grand Prairie City limit boundary through Property ID 00000806551000000, thence

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

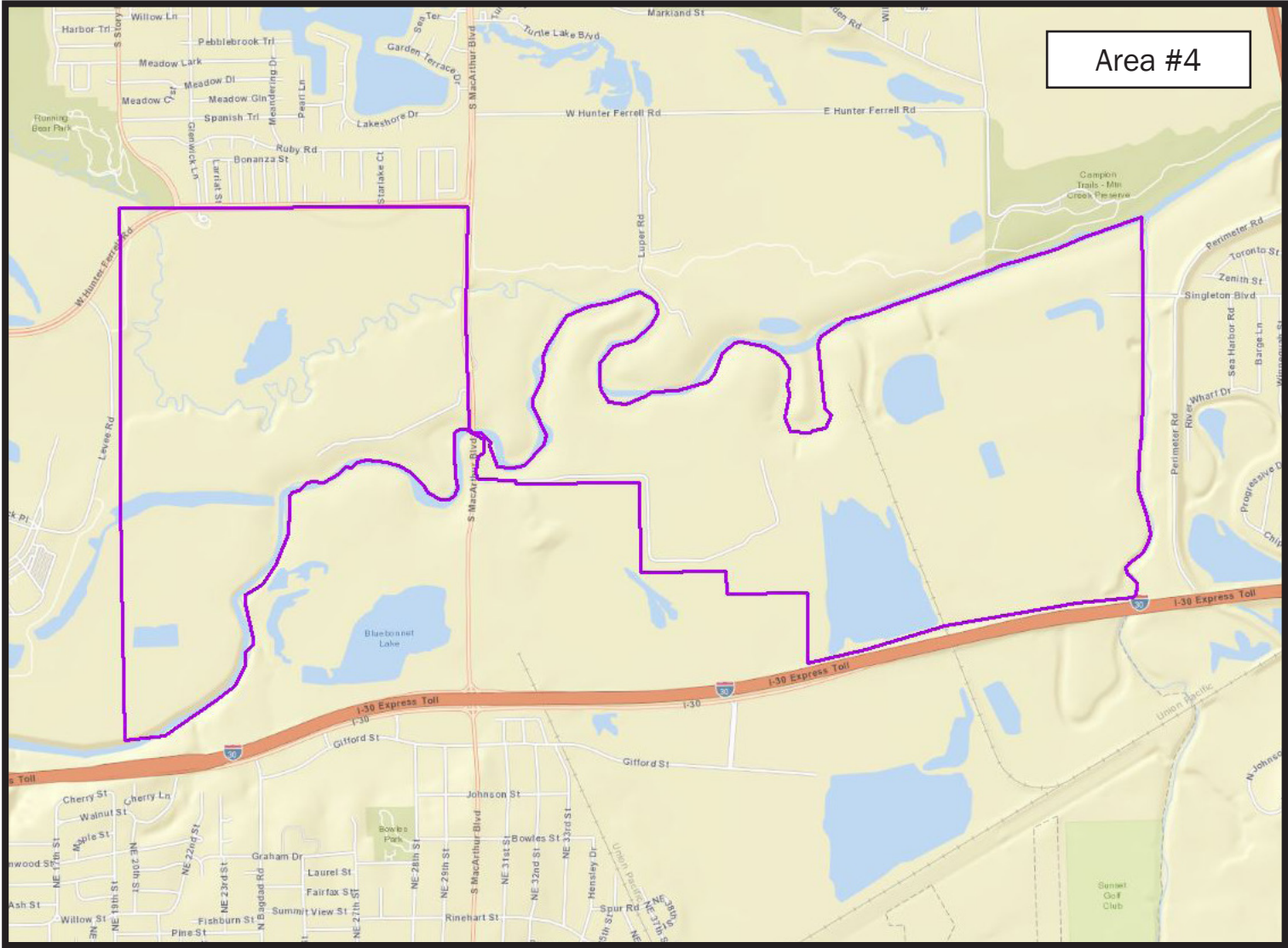
West following the West Fork River to the point it meets the southwest corner of Property ID 65050616010240000, thence

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

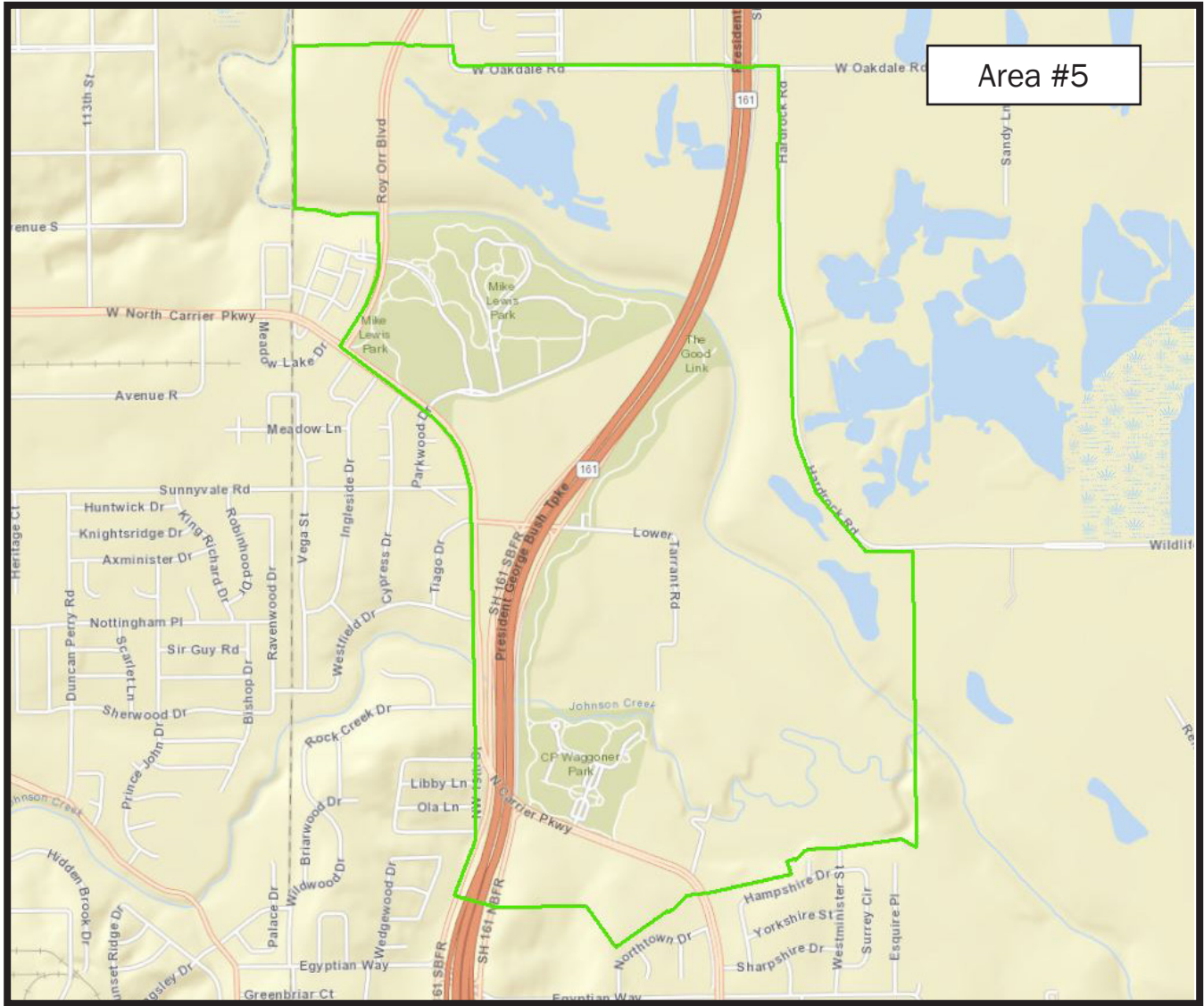
North along the western ROW boundary of State Highway 161 to the point it meets the western ROW boundary of N Carrier Parkway, thence

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

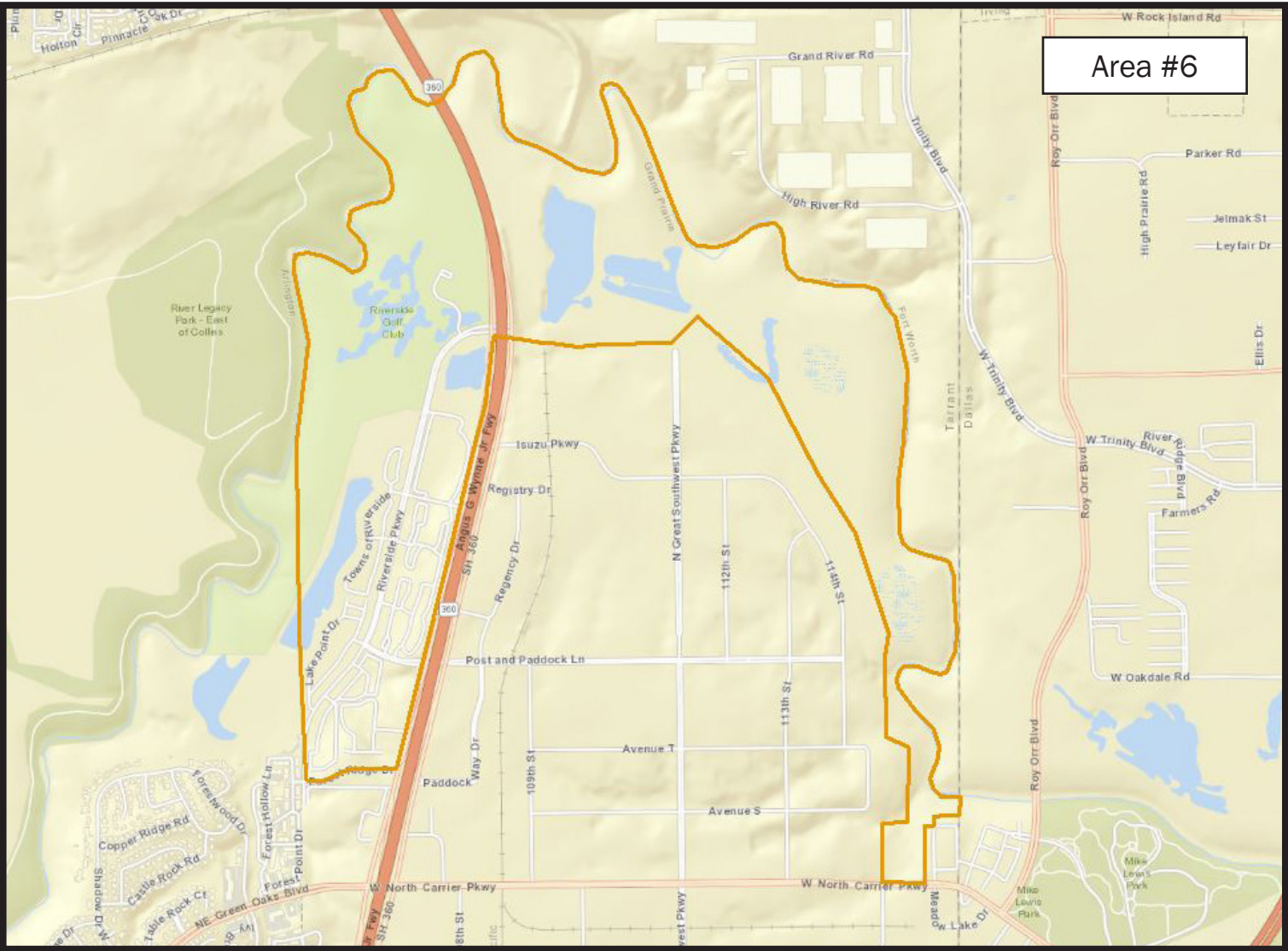
West along the southern boundary of Property ID 05689619 to the southeast boundary of Property ID 06254888, thence

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

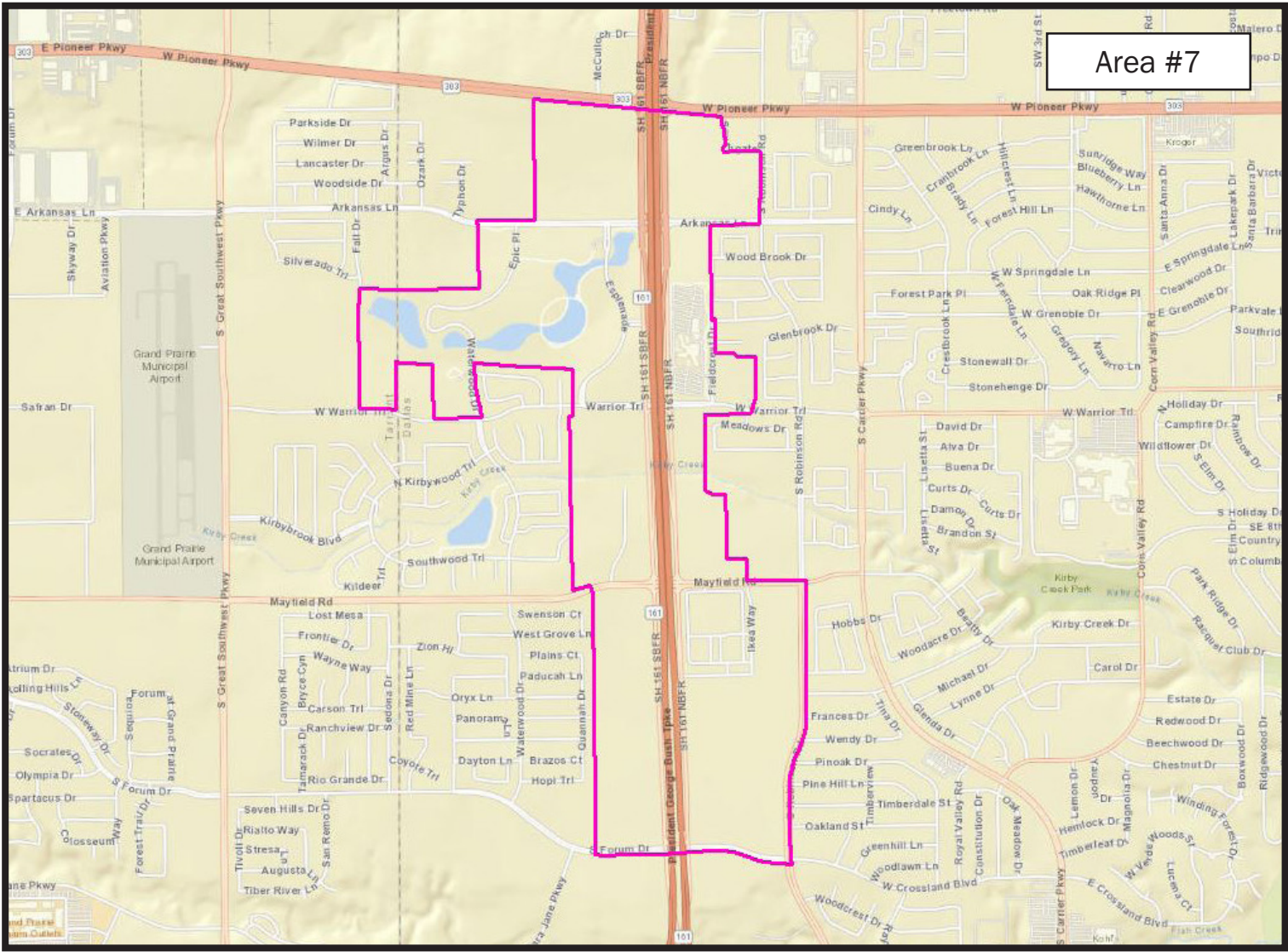
South along the eastern boundary of Property ID 65005944510020400 to the point it meets the northeast corner of Property ID 65005944510020700, thence

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

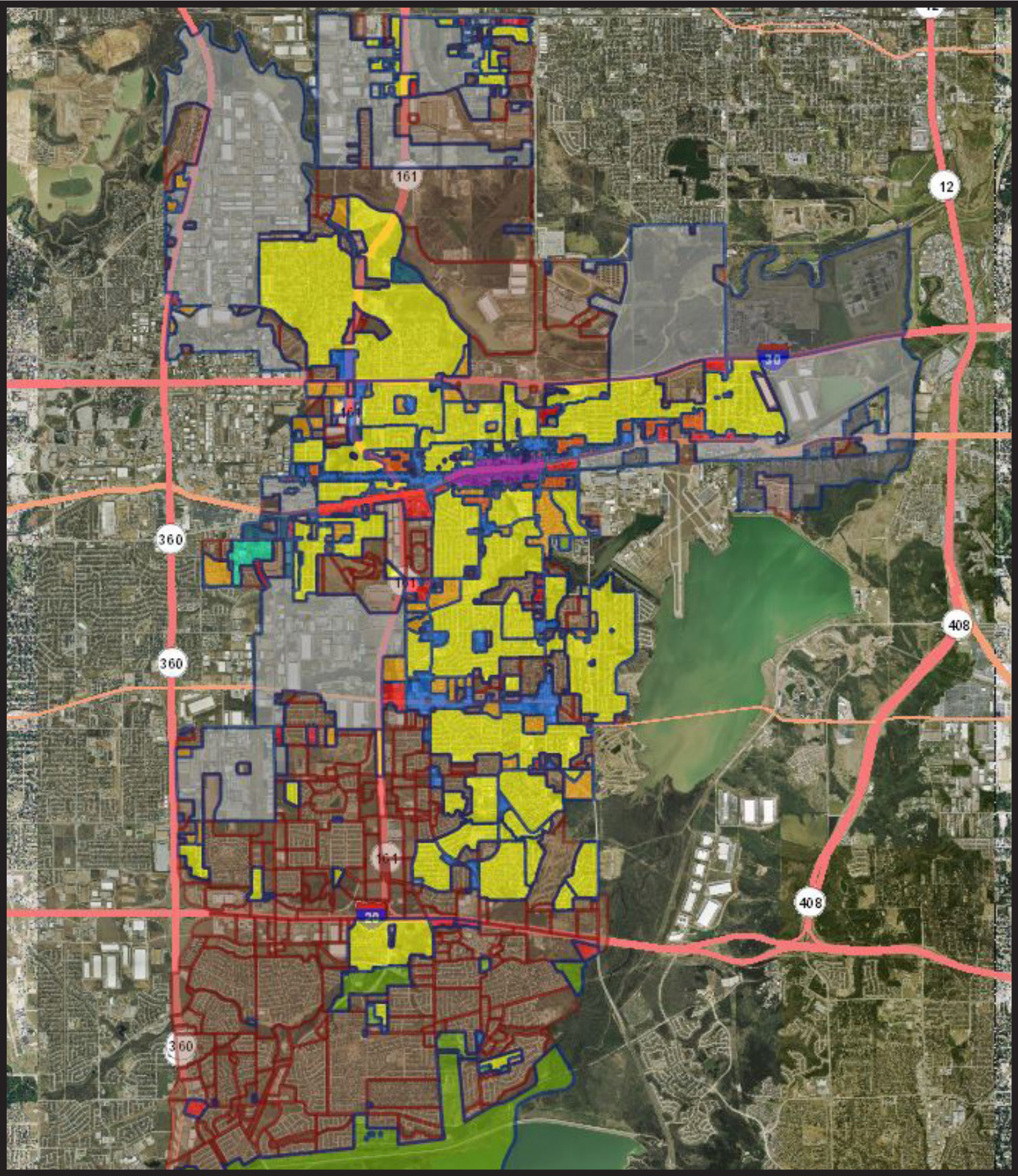
South along the eastern boundary of Property ID 65146023510110000, thence

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.

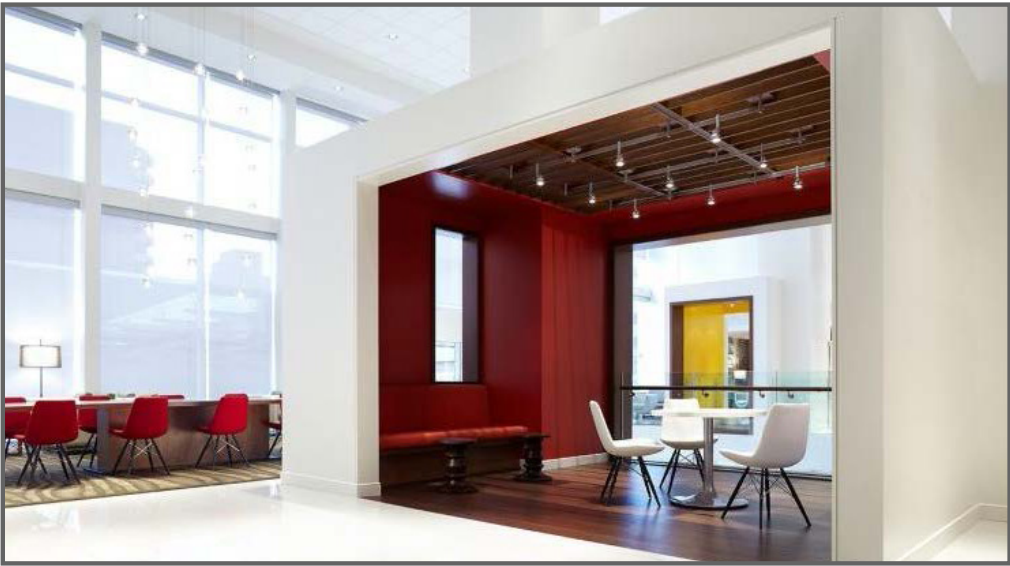
It is not anticipated that there will be any changes to the master plan, building codes or other municipal ordinances or subdivision rules and regulations of the City at this time.

**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                           | \$ 47,708,694  | 15.0%  |
| Sanitary Sewer Facilities and Improvements                  | \$ 47,708,694  | 15.0%  |
| Storm Water Facilities and Improvements                     | \$ 47,708,694  | 15.0%  |
| Transit/Parking Improvements                                | \$ 23,854,347  | 7.5%   |
| Street and Intersection Improvements                        | \$ 47,708,694  | 15.0%  |
| Open Space, Park and Recreation Facilities and Improvements | \$ 31,805,796  | 10.0%  |
| Economic Develompent Grants                                 | \$ 63,611,593  | 20.0%  |
| Administrative Costs                                        | \$ 7,951,449   | 2.5%   |
|                                                             | \$ 318,057,963 | 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, and that Dallas County and Tarrant County will each contribute 50% of its real property increment.

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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| Tarrant County        | 0.24400000 | 50%           | 0.1220000 |

| 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 |
| Tarrant County        | 0.24400000 | 0%            | 0.0000000 |
| 3.15573600            |            |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| Sales Tax Rate | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

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 | 50% 0.1215500   |
| Parkland              | 0.27940000 | 0% 0.0000000    |
| DCCD                  | 0.12423800 | 0% 0.0000000    |
| Grand Prairie ISD     | 1.59500000 | 0% 0.0000000    |
| 0                     | 0.00000000 | 0% 0.0000000    |
|                       | 2.91173600 | 0.7915480       |
| 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    |
| 0                     | 0.00000000 | 0% 0.0000000    |
|                       | 2.91173600 | 0.0000000       |
| Sales Tax Rate        | 0.0200000  | 0.00% 0.0000000 |

| AREA DEVELOPMENT ZONE #1 |                  | Year | AREA<br>SF/UNITS | REAL PROPERTY<br>\$ / SF TAX VALUE | PERSONAL PROPERTY<br>\$ / SF TAX VALUE | SALES<br>\$ / 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    | + \$ -          |
| 0                     | 0.0%   | \$ -           | = \$ -           | + \$ -            | + \$ -          |
|                       | 100.0% | \$ 339,984,675 | \$ 310,571,148   | \$ 4,352,172      | \$ 25,061,355   |
|                       |        | 100.0%         | 91.3%            | 1.3%              | 7.4%            |
| TOTAL PARTICIPATION   |        | TOTAL          | REAL PROPERTY    | PERSONAL PROPERTY | SALES           |
| City of Grand Prairie | 84.6%  | \$ 71,463,226  | = \$ 71,463,226  | + \$ -            | + \$ -          |
| Dallas County         | 15.4%  | \$ 12,964,748  | = \$ 12,964,748  | + \$ -            | + \$ -          |
| Parkland              | 0.0%   | \$ -           | = \$ -           | + \$ -            | + \$ -          |
| DCCD                  | 0.0%   | \$ -           | = \$ -           | + \$ -            | + \$ -          |
| Grand Prairie ISD     | 0.0%   | \$ -           | = \$ -           | + \$ -            | + \$ -          |
| 0                     | 0.0%   | \$ -           | = \$ -           | + \$ -            | + \$ -          |
|                       | 100.0% | \$ 84,427,974  | \$ 84,427,974    | \$ -              | \$ -            |
|                       |        | 100.0%         | 100.0%           | 0.0%              | 0.0%            |
| NET BENEFIT           |        | TOTAL          | REAL PROPERTY    | PERSONAL PROPERTY | SALES           |
| City of Grand Prairie | 10.2%  | \$ 26,062,801  | = \$ -           | + \$ 1,001,446    | + \$ 25,061,355 |
| Dallas County         | 5.2%   | \$ 13,328,109  | = \$ 12,964,748  | + \$ 363,362      | + \$ -          |
| Parkland              | 11.8%  | \$ 30,218,940  | = \$ 29,801,321  | + \$ 417,619      | + \$ -          |
| DCCD                  | 5.3%   | \$ 13,437,153  | = \$ 13,251,455  | + \$ 185,699      | + \$ -          |
| Grand Prairie ISD     | 67.5%  | \$ 172,509,697 | = \$ 170,125,651 | + \$ 2,384,047    | + \$ -          |
| 0                     | 0.0%   | \$ -           | = \$ -           | + \$ -            | + \$ -          |
|                       | 100.0% | \$ 255,556,701 | \$ 226,143,174   | \$ 4,352,172      | \$ 25,061,355   |
|                       |        | 100.0%         | 88.5%            | 1.7%              | 9.8%            |

## 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<br>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       |             |
| 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         | 10,827,614                  | -    | -    | -    | 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   | 1,638,201   | 1,638,201   | 1,638,201   | 1,638,201   | 1,638,201   | 1,638,201   | 25,929,496  |
| Parkland              | 12,444,637                  | -    | -    | -    | 101,283    | 243,986    | 478,235     | 593,054     | 825,040     | 906,639     | 1,042,721   | 1,068,962   | 1,327,709   | 1,442,961   | 1,652,092   | 1,669,031   | 1,869,186   | 1,899,031   | 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 |
| 0                     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 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     |                             | 0%   | 100% | 100% | 100%       | 100%       | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        |             |
|                       | % OCCUPIED<br>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       |             |
| 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      | 363,362     |
| 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      | 27,996      | 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      | 12,939      | 12,939      | 15,735      | 16,806      | 16,806      | 16,806      | 16,806      | 16,806      | 16,806      | 185,699     |
| Grand Prairie ISD     | 891,946                     | -    | -    | -    | 718        | 6,480      | 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   |
| 0                     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 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             |                             | 0%   | 100% | 100% | 100%       | 100%       | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        | 100%        |             |
|                       | % OCCUPIED<br>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                 | 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               |                             |      |      |      |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|                       | 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   | 97,826,027  |
| Dallas County         | 10,963,759                  | -    | -    | -    | 88,233     | 213,272    | 417,588     | 517,918     | 721,417     | 793,232     | 912,452     | 936,154     | 1,165,683   | 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   | 26,292,867  |
| 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 |
| 0                     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | 141,922,057                 | -    | -    | -    | 1,076,315  | 2,921,216  | 5,561,921   | 6,939,881   | 9,457,295   | 10,353,708  | 11,817,910  | 12,101,804  | 14,853,395  | 16,087,243  | 18,681,463  | 19,361,650  | 20,928,459  | 21,403,551  | 23,335,874  | 24,097,236  | 24,130,962  | 24,165,361  | 24,200,449  | 24,236,238  | 24,272,744  | 339,984,675 |
| PARTICIPATION         |                             |      |      |      |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| REAL PROPERTY         |                             | -    | -    | -    | 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 |             |
|                       | 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         | 5,413,907                   | -    | -    | -    | 44,062     | 106,144    | 208,051     | 258,002     | 358,925     | 394,424     | 453,625     | 465,476     | 577,606     | 627,745     | 718,725     | 739,146     | 795,302     | 813,170     | 889,746     | 919,100     | 919,100     | 919,100     | 919,100     | 919,100     | 919,100     | 12,964,748  |
| Parkland              | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| DCCD                  | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Grand Prairie ISD     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 0                     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | 35,256,004                  | -    | -    | -    | 286,936    | 691,219    | 1,354,853   | 1,680,140   | 2,337,362   | 2,568,534   | 2,954,057   | 3,031,233   | 3,761,436   | 4,087,950   | 4,680,423   | 4,813,403   | 5,179,099   | 5,295,456   | 5,794,131   | 5,985,290   | 5,985,290   | 5,985,290   | 5,985,290   | 5,985,290   | 5,985,290   | 84,427,974  |
| PERSONAL PROPERTY     |                             | -    | -    | -    | 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  |             |
|                       | 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  |             |
|                       | PV                          |      |      |      |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | GROSS       |             |
| City of Grand Prairie | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Dallas County         | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Parkland              | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| DCCD                  | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Grand Prairie ISD     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 0                     | -                           | -    | -    | -    | -          | -          | -           | -           | -           | -           | -           | -           |             |             |             |             |             |             |             |             |             |             |             |             |             |             |

Financial Feasibility Analysis

ADZ#2: 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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |
|                       |            |               |           |
| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |
|                       |            |               |           |
| SALES TAX RATE        |            | 0.0200000     | 0.00%     |
|                       |            |               | 0.0000000 |

| AREA DEVELOPMENT ZONE #2 |                   | Year | AREA<br>SF/UNITS | REAL PROPERTY<br>\$ / SF TAX VALUE |               | PERSONAL PROPERTY<br>\$ / SF TAX VALUE |            | SALES<br>\$ / 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 | +     | \$ -         |
| 0                     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 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 | 84.6%  | \$ 22,470,736  | =             | \$ 22,470,736 | +                 | \$ -       | +     | \$ -         |
| Dallas County         | 15.4%  | \$ 4,076,606   | =             | \$ 4,076,606  | +                 | \$ -       | +     | \$ -         |
| Parkland              | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
| DCCD                  | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
| Grand Prairie ISD     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
| 0                     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 100.0% | \$ 26,547,342  |               | \$ 26,547,342 |                   | \$ -       |       | \$ -         |
|                       |        | 100.0%         |               | 100.0%        |                   | 0.0%       |       | 0.0%         |
| NET BENEFIT           |        | TOTAL          | REAL PROPERTY |               | PERSONAL PROPERTY |            | SALES |              |
| City of Grand Prairie | 4.3%   | \$ 3,207,943   | =             | \$ -          | +                 | \$ 54,193  | +     | \$ 3,153,750 |
| Dallas County         | 5.5%   | \$ 4,096,269   | =             | \$ 4,076,606  | +                 | \$ 19,663  | +     | \$ -         |
| Parkland              | 12.6%  | \$ 9,393,260   | =             | \$ 9,370,660  | +                 | \$ 22,599  | +     | \$ -         |
| DCCD                  | 5.6%   | \$ 4,176,807   | =             | \$ 4,166,758  | +                 | \$ 10,049  | +     | \$ -         |
| Grand Prairie ISD     | 72.0%  | \$ 53,622,939  | =             | \$ 53,493,927 | +                 | \$ 129,012 | +     | \$ -         |
| 0                     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 100.0% | \$ 74,497,217  |               | \$ 71,107,951 |                   | \$ 235,516 |       | \$ 3,153,750 |
|                       |        | 100.0%         |               | 95.5%         |                   | 0.3%       |       | 4.2%         |

## Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year         |                       | 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         | % OCCUPIED            | 2018          | 2019    | 2020      | 2021      | 2022       | 2023       | 2024       | 2025        | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        | 2036        | 2037        | 2038        | 2039        | 2040        | 2041        |             |             |
|                       | 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%        |             |             |
|                       |                       | -             | 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                    |               |         |           |           |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|                       | 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   | GROSS       |
|                       | 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              | 3,918,803     | -       | 1,676     | 2,516     | 3,353      | 109,567    | 162,674    | 268,631     | 292,957     | 362,885     | 385,586     | 459,138     | 484,563     | 509,989     | 520,189     | 530,552     | 541,204     | 552,028     | 563,069     | 574,330     | 585,817     | 597,533     | 609,494     | 621,674     | 634,107     | 9,370,660   |
|                       | DCCD                  | 1,688,069     | -       | 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     | 245,465     | 250,374     | 255,382     | 260,489     | 265,699     | 271,013     | 276,433     | 281,862     | 287,291     | 4,166,768   |
|                       | 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  |
|                       | 0                     | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 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            | 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  | 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                    |               |         |           |           |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|                       | 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       | GROSS       |
|                       | Dallas County         | 8,671         | -       | 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         | 983         | 1,003       | 1,023       | 1,043       | 1,064       | 1,107       | 1,129       | 1,152       | 1,175       | 1,199       | 1,222       | 1,247       | 1,272       | 1,297       | 1,323       | 1,350       | 22,599      |             |
|                       | DCCD                  | 4,431         | -       | 56        | 84        | 112        | 270        | 349        | 429         | 437         | 446         | 455         | 464         | 473         | 483         | 492         | 502         | 512         | 522         | 533         | 544         | 554         | 566         | 577         | 588         | 600         | 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     |
|                       | 0                     | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | 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            | 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 | 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                    |               |         |           |           |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Total                 | 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                    |               |         |           |           |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|                       | City of Grand Prairie | 10,576,426    | -       | 23,821    | 35,732    | 47,643     | 350,697    | 502,224    | 775,691     | 839,387     | 1,012,012   | 1,069,286   | 1,249,556   | 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   | GROSS       |
|                       | Dallas County         | 3,331,320     | -       | 1,568     | 2,352     | 3,136      | 95,860     | 142,223    | 232,829     | 254,968     | 316,611     | 336,380     | 400,394     | 422,534     | 444,675     | 453,668     | 462,640     | 471,893     | 481,330     | 490,957     | 500,776     | 510,792     | 521,008     | 531,428     | 542,056     | 552,897     | 25,878,679  |
|                       | 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  |
|                       | 0                     | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | 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                    |                       |               |         |           |           |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 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   | GROSS       |
| Dallas County         |                       | 1,661,330     | -       | 729       | 1,094     | 1,459      | 47,666     | 70,769     | 115,995     | 127,056     | 157,869     | 167,745     | 199,743     | 210,804     | 221,865     | 226,303     | 230,829     | 235,445     | 240,154     | 244,957     | 249,856     | 254,853     | 259,950     | 265,149     | 270,452     | 275,862     | 4,076,606   |
| Parkland              |                       | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| DCCD                  |                       | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Grand Prairie ISD     |                       | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 0                     |                       | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 |                       | 10,818,776    | -       | 4,749     | 7,124     | 9,499      | 310,406    | 460,859    | 755,374     | 827,405     | 1,028,063   | 1,092,376   | 1,300,751   | 1,372,782   | 1,444,813   | 1,473,709   | 1,503,183   | 1,533,247   | 1,563,912   | 1,595,190   | 1,627,094   | 1,659,635   | 1,692,828   | 1,726,685   | 1,761,218   | 1,796,443   | 26,547,342  |
| 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                    |               |         |           |           |            |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|                       | City of Grand Prairie | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | GROSS       |
|                       | Dallas County         | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | Parkland              | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | DCCD                  | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | Grand Prairie ISD     | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | 0                     | -             | -       | -         | -         | -          | -          | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
|                       | 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   | 7,6         |             |             |             |             |             |             |             |             |             |             |             |

ADZ#3: 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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |

| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| Sales Tax Rate | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| AREA DEVELOPMENT ZONE #3 |            | Year | AREA<br>SF/UNITS | REAL PROPERTY<br>\$ / SF      TAX VALUE | PERSONAL PROPERTY<br>\$ / SF      TAX VALUE | SALES<br>\$ / 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 | 14.9%  | \$      2,860,826  | =             | \$      2,860,826  | +                 | \$      - | +     | \$      - |
| Dallas County         | 5.4%   | \$      1,038,013  | =             | \$      1,038,013  | +                 | \$      - | +     | \$      - |
| Parkland              | 6.2%   | \$      1,193,011  | =             | \$      1,193,011  | +                 | \$      - | +     | \$      - |
| DCCD                  | 2.8%   | \$      530,484    | =             | \$      530,484    | +                 | \$      - | +     | \$      - |
| Grand Prairie ISD     | 35.4%  | \$      6,810,494  | =             | \$      6,810,494  | +                 | \$      - | +     | \$      - |
| 0                     | 35.4%  | \$      6,810,494  | =             | \$      6,810,494  | +                 | \$      - | +     | \$      - |
|                       | 100.0% | \$      19,243,323 |               | \$      19,243,323 |                   | \$      - |       | \$      - |
|                       |        | 100.0%             |               | 100.0%             |                   | 0.0%      |       | 0.0%      |

| TOTAL PARTICIPATION   |        | TOTAL             | REAL PROPERTY |                   | PERSONAL PROPERTY |           | SALES |           |
|-----------------------|--------|-------------------|---------------|-------------------|-------------------|-----------|-------|-----------|
| City of Grand Prairie | 84.6%  | \$      2,860,826 | =             | \$      2,860,826 | +                 | \$      - | +     | \$      - |
| Dallas County         | 15.4%  | \$      519,007   | =             | \$      519,007   | +                 | \$      - | +     | \$      - |
| Parkland              | 0.0%   | \$      -         | =             | \$      -         | +                 | \$      - | +     | \$      - |
| DCCD                  | 0.0%   | \$      -         | =             | \$      -         | +                 | \$      - | +     | \$      - |
| Grand Prairie ISD     | 0.0%   | \$      -         | =             | \$      -         | +                 | \$      - | +     | \$      - |
| 0                     | 0.0%   | \$      -         | =             | \$      -         | +                 | \$      - | +     | \$      - |
|                       | 100.0% | \$      3,379,833 |               | \$      3,379,833 |                   | \$      - |       | \$      - |
|                       |        | 100.0%            |               | 100.0%            |                   | 0.0%      |       | 0.0%      |

| NET BENEFIT           |        | TOTAL              | REAL PROPERTY |                    | PERSONAL PROPERTY |           | SALES |           |
|-----------------------|--------|--------------------|---------------|--------------------|-------------------|-----------|-------|-----------|
| City of Grand Prairie | 0.0%   | \$      -          | =             | \$      -          | +                 | \$      - | +     | \$      - |
| Dallas County         | 3.3%   | \$      519,007    | =             | \$      519,007    | +                 | \$      - | +     | \$      - |
| Parkland              | 7.5%   | \$      1,193,011  | =             | \$      1,193,011  | +                 | \$      - | +     | \$      - |
| DCCD                  | 3.3%   | \$      530,484    | =             | \$      530,484    | +                 | \$      - | +     | \$      - |
| Grand Prairie ISD     | 42.9%  | \$      6,810,494  | =             | \$      6,810,494  | +                 | \$      - | +     | \$      - |
| 0                     | 42.9%  | \$      6,810,494  | =             | \$      6,810,494  | +                 | \$      - | +     | \$      - |
|                       | 100.0% | \$      15,863,490 |               | \$      15,863,490 |                   | \$      - |       | \$      - |
|                       |        | 100.0%             |               | 100.0%             |                   | 0.0%      |       | 0.0%      |

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         | % OCCUPIED<br>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%      |            |
|                       | 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  |
| 0                     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| 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<br>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%   | 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     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| 0                     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Total                 | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| SALES TAX             | % OCCUPIED<br>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%      |            |
|                       | PV                          |      |      |      |      |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           | GROSS     |            |
| Total                 | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| SUMMARY               | % OCCUPIED<br>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%      |            |
|                       | 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  |
| 0                     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| 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               | 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 | 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         | 174,298                     | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | 21,271  | 31,907  | 42,543    | 43,393    | 44,261    | 45,146    | 46,049    | 46,970    | 47,910    | 48,868    | 49,845    | 50,842    | 519,007    |
| Parkland              | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| DCCD                  | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Grand Prairie ISD     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| 0                     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Total                 | 1,135,049                   | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | 138,521 | 207,781 | 277,042   | 282,583   | 288,234   | 293,999   | 299,879   | 305,877   | 311,994   | 318,234   | 324,599   | 331,091   | 3,379,833  |
| PERSONAL PROPERTY     | 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      |            |
|                       |                             |      |      |      |      |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           |           |            |
|                       | PV                          |      |      |      |      |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           | GROSS     |            |
| City of Grand Prairie | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Dallas County         | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Parkland              | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| DCCD                  | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Grand Prairie ISD     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| 0                     | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Total                 | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| SALES TAX             | 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      |            |
|                       |                             |      |      |      |      |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           |           |            |
|                       | PV                          |      |      |      |      |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           | GROSS     |            |
| Total                 | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| SUMMARY               | 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      |            |
|                       |                             |      |      |      |      |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           |           |            |
|                       | 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         | 174,298                     | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | 21,271  | 31,907  | 42,543    | 43,393    | 44,261    | 45,146    | 46,049    | 46,970    | 47,910    | 48,868    | 49,845    | 50,842    | 519,007    |
| Parkland              | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| DCCD                  | -                           | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -    | -       | -       | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -          |
| Grand Prairie ISD     | -                           | -    | -    | -    | -    |      |      |      |      |      |      |      |      |         |         |           |           |           |           |           |           |           |           |           |           |            |

ADZ#4 : 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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |

| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| Sales Tax Rate | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| AREA DEVELOPMENT ZONE #4 |            | Year | AREA<br>SF | REAL PROPERTY<br>\$ / SF      TAX VALUE |                  | PERSONAL PROPERTY<br>\$ / SF      TAX VALUE |            | SALES<br>\$ / 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 | + | \$       -        | + | \$       - | - |
| 0                     | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
|                       | 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 | 84.6%  | \$    9,698,708  | = | \$    9,698,708  | + | \$       -        | + | \$       - | - |
| Dallas County         | 15.4%  | \$    1,759,525  | = | \$    1,759,525  | + | \$       -        | + | \$       - | - |
| Parkland              | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
| DCCD                  | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
| Grand Prairie ISD     | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
| 0                     | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
|                       | 100.0% | \$    11,458,232 |   | \$    11,458,232 |   | \$       -        |   | \$       - |   |
|                       |        | 100.0%           |   | 100.0%           |   | 0.0%              |   | 0.0%       |   |

| NET BENEFIT           |        | TOTAL            |   | REAL PROPERTY    |   | PERSONAL PROPERTY |   | SALES      |   |
|-----------------------|--------|------------------|---|------------------|---|-------------------|---|------------|---|
| City of Grand Prairie | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
| Dallas County         | 5.7%   | \$    1,759,525  | = | \$    1,759,525  | + | \$       -        | + | \$       - | - |
| Parkland              | 13.2%  | \$    4,044,518  | = | \$    4,044,518  | + | \$       -        | + | \$       - | - |
| DCCD                  | 5.9%   | \$    1,798,435  | = | \$    1,798,435  | + | \$       -        | + | \$       - | - |
| Grand Prairie ISD     | 75.2%  | \$    23,088,784 | = | \$    23,088,784 | + | \$       -        | + | \$       - | - |
| 0                     | 0.0%   | \$       -       | = | \$       -       | + | \$       -        | + | \$       - | - |
|                       | 100.0% | \$    30,691,262 |   | \$    30,691,262 |   | \$       -        |   | \$       - |   |
|                       |        | 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% |
|----------------|-------|

|               |       |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX     |            | PARTICIPATION |           |
|-----------------------|------------|---------------|-----------|
| City of Grand Prairie | 0.66999800 | 100%          | 0.6699980 |
| Dallas County         | 0.24310000 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |

| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| SALES TAX RATE | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| AREA DEVELOMENT ZONE #5 |             | Year | AREA<br>SF/UNITS | REAL PROPERTY<br>\$ / SF | TAX VALUE      | PERSONAL PROPERTY<br>\$ / SF | TAX VALUE | SALES<br>\$ / 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 |                              | \$ -      |                  | \$ -      |

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      | + \$ -         |
| 0                       | 0.0%   | \$ -           | = \$ -          | + \$ -            | + \$ -         |
|                         | 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 | 84.6%  | \$ 22,470,736 | = \$ 22,470,736 | + \$ -            | + \$ - |
| Dallas County         | 15.4%  | \$ 4,076,606  | = \$ 4,076,606  | + \$ -            | + \$ - |
| Parkland              | 0.0%   | \$ -          | = \$ -          | + \$ -            | + \$ - |
| DCCD                  | 0.0%   | \$ -          | = \$ -          | + \$ -            | + \$ - |
| Grand Prairie ISD     | 0.0%   | \$ -          | = \$ -          | + \$ -            | + \$ - |
| 0                     | 0.0%   | \$ -          | = \$ -          | + \$ -            | + \$ - |
|                       | 100.0% | \$ 26,547,342 | \$ 26,547,342   | \$ -              | \$ -   |
|                       |        | 100.0%        | 100.0%          | 0.0%              | 0.0%   |

| NET BENEFIT           |        | TOTAL         | REAL PROPERTY   | PERSONAL PROPERTY | SALES          |
|-----------------------|--------|---------------|-----------------|-------------------|----------------|
| City of Grand Prairie | 4.3%   | \$ 3,207,943  | = \$ -          | + \$ 54,193       | + \$ 3,153,750 |
| Dallas County         | 5.5%   | \$ 4,096,269  | = \$ 4,076,606  | + \$ 19,663       | + \$ -         |
| Parkland              | 12.6%  | \$ 9,393,260  | = \$ 9,370,660  | + \$ 22,599       | + \$ -         |
| DCCD                  | 5.6%   | \$ 4,176,807  | = \$ 4,166,758  | + \$ 10,049       | + \$ -         |
| Grand Prairie ISD     | 72.0%  | \$ 53,622,939 | = \$ 53,493,927 | + \$ 129,012      | + \$ -         |
| 0                     | 0.0%   | \$ -          | = \$ -          | + \$ -            | + \$ -         |
|                       | 100.0% | \$ 74,497,217 | \$ 71,107,951   | \$ 235,516        | \$ 3,153,750   |
|                       |        | 100.0%        | 95.5%           | 0.3%              | 4.2%           |

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         | % 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%   | 0%   | 0%   | 0%   | 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 | 10,924,242               | -    | -    | -    | -    | 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  |
| Dallas County         | 3,963,718                | -    | -    | -    | -    | 170,170    | 255,255     | 340,340     | 340,340     | 379,844     | 399,596     | 458,851     | 478,603     | 498,355     | 508,322     | 518,489     | 528,858     | 539,435     | 550,224     | 561,229     | 572,453     | 583,902     | 595,580     | 607,492     | 619,642     | 9,506,981   |
| Parkland              | 4,555,586                | -    | -    | -    | -    | 195,580    | 293,370     | 391,160     | 391,160     | 436,563     | 459,264     | 527,368     | 550,069     | 572,770     | 584,225     | 595,910     | 607,828     | 619,985     | 632,384     | 645,032     | 657,933     | 671,091     | 684,513     | 698,203     | 712,168     | 10,926,575  |
| DCCD                  | 2,025,687                | -    | -    | -    | -    | 86,967     | 130,450     | 173,933     | 173,933     | 194,122     | 204,216     | 234,499     | 244,594     | 254,688     | 259,782     | 264,977     | 270,277     | 275,682     | 281,196     | 286,820     | 292,556     | 298,407     | 304,376     | 310,463     | 316,672     | 4,858,611   |
| Grand Prairie ISD     | 26,006,296               | -    | -    | -    | -    | 1,116,500  | 1,674,750   | 2,233,000   | 2,233,000   | 2,492,188   | 2,621,781   | 3,010,563   | 3,140,156   | 3,269,750   | 3,335,145   | 3,401,848   | 3,469,885   | 3,539,283   | 3,610,068   | 3,682,270   | 3,755,915   | 3,831,033   | 3,907,654   | 3,985,807   | 4,065,523   | 62,376,118  |
| 0                     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | 47,475,528               | -    | -    | -    | -    | 2,038,215  | 3,057,323   | 4,076,430   | 4,076,430   | 4,549,588   | 4,786,166   | 5,495,902   | 5,732,480   | 5,969,059   | 6,088,440   | 6,210,209   | 6,334,413   | 6,461,101   | 6,590,323   | 6,722,130   | 6,856,572   | 6,993,704   | 7,133,578   | 7,276,249   | 7,421,774   | 113,870,087 |
| PERSONAL PROPERTY     | % OCCUPIED Taxable Value | 0%   | 0%   | 0%   | 0%   | 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     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 0                     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| SALES TAX             | % OCCUPIED Taxable Value | 0%   | 0%   | 0%   | 0%   | 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 | 10,924,242               | -    | -    | -    | -    | 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  |
| Dallas County         | 3,963,718                | -    | -    | -    | -    | 170,170    | 255,255     | 340,340     | 340,340     | 379,844     | 399,596     | 458,851     | 478,603     | 498,355     | 508,322     | 518,489     | 528,858     | 539,435     | 550,224     | 561,229     | 572,453     | 583,902     | 595,580     | 607,492     | 619,642     | 9,506,981   |
| Parkland              | 4,555,586                | -    | -    | -    | -    | 195,580    | 293,370     | 391,160     | 391,160     | 436,563     | 459,264     | 527,368     | 550,069     | 572,770     | 584,225     | 595,910     | 607,828     | 619,985     | 632,384     | 645,032     | 657,933     | 671,091     | 684,513     | 698,203     | 712,168     | 10,926,575  |
| DCCD                  | 2,025,687                | -    | -    | -    | -    | 86,967     | 130,450     | 173,933     | 173,933     | 194,122     | 204,216     | 234,499     | 244,594     | 254,688     | 259,782     | 264,977     | 270,277     | 275,682     | 281,196     | 286,820     | 292,556     | 298,407     | 304,376     | 310,463     | 316,672     | 4,858,611   |
| Grand Prairie ISD     | 26,006,296               | -    | -    | -    | -    | 1,116,500  | 1,674,750   | 2,233,000   | 2,233,000   | 2,492,188   | 2,621,781   | 3,010,563   | 3,140,156   | 3,269,750   | 3,335,145   | 3,401,848   | 3,469,885   | 3,539,283   | 3,610,068   | 3,682,270   | 3,755,915   | 3,831,033   | 3,907,654   | 3,985,807   | 4,065,523   | 62,376,118  |
| 0                     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | 47,475,528               | -    | -    | -    | -    | 2,038,215  | 3,057,323   | 4,076,430   | 4,076,430   | 4,549,588   | 4,786,166   | 5,495,902   | 5,732,480   | 5,969,059   | 6,088,440   | 6,210,209   | 6,334,413   | 6,461,101   | 6,590,323   | 6,722,130   | 6,856,572   | 6,993,704   | 7,133,578   | 7,276,249   | 7,421,774   | 113,870,087 |
| PARTICIPATION         |                          |      |      |      |      |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| REAL PROPERTY         | Taxable Value            | -    | -    | -    | -    | 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 |             |
|                       | PV                       |      |      |      |      |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | GROSS       |
| City of Grand Prairie | 10,924,242               | -    | -    | -    | -    | 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  |
| Dallas County         | 1,981,859                | -    | -    | -    | -    | 85,085     | 127,628     | 170,170     | 170,170     | 189,922     | 199,798     | 229,426     | 239,302     | 249,178     | 254,161     | 259,244     | 264,429     | 269,718     | 275,112     | 280,614     | 286,227     | 291,951     | 297,790     | 303,746     | 309,821     | 4,753,490   |
| Parkland              | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| DCCD                  | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Grand Prairie ISD     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 0                     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | 12,906,101               | -    | -    | -    | -    | 554,084    | 831,125     | 1,108,167   | 1,108,167   | 1,236,794   | 1,301,107   | 1,494,047   | 1,558,360   | 1,622,673   | 1,655,127   | 1,688,229   | 1,721,994   | 1,756,434   | 1,791,563   | 1,827,394   | 1,863,942   | 1,901,221   | 1,939,245   | 1,978,030   | 2,017,590   | 30,955,292  |
| PERSONAL PROPERTY     | Taxable Value            | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | GROSS       |
|                       | PV                       |      |      |      |      |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| City of Grand Prairie | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Dallas County         | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Parkland              | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| DCCD                  | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Grand Prairie ISD     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| 0                     | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| Total                 | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| SALES TAX             | Taxable Value            | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | GROSS       |
|                       | PV                       |      |      |      |      |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Total                 | -                        | -    | -    | -    | -    | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           |
| SUMMARY               |                          |      |      |      |      |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
|                       | PV                       |      |      |      |      |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             | GROSS       |
| City of Grand Prairie | 10,924,242               | -    | -    | -    | -    | 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  |
| Dallas County         | 1,981,859                | -    | -    | -    | -    | 85,085     | 127,628     | 170,170     | 170,170     | 189,922     | 199,798     | 229,426     | 239,302     | 249,178     | 254,161     | 259,244     | 264,429     | 269,718     | 275,112     |             |             |             |             |             |             |             |

Financial Feasibility Analysis

ADZ#6 : 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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |

| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| SALES TAX RATE | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| AREA DEVELOPMENT ZONE #6 |      |                  |                |               |                   |           |         |           |  |
|--------------------------|------|------------------|----------------|---------------|-------------------|-----------|---------|-----------|--|
|                          | Year | AREA<br>SF/UNITS | REAL PROPERTY  |               | PERSONAL PROPERTY |           | SALES   |           |  |
|                          |      |                  | \$ / SF        | TAX VALUE     | \$ / SF           | TAX VALUE | \$ / 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 | 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 | +     | \$ -         |
| 0                     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 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 | 84.6%  | \$ 22,470,736 | =             | \$ 22,470,736 | +                 | \$ - | +     | \$ - |
| Dallas County         | 15.4%  | \$ 4,076,606  | =             | \$ 4,076,606  | +                 | \$ - | +     | \$ - |
| Parkland              | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| DCCD                  | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| Grand Prairie ISD     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| 0                     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
|                       | 100.0% | \$ 26,547,342 |               | \$ 26,547,342 |                   | \$ - |       | \$ - |
|                       |        | 100.0%        |               | 100.0%        |                   | 0.0% |       | 0.0% |

| NET BENEFIT           |        | TOTAL         | REAL PROPERTY |               | PERSONAL PROPERTY |            | SALES |              |
|-----------------------|--------|---------------|---------------|---------------|-------------------|------------|-------|--------------|
| City of Grand Prairie | 4.3%   | \$ 3,207,943  | =             | \$ -          | +                 | \$ 54,193  | +     | \$ 3,153,750 |
| Dallas County         | 5.5%   | \$ 4,096,269  | =             | \$ 4,076,606  | +                 | \$ 19,663  | +     | \$ -         |
| Parkland              | 12.6%  | \$ 9,393,260  | =             | \$ 9,370,660  | +                 | \$ 22,599  | +     | \$ -         |
| DCCD                  | 5.6%   | \$ 4,176,807  | =             | \$ 4,166,758  | +                 | \$ 10,049  | +     | \$ -         |
| Grand Prairie ISD     | 72.0%  | \$ 53,622,939 | =             | \$ 53,493,927 | +                 | \$ 129,012 | +     | \$ -         |
| 0                     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 100.0% | \$ 74,497,217 |               | \$ 71,107,951 |                   | \$ 235,516 |       | \$ 3,153,750 |
|                       |        | 100.0%        |               | 95.5%         |                   | 0.3%       |       | 4.2%         |

## Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

Financial Feasibility Analysis

ADZ#7 : 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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |

| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| SALES TAX RATE | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| AREA DEVELOPMENT ZONE #7 |             | Year | AREA<br>SF/UNITS | REAL PROPERTY<br>\$ / SF TAX VALUE |               | PERSONAL PROPERTY<br>\$ / SF TAX VALUE |              | SALES<br>\$ / 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             |                |

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 | +     | \$ -         |
| 0                     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 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 | 84.6%  | \$ 22,470,736 | =             | \$ 22,470,736 | +                 | \$ - | +     | \$ - |
| Dallas County         | 15.4%  | \$ 4,076,606  | =             | \$ 4,076,606  | +                 | \$ - | +     | \$ - |
| Parkland              | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| DCCD                  | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| Grand Prairie ISD     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| 0                     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
|                       | 100.0% | \$ 26,547,342 |               | \$ 26,547,342 |                   | \$ - |       | \$ - |
|                       |        | 100.0%        |               | 100.0%        |                   | 0.0% |       | 0.0% |

| NET BENEFIT           |        | TOTAL         | REAL PROPERTY |               | PERSONAL PROPERTY |            | SALES |              |
|-----------------------|--------|---------------|---------------|---------------|-------------------|------------|-------|--------------|
| City of Grand Prairie | 4.3%   | \$ 3,207,943  | =             | \$ -          | +                 | \$ 54,193  | +     | \$ 3,153,750 |
| Dallas County         | 5.5%   | \$ 4,096,269  | =             | \$ 4,076,606  | +                 | \$ 19,663  | +     | \$ -         |
| Parkland              | 12.6%  | \$ 9,393,260  | =             | \$ 9,370,660  | +                 | \$ 22,599  | +     | \$ -         |
| DCCD                  | 5.6%   | \$ 4,176,807  | =             | \$ 4,166,758  | +                 | \$ 10,049  | +     | \$ -         |
| Grand Prairie ISD     | 72.0%  | \$ 53,622,939 | =             | \$ 53,493,927 | +                 | \$ 129,012 | +     | \$ -         |
| 0                     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 100.0% | \$ 74,497,217 |               | \$ 71,107,951 |                   | \$ 235,516 |       | \$ 3,153,750 |
|                       |        | 100.0%        |               | 95.5%         |                   | 0.3%       |       | 4.2%         |

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            | 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         | -          | 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                    |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                      |
|                   | City of Grand Prairie | 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   | GROSS<br>33,585,205  |
|                   | Dallas County         | 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           |
|                   | Parkland              | 6,567,897  | -           | 251,460     | 394,233     | 502,501     | 502,501     | 540,918     | 551,737     | 562,772     | 574,027     | 585,507     | 597,218     | 609,162     | 621,345     | 633,772     | 646,448     | 659,377     | 672,564     | 686,015     | 699,736     | 713,730     | 728,005     | 742,565     | 757,416     | 772,565     | 14,005,574           |
|                   | DCCD                  | 2,920,481  | -           | 111,814     | 175,300     | 223,442     | 223,442     | 240,525     | 245,335     | 250,242     | 255,247     | 260,352     | 265,559     | 270,870     | 276,287     | 281,813     | 287,449     | 293,198     | 299,062     | 305,044     | 311,144     | 317,367     | 323,715     | 330,189     | 336,793     | 343,529     | 6,227,718            |
|                   | Grand Prairie ISD     | 37,493,898 | -           | 1,435,545   | 2,250,545   | 2,868,608   | 2,868,608   | 3,087,920   | 3,149,678   | 3,212,672   | 3,276,925   | 3,342,464   | 3,409,313   | 3,477,499   | 3,547,049   | 3,617,990   | 3,690,350   | 3,764,157   | 3,839,440   | 3,916,229   | 3,994,554   | 4,074,445   | 4,155,934   | 4,239,052   | 4,323,833   | 4,410,310   | 79,953,078           |
|                   | 0                     | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                    |
| Total             | 68,446,603            | -          | 2,620,562   | 4,108,459   | 5,236,757   | 5,236,757   | 5,637,121   | 5,749,863   | 5,864,861   | 5,982,158   | 6,101,801   | 6,223,837   | 6,348,314   | 6,475,280   | 6,604,786   | 6,736,881   | 6,871,619   | 7,009,051   | 7,149,232   | 7,292,217   | 7,438,061   | 7,586,823   | 7,738,559   | 7,893,330   | 8,051,197   | 145,957,527 |                      |
| 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         | -          | 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                    |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                      |
|                   | City of Grand Prairie | 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      | GROSS<br>789,271     |
|                   | Dallas County         | 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              |
|                   | Parkland              | 154,269    | -           | 6,985       | 6,985       | 12,224      | 12,468      | 12,685      | 12,918      | 13,151      | 13,384      | 13,617      | 13,850      | 14,083      | 14,316      | 14,549      | 14,782      | 15,015      | 15,248      | 15,481      | 15,714      | 15,947      | 16,180      | 16,413      | 16,646      | 329,139     |                      |
|                   | DCCD                  | 68,597     | -           | 3,106       | 3,106       | 5,435       | 5,444       | 5,655       | 5,768       | 5,883       | 6,001       | 6,121       | 6,244       | 6,368       | 6,496       | 6,626       | 6,758       | 6,893       | 7,031       | 7,172       | 7,315       | 7,462       | 7,611       | 7,763       | 7,918       | 8,077       | 146,355              |
|                   | Grand Prairie ISD     | 880,668    | -           | 39,875      | 39,875      | 69,781      | 71,177      | 72,600      | 74,052      | 75,533      | 77,044      | 78,585      | 80,157      | 81,760      | 83,395      | 85,063      | 86,764      | 88,499      | 90,269      | 92,075      | 93,916      | 95,795      | 97,711      | 99,665      | 101,658     | 103,691     | 1,878,942            |
|                   | 0                     | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                    |
| Total             | 1,607,694             | -          | 72,793      | 72,793      | 127,388     | 129,936     | 132,535     | 135,186     | 137,889     | 140,647     | 143,460     | 146,329     | 149,256     | 152,241     | 155,286     | 158,392     | 161,559     | 164,791     | 168,086     | 171,448     | 174,877     | 178,375     | 181,942     | 185,581     | 189,293     | 3,430,084   |                      |
| 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            | 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         | -          | 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                    |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                      |
|                   | City of Grand Prairie | 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   | GROSS<br>124,781,714 |
|                   | Dallas County         | 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           |
|                   | Parkland              | 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           |
|                   | DCCD                  | 2,989,078  | -           | 114,920     | 178,406     | 228,877     | 228,986     | 246,180     | 251,103     | 256,125     | 261,248     | 266,473     | 271,802     | 277,238     | 282,783     | 288,439     | 294,208     | 300,092     | 306,094     | 312,215     | 318,460     | 324,829     | 331,326     | 337,952     | 344,711     | 351,605     | 6,374,073            |
|                   | Grand Prairie ISD     | 38,374,565 | -           | 1,475,375   | 2,290,420   | 2,938,389   | 2,939,784   | 3,160,520   | 3,223,731   | 3,288,205   | 3,353,970   | 3,421,049   | 3,489,470   | 3,559,259   | 3,630,445   | 3,703,053   | 3,777,114   | 3,852,657   | 3,929,710   | 4,008,304   | 4,088,470   | 4,170,240   | 4,253,644   | 4,338,717   | 4,425,492   | 4,514,001   | 81,832,020           |
|                   | 0                     | -          | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -           | -                    |
| Total             | 42,855,222            | -          | 2,500,000   | 2,500,000   | 3,312,500   | 3,378,750   | 3,446,325   |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                      |

ADZ#8 : 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 | 50%           | 0.1215500 |
| Parkland              | 0.27940000 | 0%            | 0.0000000 |
| DCCD                  | 0.12423800 | 0%            | 0.0000000 |
| Grand Prairie ISD     | 1.59500000 | 0%            | 0.0000000 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.7915480 |

| 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 |
| 0                     | 0.00000000 | 0%            | 0.0000000 |
|                       | 2.91173600 |               | 0.0000000 |

|                |           |       |           |
|----------------|-----------|-------|-----------|
| SALES TAX RATE | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| AREA DEVELOPMENT ZONE #8 |      | Year    | AREA<br>SF/UNITS | REAL PROPERTY<br>\$ / SF      TAX VALUE |               | PERSONAL PROPERTY<br>\$ / SF      TAX VALUE |              | SALES<br>\$ / 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 | 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 | +     | \$ -         |
| 0                     | 0.0%   | \$ -           | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 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 | 84.6%  | \$ 22,470,736 | =             | \$ 22,470,736 | +                 | \$ - | +     | \$ - |
| Dallas County         | 15.4%  | \$ 4,076,606  | =             | \$ 4,076,606  | +                 | \$ - | +     | \$ - |
| Parkland              | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| DCCD                  | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| Grand Prairie ISD     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
| 0                     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ - | +     | \$ - |
|                       | 100.0% | \$ 26,547,342 |               | \$ 26,547,342 |                   | \$ - |       | \$ - |
|                       |        | 100.0%        |               | 100.0%        |                   | 0.0% |       | 0.0% |

| NET BENEFIT           |        | TOTAL         | REAL PROPERTY |               | PERSONAL PROPERTY |            | SALES |              |
|-----------------------|--------|---------------|---------------|---------------|-------------------|------------|-------|--------------|
| City of Grand Prairie | 4.3%   | \$ 3,207,943  | =             | \$ -          | +                 | \$ 54,193  | +     | \$ 3,153,750 |
| Dallas County         | 5.5%   | \$ 4,096,269  | =             | \$ 4,076,606  | +                 | \$ 19,663  | +     | \$ -         |
| Parkland              | 12.6%  | \$ 9,393,260  | =             | \$ 9,370,660  | +                 | \$ 22,599  | +     | \$ -         |
| DCCD                  | 5.6%   | \$ 4,176,807  | =             | \$ 4,166,758  | +                 | \$ 10,049  | +     | \$ -         |
| Grand Prairie ISD     | 72.0%  | \$ 53,622,939 | =             | \$ 53,493,927 | +                 | \$ 129,012 | +     | \$ -         |
| 0                     | 0.0%   | \$ -          | =             | \$ -          | +                 | \$ -       | +     | \$ -         |
|                       | 100.0% | \$ 74,497,217 |               | \$ 71,107,951 |                   | \$ 235,516 |       | \$ 3,153,750 |
|                       |        | 100.0%        |               | 95.5%         |                   | 0.3%       |       | 4.2%         |

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         | % OCCUPIED    | 2018 | 2019 | 2020 | 2021 | 2022 | 2023       | 2024       | 2025       | 2026       | 2027       | 2028       | 2029       | 2030       | 2031       | 2032       | 2033       | 2034       | 2035       | 2036       | 2037       | 2038       | 2039       | 2040       | 2041       |
|                       | 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%       |            |
|                       | PV            |      |      |      |      |      | 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 |
| 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    |
| 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     |
| 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    |
| 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     |
| Grand Prairie ISD     | 3,782,693     | -    | -    | -    | -    | -    | 159,500    | 159,500    | 446,600    | 455,532    | 464,643    | 473,935    | 483,414    | 493,062    | 502,944    | 513,003    | 523,263    | 533,728    | 544,403    | 555,291    | 566,397    | 577,725    | 589,279    | 601,065    | 613,086    |
| 0                     | -             | -    | -    | -    | -    | -    | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 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  |
|                       | 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    |
| 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     |
| 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    |
| 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     |
| Grand Prairie ISD     | 3,782,693     | -    | -    | -    | -    | -    | 159,500    | 159,500    | 446,600    | 455,532    | 464,643    | 473,935    | 483,414    | 493,062    | 502,944    | 513,003    | 523,263    | 533,728    | 544,403    | 555,291    | 566,397    | 577,725    | 589,279    | 601,065    | 613,086    |
| 0                     | -             | -    | -    | -    | -    | -    | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 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  |
|                       | 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    |
| 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     |
| 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    |
| 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     |
| Grand Prairie ISD     | 3,782,693     | -    | -    | -    | -    | -    | 159,500    | 159,500    | 446,600    | 455,532    | 464,643    | 473,935    | 483,414    | 493,062    | 502,944    | 513,003    | 523,263    | 533,728    | 544,403    | 555,291    | 566,397    | 577,725    | 589,279    | 601,065    | 613,086    |
| 0                     | -             | -    | -    | -    | -    | -    | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 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  |
|                       | 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    |
| 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     |
| 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    |
| 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     |
| Grand Prairie ISD     | 3,782,693     | -    | -    | -    | -    | -    | 159,500    | 159,500    | 446,600    | 455,532    | 464,643    | 473,935    | 483,414    | 493,062    | 502,944    | 513,003    | 523,263    | 533,728    | 544,403    | 555,291    | 566,397    | 577,725    | 589,279    | 601,065    | 613,086    |
| 0                     | -             | -    | -    | -    | -    | -    | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 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  |
|                       | 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    |
| 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     |
| 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    |
| 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     |
| Grand Prairie ISD     | 3,782,693     | -    | -    | -    | -    | -    | 159,500    | 159,500    | 446,600    | 455,532    | 464,643    | 473,935    | 483,414    | 493,062    | 502,944    | 513,003    | 523,263    | 533,728    | 544,403    | 555,291    | 566,397    | 577,725    | 589,279    | 601,065    | 613,086    |
| 0                     | -             | -    | -    | -    | -    | -    | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 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  |
|                       | 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    |
| 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     |
| 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    |
| 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     |
| Grand Prairie ISD     | 3,782,693     | -    | -    | -    | -    | -    | 159,500    | 159,500    | 446,600    | 455,532    | 464,643    | 473,935    | 483,414    | 493,062    | 502,944    | 513,003    | 523,263    | 533,728    | 544,403    | 555,291    | 566,397    | 577,725    | 589,279    | 601,065    | 613,086    |
| 0                     | -             | -    | -    | -    | -    | -    | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          | -          |
| 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  |
|                       | GROSS         |      |      |      |      |      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |

Financial Feasibility Analysis

| HOT Generated          |           |           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|------------------------|-----------|-----------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Revenue Year           | 1<br>2018 | 2<br>2019 | 3<br>2020    | 4<br>2021     | 5<br>2022     | 6<br>2023     | 7<br>2024     | 8<br>2025     | 9<br>2026     | 10<br>2027    | 11<br>2028    | 12<br>2029    | 13<br>2030    | 14<br>2031    | 15<br>2032    | 16<br>2033    | 17<br>2034    | 18<br>2035    | 19<br>2036    | 20<br>2037    | 21<br>2038    | 22<br>2039    | 23<br>2040    | 24<br>2041    | 25<br>2042    |
| Hotel Rooms            |           | 0         | 330          | 580           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           | 780           |
| Occupancy              | 0%        | 0%        | 60%          | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 70%           | 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       | 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    | 0         | 0         | 72,270       | 148,190       | 199,290       | 199,290       | 199,290       | 199,290       | 199,290       | 199,290       | 199,290       | 199,290       | 199,290       | 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     | \$ -      | \$ 120.00 | \$ 122.40    | \$ 124.85     | \$ 127.34     | \$ 129.89     | \$ 132.49     | \$ 135.14     | \$ 137.84     | \$ 140.60     | \$ 143.41     | \$ 146.28     | \$ 149.20     | \$ 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 | \$ -      | \$ -      | \$ 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 | \$ 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% \$ -   | \$ -      | \$ 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  | \$ 2,081,453  | \$ 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  |
| 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  | \$ 1,784,103  | \$ 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  |
|                        | \$ -      | \$ -      | \$ 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  | \$ 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  |
|                        |           |           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | \$47,718,368  |
|                        |           |           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | \$40,901,459  |
|                        |           |           |              |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | \$88,619,827  |

## Financial Feasibility Analysis

## 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<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      | City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0 |      |      |      |      |      |      |      |      |      | 0.0699980 0% 0.0000000<br>0.2431000 0% 0.0000000<br>0.2794000 0% 0.0000000<br>0.1242380 0% 0.0000000<br>1.5950000 0% 0.0000000<br>0.0000000 0% 0.0000000<br>2.9117360 0% 0.7915480 |      |      | 0.0200000 0.00% 0.0000000<br>0.0200000 0.00% 0.0000000 |      |                                                                              | City Tax Rate 0%<br>State Tax Rate 0%                                        |                                                                              | Tarrant County<br>0.2440000 50% 0.1220000<br>0.2440000 0.1220000             |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| REVENUE YEAR                                                                                                                                                                                                                                                          | BASE YEAR | 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                                                                         | TOTALS                                                                       |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| BASE YEAR (ORIGINAL BOUNDARY)                                                                                                                                                                                                                                         |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      | 52,673,086<br>52,837,159<br>52,837,159<br>52,840,119<br>53,008,593<br>0      |                                                                              |                                                                              |                                              |                                                                                      |
| TAXABLE VALUE                                                                                                                                                                                                                                                         |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 366,281,944<br>367,227,599<br>367,227,599<br>367,227,599<br>367,577,257<br>0 | 373,607,583<br>374,572,151<br>382,063,594<br>382,063,594<br>374,928,802<br>0 | 381,079,735<br>382,063,594<br>382,063,594<br>382,063,594<br>382,427,378<br>0 | 389,701,329<br>389,704,866<br>389,704,866<br>389,704,866<br>390,075,926<br>0 | 396,475,366<br>397,498,963<br>397,498,963<br>397,498,963<br>397,877,444<br>0 | 404,404,863<br>413,557,921<br>413,557,921<br>413,557,921<br>413,951,693<br>0 | 412,492,860<br>421,829,080<br>421,829,080<br>421,829,080<br>422,320,727<br>0 | 420,742,819<br>430,265,961<br>430,265,961<br>430,265,961<br>430,675,341<br>0 | 429,157,678<br>438,870,975<br>438,870,975<br>438,870,975<br>438,870,975<br>0 | 437,740,629<br>450,601,362<br>450,601,362<br>450,601,362<br>457,036,118<br>0 | 446,495,646<br>465,733,389<br>465,733,389<br>465,733,389<br>466,176,840<br>0 | 455,425,559<br>474,048,057<br>474,048,057<br>474,048,057<br>475,036,118<br>0 | 464,534,070<br>484,540,018<br>484,540,018<br>484,540,018<br>485,010,384<br>0 | 473,824,751<br>494,239,998<br>494,239,998<br>494,239,998<br>495,010,384<br>0 | 483,301,246<br>504,124,798<br>504,124,798<br>504,124,798<br>504,604,804<br>0 | 492,967,271<br>514,207,294<br>514,207,294<br>514,207,294<br>514,688,307<br>0 | 502,626,617<br>524,990,998<br>524,990,998<br>524,990,998<br>525,469,838<br>0 | 512,883,149<br>534,981,269<br>534,981,269<br>534,981,269<br>535,460,838<br>0 | 523,140,812<br>544,981,269<br>544,981,269<br>544,981,269<br>545,460,838<br>0 | 533,603,628<br>556,594,512<br>556,594,512<br>556,594,512<br>557,124,477<br>0 | 544,275,701<br>568,680,894<br>568,680,894<br>568,680,894<br>569,200,468<br>0 | 555,161,215<br>582,757,353<br>582,757,353<br>582,757,353<br>583,000,000<br>0 | 566,264,439<br>589,800,931<br>589,800,931<br>589,800,931<br>590,300,000<br>0 | 577,589,728<br>601,171,444<br>601,171,444<br>601,171,444<br>601,671,444<br>0 |                                              |                                                                                      |
| TAXABLE VALUE INCREMENT                                                                                                                                                                                                                                               |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 313,608,858<br>314,390,440<br>314,390,440<br>314,387,440<br>314,568,664<br>0 | 320,934,497<br>321,734,992<br>321,734,992<br>321,731,991<br>321,920,209<br>0 | 328,406,649<br>329,226,435<br>329,226,435<br>329,223,433<br>329,418,785<br>0 | 336,028,243<br>336,867,704<br>336,867,704<br>336,864,704<br>337,067,333<br>0 | 343,802,270<br>344,661,804<br>344,661,804<br>344,658,801<br>344,868,851<br>0 | 351,731,777<br>352,611,783<br>352,611,783<br>352,606,779<br>352,826,400<br>0 | 359,819,874<br>360,720,762<br>360,720,762<br>360,717,757<br>360,943,100<br>0 | 368,069,733<br>368,991,921<br>368,991,921<br>368,988,915<br>369,222,134<br>0 | 376,484,590<br>377,428,502<br>377,428,502<br>377,425,495<br>377,668,748<br>0 | 385,067,743<br>386,033,816<br>386,033,816<br>386,030,808<br>386,286,255<br>0 | 393,822,560<br>394,811,235<br>394,811,235<br>394,808,226<br>395,066,032<br>0 | 402,752,473<br>403,764,203<br>403,764,203<br>403,761,193<br>404,027,525<br>0 | 411,860,984<br>412,896,230<br>412,896,230<br>412,893,219<br>413,168,247<br>0 | 421,051,665<br>422,110,898<br>422,110,898<br>422,207,886<br>422,491,784<br>0 | 430,628,160<br>431,711,859<br>431,711,859<br>431,708,846<br>432,001,791<br>0 | 440,294,185<br>441,402,839<br>441,402,839<br>441,399,826<br>441,701,999<br>0 | 450,153,531<br>451,287,639<br>451,287,639<br>451,284,625<br>451,596,211<br>0 | 460,210,063<br>461,370,135<br>461,370,135<br>461,367,119<br>461,688,307<br>0 | 470,467,726<br>471,654,281<br>471,654,281<br>471,651,264<br>471,982,245<br>0 | 480,930,542<br>482,144,110<br>482,144,110<br>482,141,092<br>482,482,062<br>0 | 491,602,615<br>492,843,735<br>492,843,735<br>492,840,716<br>493,191,875<br>0 | 502,489,129<br>503,757,353<br>503,757,353<br>503,754,333<br>504,115,884<br>0 | 513,591,335<br>514,889,244<br>514,889,244<br>514,886,222<br>515,258,374<br>0 | 524,916,642<br>526,243,772<br>526,243,772<br>526,240,749<br>526,623,713<br>0 |                                              |                                                                                      |
| REVENUE A (ORIGINAL BOUNDARY)                                                                                                                                                                                                                                         |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| TAXABLE VALUE GROWTH                                                                                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 2,101,173<br>382,142<br>0<br>0<br>0<br>0                                     | 2,150,255<br>391,069<br>0<br>0<br>0<br>0                                     | 2,200,318<br>400,175<br>0<br>0<br>0<br>0                                     | 2,251,383<br>409,643<br>0<br>0<br>0<br>0                                     | 2,303,468<br>418,936<br>0<br>0<br>0<br>0                                     | 2,356,596<br>428,600<br>0<br>0<br>0<br>0                                     | 2,410,786<br>438,456<br>0<br>0<br>0<br>0                                     | 2,466,060<br>448,510<br>0<br>0<br>0<br>0                                     | 2,522,439<br>459,224<br>0<br>0<br>0<br>0                                     | 2,579,946<br>469,224<br>0<br>0<br>0<br>0                                     | 2,638,603<br>479,893<br>0<br>0<br>0<br>0                                     | 2,698,434<br>490,775<br>0<br>0<br>0<br>0                                     | 2,759,460<br>501,875<br>0<br>0<br>0<br>0                                     | 2,821,708<br>513,197<br>0<br>0<br>0<br>0                                     | 2,885,200<br>524,746<br>0<br>0<br>0<br>0                                     | 2,949,962<br>536,525<br>0<br>0<br>0<br>0                                     | 3,016,020<br>548,540<br>0<br>0<br>0<br>0                                     | 3,083,398<br>560,795<br>0<br>0<br>0<br>0                                     | 3,152,124<br>573,296<br>0<br>0<br>0<br>0                                     | 3,222,225<br>586,046<br>0<br>0<br>0<br>0                                     | 3,293,728<br>599,052<br>0<br>0<br>0<br>0                                     | 3,366,660<br>612,317<br>0<br>0<br>0<br>0                                     | 3,441,052<br>625,848<br>0<br>0<br>0<br>0                                     | 3,516,931<br>639,649<br>0<br>0<br>0<br>0                                     | 66,187,929<br>12,037,894<br>0<br>0<br>0<br>0 | City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0 |
| npv @ 6%                                                                                                                                                                                                                                                              |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| 38,470,987 2,483,315 2,541,324 2,600,493 2,660,845 2,722,405 2,785,195 2,849,242 2,914,670 2,981,204 3,049,170 3,118,496 3,189,209 3,261,336 3,334,905 3,409,946 3,486,487 3,564,560 3,644,194 3,725,420 3,808,271 3,892,779 3,978,977 4,066,900 4,156,580 78,225,823 |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| BASE YEAR (EXPANDED BOUNDARY)                                                                                                                                                                                                                                         |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| TAXABLE VALUE                                                                                                                                                                                                                                                         |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>313,140,069<br>0 | 319,402,870<br>319,402,870<br>319,402,870<br>319,402,870<br>319,402,870<br>0 | 325,790,928<br>325,790,928<br>325,790,928<br>325,790,928<br>325,790,928<br>0 | 332,306,746<br>332,306,746<br>332,306,746<br>332,306,746<br>332,306,746<br>0 | 338,952,881<br>338,952,881<br>338,952,881<br>338,952,881<br>338,952,881<br>0 | 345,731,939<br>345,731,939<br>345,731,939<br>345,731,939<br>345,731,939<br>0 | 352,646,578<br>352,646,578<br>352,646,578<br>352,646,578<br>352,646,578<br>0 | 359,699,509<br>359,699,509<br>359,699,509<br>359,699,509<br>359,699,509<br>0 | 366,893,499<br>366,893,499<br>366,893,499<br>366,893,499<br>366,893,499<br>0 | 374,231,369<br>374,231,369<br>374,231,369<br>374,231,369<br>374,231,369<br>0 | 381,715,997<br>381,715,997<br>381,715,997<br>381,715,997<br>381,715,997<br>0 | 389,350,317<br>389,350,317<br>389,350,317<br>389,350,317<br>389,350,317<br>0 | 397,137,323<br>397,137,323<br>397,137,323<br>397,137,323<br>397,137,323<br>0 | 405,080,070<br>405,080,070<br>405,080,070<br>405,080,070<br>405,080,070<br>0 | 413,181,671<br>413,181,671<br>413,181,671<br>413,181,671<br>413,181,671<br>0 | 421,445,304<br>421,445,304<br>421,445,304<br>421,445,304<br>421,445,304<br>0 | 429,874,210<br>429,874,210<br>429,874,210<br>429,874,210<br>429,874,210<br>0 | 438,471,695<br>438,471,695<br>438,471,695<br>438,471,695<br>438,471,695<br>0 | 447,241,129<br>447,241,129<br>447,241,129<br>447,241,129<br>447,241,129<br>0 | 456,185,951<br>456,185,951<br>456,185,951<br>456,185,951<br>456,185,951<br>0 | 465,309,670<br>465,309,670<br>465,309,670<br>465,309,670<br>465,309,670<br>0 | 474,615,864<br>474,615,864<br>474,615,864<br>474,615,864<br>474,615,864<br>0 | 484,108,181<br>484,108,181<br>484,108,181<br>484,108,181<br>484,108,181<br>0 | 493,790,344<br>493,790,344<br>493,790,344<br>493,790,344<br>493,790,344<br>0 |                                              |                                                                                      |
| TAXABLE VALUE INCREMENT                                                                                                                                                                                                                                               |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 0<br>0<br>0<br>0<br>0<br>0                                                   | 6,262,801<br>12,650,859<br>12,650,859<br>12,650,859<br>12,650,859<br>0       | 19,166,677<br>19,166,677<br>19,166,677<br>19,166,677<br>19,166,677<br>0      | 25,812,812<br>25,812,812<br>25,812,812<br>25,812,812<br>25,812,812<br>0      | 32,591,870<br>32,591,870<br>32,591,870<br>32,591,870<br>32,591,870<br>0      | 39,506,509<br>39,506,509<br>39,506,509<br>39,506,509<br>39,506,509<br>0      | 46,559,440<br>46,559,440<br>46,559,440<br>46,559,440<br>46,559,440<br>0      | 53,753,430<br>53,753,430<br>53,753,430<br>53,753,430<br>53,753,430<br>0      | 61,091,300<br>61,091,300<br>61,091,300<br>61,091,300<br>61,091,300<br>0      | 68,575,928<br>68,575,928<br>68,575,928<br>68,575,928<br>68,575,928<br>0      | 76,210,248<br>76,210,248<br>76,210,248<br>76,210,248<br>76,210,248<br>0      | 83,997,254<br>83,997,254<br>83,997,254<br>83,997,254<br>83,997,254<br>0      | 91,940,001<br>91,940,001<br>91,940,001<br>91,940,001<br>91,940,001<br>0      | 100,041,602<br>100,041,602<br>100,041,602<br>100,041,602<br>100,041,602<br>0 | 108,305,235<br>108,305,235<br>108,305,235<br>108,305,235<br>108,305,235<br>0 | 116,734,141<br>116,734,141<br>116,734,141<br>116,734,141<br>116,734,141<br>0 | 125,331,626<br>125,331,626<br>125,331,626<br>125,331,626<br>125,331,626<br>0 | 134,101,060<br>134,101,060<br>134,101,060<br>134,101,060<br>134,101,060<br>0 | 143,045,882<br>143,045,882<br>143,045,882<br>143,045,882<br>143,045,882<br>0 | 152,169,601<br>152,169,601<br>152,169,601<br>152,169,601<br>152,169,601<br>0 | 161,475,795<br>161,475,795<br>161,475,795<br>161,475,795<br>161,475,795<br>0 | 170,968,112<br>170,968,112<br>170,968,112<br>170,968,112<br>170,968,112<br>0 | 180,650,275<br>180,650,275<br>180,650,275<br>180,650,275<br>180,650,275<br>0 |                                                                              |                                              |                                                                                      |
| REVENUE A (ORIGINAL BOUNDARY)                                                                                                                                                                                                                                         |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| TAXABLE VALUE GROWTH                                                                                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |
| City of Grand Prairie<br>Dallas County<br>Parkland<br>DCCD<br>Grand Prairie ISD<br>0                                                                                                                                                                                  |           |      |      |      |      |      |      |      |      |                                                                                      |      |      |      |      |      |      |      |      |      |                                                                                                                                                                                    |      |      |                                                        |      | 0<br>0<br>0<br>0<br>0<br>0                                                   | 41,961<br>7,612<br>0<br>0<br>0<br>0                                          | 84,761<br>15,377<br>0<br>0<br>0<br>0                                         | 128,416<br>23,297<br>0<br>0<br>0<br>0                                        | 172,945<br>31,375<br>0<br>0<br>0<br>0                                        | 218,365<br>39,615<br>0<br>0<br>0<br>0                                        | 264,693<br>48,020<br>0<br>0<br>0<br>0                                        | 311,947<br>56,593<br>0<br>0<br>0<br>0                                        | 360,147<br>65,337<br>0<br>0<br>0<br>0                                        | 409,310<br>74,256<br>0<br>0<br>0<br>0                                        | 459,457<br>83,354<br>0<br>0<br>0                                             |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                                                              |                                              |                                                                                      |

Financial Feasibility Analysis

| AREA DEVELOPMENT ZONE #3   |                       |   |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |            |                       |                       |               |                   |      |  |
|----------------------------|-----------------------|---|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|-----------------------|-----------------------|---------------|-------------------|------|--|
| REAL PROPERTY TAX          |                       | 0 | 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          | 0                     |                       |               |                   |      |  |
|                            | City of Grand Prairie | 0 | 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           | 21,271      | 31,907      | 42,543      | 43,393      | 44,261      | 45,146      | 46,049      | 46,970      | 47,910      | 48,868      | 49,845      | 50,842     | 519,007               | 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          | 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          | 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          | 0                     | 0                     | 0             | 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           | 0          | 0                     | 0                     | 0             | 0                 |      |  |
|                            | npv @ 6%              |   |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |            |                       |                       |               |                   |      |  |
|                            | 1,135,049             | 0 | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 138,521     | 207,781     | 277,042     | 282,583     | 288,234     | 293,999     | 299,879     | 305,877     | 311,994     | 318,234     | 324,599     | 331,091    | 3,379,833             |                       |               |                   |      |  |
| 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          | 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           | 38,288      | 57,432      | 76,577      | 76,577      | 97,848      | 108,483     | 119,119     | 121,501     | 123,931     | 126,410     | 128,938     | 131,517     | 134,147     | 136,830     | 139,567     | 142,358     | 1,759,525  | 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          | 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          | 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          | 0                     | 0                     | 0             | 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           | 0          | 0                     | 0                     | 0             | 0                 |      |  |
|                            | npv @ 6%              |   |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |            |                       |                       |               |                   |      |  |
|                            | 4,217,126             | 0 | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 249,338     | 374,006     | 498,675     | 498,675     | 637,196     | 706,457     | 775,717     | 791,231     | 807,056     | 823,197     | 839,661     | 856,454     | 873,583     | 891,055     | 908,876     | 927,054     | 11,458,232 |                       |                       |               |                   |      |  |
| 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          | 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           | 85,085      | 127,628     | 170,170     | 170,170     | 189,922     | 199,798     | 229,426     | 239,302     | 249,178     | 254,161     | 259,244     | 264,429     | 269,718     | 275,112     | 280,614     | 286,227     | 291,951     | 297,790     | 303,746     | 309,821     | 4,753,490  | 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          | 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          | 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          | 0                     | 0                     | 0             | 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           | 0          | 0                     | 0                     | 0             | 0                 |      |  |
|                            | npv @ 6%              |   |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |            |                       |                       |               |                   |      |  |
|                            | 12,906,101            | 0 | 0          | 0           | 0           | 554,084     | 831,125     | 1,108,167   | 1,108,167   | 1,236,794   | 1,301,107   | 1,494,047   | 1,558,360   | 1,622,673   | 1,655,127   | 1,688,229   | 1,721,994   | 1,756,434   | 1,791,563   | 1,827,394   | 1,863,942   | 1,901,221   | 1,939,245   | 1,978,030   | 2,017,590   | 30,955,292 |                       |                       |               |                   |      |  |
| 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 | 109,762,000 | 111,957,444 | 114,196,593 | 116,480,525 | 118,810,135 | 121,186,338 | 123,610,065 | 126,082,266 | 128,603,911 | 131,175,990 | 133,799,509 | 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          | 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      | 104,020     | 110,818     | 128,710     | 131,284     | 133,510     | 136,588     | 139,329     | 142,106     | 144,948     | 147,817     | 150,803     | 153,829     | 156,897     | 160,005     | 163,125     | 166,269     | 169,430     | 172,607     | 175,801     | 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          | 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          | 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          | 0                     | 0                     | 0             | 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           | 0          | 0                     | 0                     | 0             | 0                 |      |  |
|                            | npv @ 6%              |   |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |            |                       |                       |               |                   |      |  |
|                            | 6,156,590             | 0 | 0          | 0           | 263,339     | 395,009     | 681,118     | 758,338     | 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   | 4,462,500   | 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   | 5,548,568   | 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   | 1,489,879   | 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 | 109,395    | 171,507     | 218,608     | 218,608     | 235,321     | 240,027     | 244,828     | 249,724     | 254,719     | 259,813     | 265,009     | 270,310     | 275,716     | 281,230     | 286,855     | 292,592     | 298,444     | 304,413     | 310,501     | 316,711     | 323,045     | 329,506     | 336,096     | 6,092,976  |                       |                       |               |                   |      |  |

## Financial Feasibility Analysis

## 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                                                                                               |                                                                                                                                                                                                                                                                                                 |
| City of Grand Prairie                                                                                                        | 0.669980 100% 0.669980                                                                                                                                                                                                                                                                          | City of Grand Prairie                                                                                                        | 0.669980 100% 0.669980                                                                                                                                                                                                                                                                          |
| Dallas County                                                                                                                | 0.243100 100% 0.243100                                                                                                                                                                                                                                                                          | Dallas County                                                                                                                | 0.243100 100% 0.243100                                                                                                                                                                                                                                                                          |
| Parkland                                                                                                                     | 0.279400 100% 0.279400                                                                                                                                                                                                                                                                          | Parkland                                                                                                                     | 0.279400 100% 0.279400                                                                                                                                                                                                                                                                          |
| DCCD                                                                                                                         | 0.124230 100% 0.124230                                                                                                                                                                                                                                                                          | DCCD                                                                                                                         | 0.124230 100% 0.124230                                                                                                                                                                                                                                                                          |
| Grand Prairie ISD                                                                                                            | 1.696000 100% 1.696000                                                                                                                                                                                                                                                                          | Grand Prairie ISD                                                                                                            | 1.696000 100% 1.696000                                                                                                                                                                                                                                                                          |
| 0                                                                                                                            | 0.000000 100% 0.000000                                                                                                                                                                                                                                                                          | 0                                                                                                                            | 0.000000 100% 0.000000                                                                                                                                                                                                                                                                          |
| 2.9117360 2.9117360                                                                                                          |                                                                                                                                                                                                                                                                                                 | 2.9117360 2.9117360                                                                                                          |                                                                                                                                                                                                                                                                                                 |
| 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                                                                |                                                                                                                                                                                                                                                                                                 | 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                                                                |                                                                                                                                                                                                                                                                                                 |
| 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 |                                                                                                                                                                                                                                                                                                 | 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 |                                                                                                                                                                                                                                                                                                 |
| REVENUE YEAR                                                                                                                 |                                                                                                                                                                                                                                                                                                 | REVENUE YEAR                                                                                                                 |                                                                                                                                                                                                                                                                                                 |
| BASE YEAR (ORIGINAL BOUNDARY)                                                                                                |                                                                                                                                                                                                                                                                                                 | 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                                    | 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                                    |
| 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                                    | 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                                    |
| Parkland                                                                                                                     | 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                                                                                                                     | 52,837,159 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                                    |
| DCCD                                                                                                                         | 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                                                                                                                         | 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                                    |
| 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                                    | 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                                    |
| 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                                                                                                                            | 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0                                                                                                                                                                                                                                                   |
| TAXABLE VALUE                                                                                                                |                                                                                                                                                                                                                                                                                                 | TAXABLE VALUE                                                                                                                |                                                                                                                                                                                                                                                                                                 |
| City of Grand Prairie                                                                                                        | 366,281,944 373,607,583 381,079,735 388,701,329 396,475,356 404,404,863 412,492,960 420,742,819 429,157,678 437,740,829 446,495,646 455,425,559 464,534,070 473,824,751 483,301,246 492,967,271 502,826,617 512,883,149 523,140,812 533,603,628 544,275,701 555,161,215 566,264,439 577,589,728 | City of Grand Prairie                                                                                                        | 366,281,944 373,607,583 381,079,735 388,701,329 396,475,356 404,404,863 412,492,960 420,742,819 429,157,678 437,740,829 446,495,646 455,425,559 464,534,070 473,824,751 483,301,246 492,967,271 502,826,617 512,883,149 523,140,812 533,603,628 544,275,701 555,161,215 566,264,439 577,589,728 |
| Dallas County                                                                                                                | 367,227,559 374,572,151 382,063,594 389,704,866 397,498,963 405,448,942 413,557,921 421,829,080 430,265,614 438,970,975 447,648,345 456,601,362 465,733,389 475,048,057 484,549,018 494,239,968 504,124,798 514,207,294 524,491,440 534,981,269 545,680,894 556,594,512 567,726,341 579,080,931 | Dallas County                                                                                                                | 367,227,559 374,572,151 382,063,594 389,704,866 397,498,963 405,448,942 413,557,921 421,829,080 430,265,614 438,970,975 447,648,345 456,601,362 465,733,389 475,048,057 484,549,018 494,239,968 504,124,798 514,207,294 524,491,440 534,981,269 545,680,894 556,594,512 567,726,341 579,080,931 |
| Parkland                                                                                                                     | 367,227,559 374,572,110 382,063,552 389,704,823 397,498,920 405,448,898 413,557,876 421,829,034 430,265,614 438,970,927 447,648,345 456,601,312 465,733,338 475,048,055 484,549,016 494,239,945 504,124,744 514,207,238 524,491,383 534,981,211 545,680,835 556,594,452 567,726,341 579,080,888 | Parkland                                                                                                                     | 367,227,559 374,572,110 382,063,552 389,704,823 397,498,920 405,448,898 413,557,876 421,829,034 430,265,614 438,970,927 447,648,345 456,601,312 465,733,338 475,048,055 484,549,016 494,239,945 504,124,744 514,207,238 524,491,383 534,981,211 545,680,835 556,594,452 567,726,341 579,080,888 |
| DCCD                                                                                                                         | 367,577,257 374,928,802 382,427,378 390,075,926 397,877,444 405,834,993 413,951,693 422,230,727 430,675,341 439,288,848 448,074,625 457,036,118 466,176,840 475,500,377 485,010,384 494,710,592 504,604,804 515,696,900 526,990,838 538,400,655 546,200,468 557,124,477 568,296,967 579,632,306 | DCCD                                                                                                                         | 367,577,257 374,928,802 382,427,378 390,075,926 397,877,444 405,834,993 413,951,693 422,230,727 430,675,341 439,288,848 448,074,625 457,036,118 466,176,840 475,500,377 485,010,384 494,710,592 504,604,804 515,696,900 526,990,838 538,400,655 546,200,468 557,124,477 568,296,967 579,632,306 |
| 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                                                                                                                                                                                                                                                   | 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                                                                                                                                                                                                                                                   |
| TAXABLE VALUE INCREMENT                                                                                                      |                                                                                                                                                                                                                                                                                                 | TAXABLE VALUE INCREMENT                                                                                                      |                                                                                                                                                                                                                                                                                                 |
| City of Grand Prairie                                                                                                        | 313,608,858 320,934,497 328,406,649 336,028,243 343,802,270 351,731,777 359,819,874 368,069,733 376,484,590 385,067,743 393,822,560 402,752,473 411,860,984 421,151,665 430,628,160 440,294,165 450,153,531 460,210,063 470,467,726 480,930,542 491,602,615 502,488,129 513,591,353 524,916,642 | City of Grand Prairie                                                                                                        | 313,608,858 320,934,497 328,406,649 336,028,243 343,802,270 351,731,777 359,819,874 368,069,733 376,484,590 385,067,743 393,822,560 402,752,473 411,860,984 421,151,665 430,628,160 440,294,165 450,153,531 460,210,063 470,467,726 480,930,542 491,602,615 502,488,129 513,591,353 524,916,642 |
| Dallas County                                                                                                                | 314,390,440 321,734,992 329,226,435 336,867,707 344,661,804 352,611,783 360,720,762 368,991,921 377,428,502 386,033,816 394,811,235 403,764,203 412,896,230 422,210,898 431,711,859 441,402,839 451,287,639 461,370,135 471,654,281 482,144,110 492,843,735 503,757,353 514,889,244 526,243,772 | Dallas County                                                                                                                | 314,390,440 321,734,992 329,226,435 336,867,707 344,661,804 352,611,783 360,720,762 368,991,921 377,428,502 386,033,816 394,811,235 403,764,203 412,896,230 422,210,898 431,711,859 441,402,839 451,287,639 461,370,135 471,654,281 482,144,110 492,843,735 503,757,353 514,889,244 526,243,772 |
| Parkland                                                                                                                     | 314,390,440 321,734,992 329,226,435 336,867,707 344,661,804 352,611,783 360,720,762 368,991,921 377,428,502 386,033,816 394,811,235 403,764,203 412,896,230 422,210,898 431,711,859 441,402,839 451,287,639 461,370,135 471,654,281 482,144,110 492,843,735 503,757,353 514,889,244 526,243,772 | Parkland                                                                                                                     | 314,390,440 321,734,992 329,226,435 336,867,707 344,661,804 352,611,783 360,720,762 368,991,921 377,428,502 386,033,816 394,811,235 403,764,203 412,896,230 422,210,898 431,711,859 441,402,839 451,287,639 461,370,135 471,654,281 482,144,110 492,843,735 503,757,353 514,889,244 526,243,772 |
| DCCD                                                                                                                         | 314,387,440 321,731,891 329,223,433 336,864,704 344,658,801 352,608,779 360,717,757 368,988,915 377,425,495 386,030,890 394,808,226 403,761,193 412,893,219 422,207,886 431,708,948 441,399,828 451,284,625 461,367,119 471,651,264 482,141,082 492,840,716 503,754,333 514,886,222 526,240,749 | DCCD                                                                                                                         | 314,387,440 321,731,891 329,223,433 336,864,704 344,658,801 352,608,779 360,717,757 368,988,915 377,425,495 386,030,890 394,808,226 403,761,193 412,893,219 422,207,886 431,708,948 441,399,828 451,284,625 461,367,119 471,651,264 482,141,082 492,840,716 503,754,333 514,886,222 526,240,749 |
| 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                                                                                                                                                                                                                                                   | 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                                                                                                                                                                                                                                                   |
| REVENUE A (ORIGINAL BOUNDARY)                                                                                                |                                                                                                                                                                                                                                                                                                 | REVENUE A (ORIGINAL BOUNDARY)                                                                                                |                                                                                                                                                                                                                                                                                                 |
| TAXABLE VALUE GROWTH                                                                                                         |                                                                                                                                                                                                                                                                                                 | 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 3,366,680 3,441,052 3,516,931                                                 | 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 3,366,680 3,441,052 3,516,931                                                 |
| Dallas County                                                                                                                | 764,283 782,138 803,349 818,625 837,873 857,199 876,912 897,019 917,529 938,448 959,786 981,551 1,003,751 1,026,395 1,049,492 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                                                                         | Dallas County                                                                                                                | 764,283 782,138 803,349 818,625 837,873 857,199 876,912 897,019 917,529 938,448 959,786 981,551 1,003,751 1,026,395 1,049,492 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                                                                         |
| Parkland                                                                                                                     | 878,407 898,928 919,859 941,208 962,985 985,197 1,007,854 1,030,963 1,054,535 1,078,576 1,103,103 1,128,117 1,153,623 1,179,657 1,206,203 1,233,268 1,260,988 1,289,068 1,317,802 1,347,111 1,377,005 1,407,488 1,438,601 1,470,325                                                             | Parkland                                                                                                                     | 878,407 898,928 919,859 941,208 962,985 985,197 1,007,854 1,030,963 1,054,535 1,078,576 1,103,103 1,128,117 1,153,623 1,179,657 1,206,203 1,233,268 1,260,988 1,289,068 1,317,802 1,347,111 1,377,005 1,407,488 1,438,601 1,470,325                                                             |
| 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                                                                                                 | 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                                                                                                 |
| Grand Prairie ISD                                                                                                            | 5,017,370 5,134,627 5,254,230 5,376,224 5,500,658 5,627,581 5,757,402 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 8,218,371 8,399,648                                                 | Grand Prairie ISD                                                                                                            | 5,017,370 5,134,627 5,254,230 5,376,224 5,500,658 5,627,581 5,757,402 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 8,218,371 8,399,648                                                 |
| 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 14,038,019 14,347,542 14,665,295 14,989,403 15,319,994                 | 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 14,038,019 14,347,542 14,665,295 14,989,403 15,319,994                 |
| 288,305,892                                                                                                                  |                                                                                                                                                                                                                                                                                                 | 288,305,892                                                                                                                  |                                                                                                                                                                                                                                                                                                 |
| BASE YEAR (EXPANDED BOUNDARY)                                                                                                |                                                                                                                                                                                                                                                                                                 | 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             | City of Grand Prairie                                                                                                        | 250,244,730 25                                                                                                                                                                                                                                                                                  |

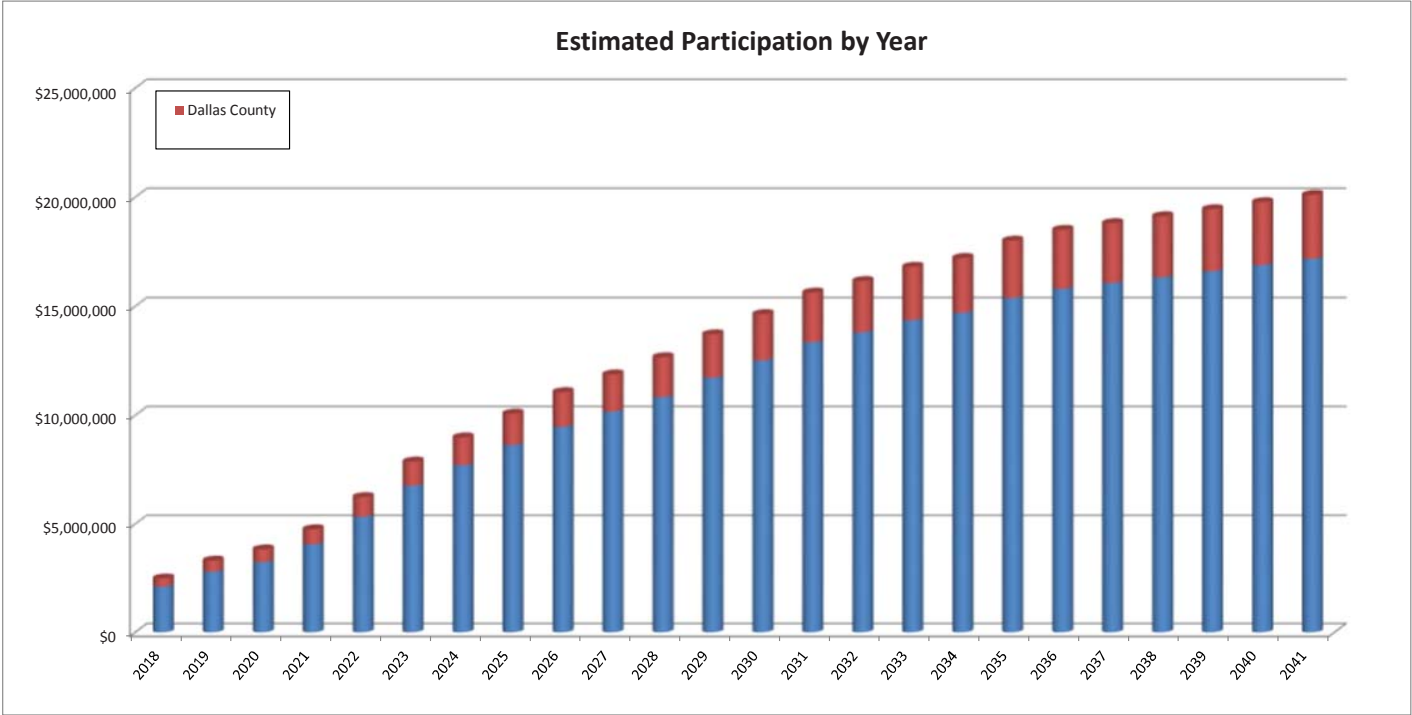
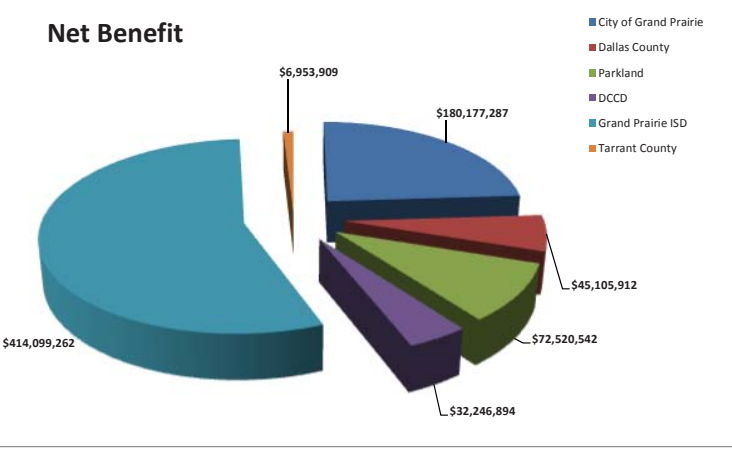
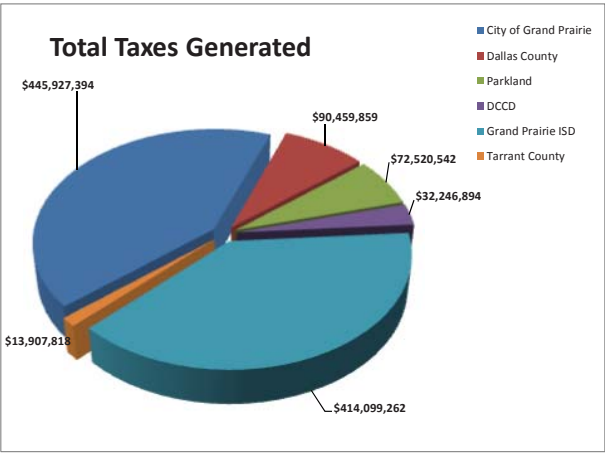
Financial Feasibility Analysis

|                            |   |   |   |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                       |                       |            |                       |  |
|----------------------------|---|---|---|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------------|-----------------------|------------|-----------------------|--|
| AREA DEVELOPMENT ZONE #3   |   |   |   |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                       |                       |            |                       |  |
| REAL PROPERTY TAX          | 0 | 0 | 0 | 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           | 0                     | 0                     | 0          |                       |  |
| City of Grand Prairie      | 0 | 0 | 0 | 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           | 42,543      | 83,814      | 85,085      | 86,787      | 88,522      | 90,293      | 92,099      | 93,941      | 95,820      | 97,736      | 99,691                | 101,684               | 1,038,013  | Dallas County         |  |
| Parkland                   | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 48,895      | 73,343      | 97,790      | 99,748      | 101,741     | 103,776     | 105,851     | 107,968     | 110,127     | 112,330     | 114,577               | 116,868               | 1,193,011  | Parkland              |  |
| DCCD                       | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 21,742      | 32,612      | 43,463      | 44,353      | 45,240      | 46,145      | 47,068      | 48,009      | 48,969      | 49,949      | 50,948                | 51,967                | 530,484    | DCCD                  |  |
| Grand Prairie ISD          | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 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  | Grand Prairie ISD     |  |
| npv @ 6%                   | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 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 |                       |  |
| 4,175,317                  | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 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 |                       |  |
| AREA DEVELOPMENT ZONE #4   |   |   |   |            |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |                       |                       |            |                       |  |
| REAL PROPERTY TAX          | 0 | 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           | 0                     | 0                     | 0          |                       |  |
| City of Grand Prairie      | 0 | 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           | 76,577      | 114,865     | 153,153     | 153,153     | 195,696     | 216,967     | 238,238     | 243,003     | 247,863     | 252,820     | 257,778     | 262,734     | 267,691     | 272,648     | 277,605     | 282,562     | 3,519,049             | Dallas County         |            |                       |  |
| Parkland                   | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 88,011      | 132,017     | 176,022     | 176,022     | 224,917     | 249,365     | 273,812     | 279,288     | 284,874     | 290,571     | 296,383     | 302,311     | 308,357     | 314,524     | 320,814     | 327,231     | 4,044,518             | Parkland              |            |                       |  |
| DCCD                       | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 39,135      | 58,702      | 78,270      | 78,270      | 100,012     | 110,882     | 121,753     | 124,188     | 126,672     | 129,206     | 131,790     | 134,425     | 137,114     | 139,856     | 142,653     | 145,506     | 1,798,435             | DCCD                  |            |                       |  |
| Grand Prairie ISD          | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 502,425     | 753,638     | 1,004,850   | 1,004,850   | 1,283,975   | 1,423,538   | 1,563,100   | 1,594,382   | 1,626,249   | 1,658,774   | 1,691,950   | 1,725,789   | 1,760,304   | 1,795,511   | 1,831,421   | 1,868,049   | 23,088,784            | Grand Prairie ISD     |            |                       |  |
| npv @ 6%                   | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 917,197     | 1,375,795   | 1,834,394   | 1,834,394   | 2,343,947   | 2,598,724   | 2,853,501   | 2,910,571   | 2,968,783   | 3,028,158   | 3,088,722   | 3,150,496   | 3,213,506   | 3,277,776   | 3,343,332   | 3,410,198   | 42,149,494            |                       |            |                       |  |
| 15,512,841                 | 0 | 0 | 0 | 0          | 0          | 0           | 0           | 0           | 0           | 917,197     | 1,375,795   | 1,834,394   | 1,834,394   | 2,343,947   | 2,598,724   | 2,853,501   | 2,910,571   | 2,968,783   | 3,028,158   | 3,088,722   | 3,150,496   | 3,213,506   | 3,277,776   | 3,343,332   | 3,410,198   | 42,149,494            |                       |            |                       |  |
| 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           | 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          | 170,170    | 255,255     | 340,340     | 340,340     | 379,844     | 399,596     | 458,851     | 478,603     | 498,355     | 508,322     | 518,489     | 528,858     | 539,432     | 550,224     | 561,229     | 572,453     | 583,902     | 595,580     | 607,492     | 619,642     | 9,506,981   | Dallas County         |                       |            |                       |  |
| Parkland                   | 0 | 0 | 0 | 0          | 195,580    | 293,370     | 391,160     | 391,160     | 436,563     | 459,264     | 527,368     | 550,069     | 572,770     | 584,225     | 595,910     | 607,828     | 619,985     | 632,384     | 645,032     | 657,933     | 671,091     | 684,513     | 698,203     | 712,168     | 10,926,575  | Parkland              |                       |            |                       |  |
| DCCD                       | 0 | 0 | 0 | 0          | 86,967     | 130,450     | 173,933     | 173,933     | 194,122     | 204,216     | 234,499     | 244,594     | 254,688     | 259,782     | 264,977     | 270,277     | 275,682     | 281,196     | 286,820     | 292,556     | 298,407     | 304,376     | 310,463     | 316,672     | 4,858,611   | DCCD                  |                       |            |                       |  |
| Grand Prairie ISD          | 0 | 0 | 0 | 0          | 1,116,500  | 1,674,750   | 2,233,000   | 2,233,000   | 2,492,188   | 2,621,781   | 3,010,563   | 3,140,158   | 3,269,750   | 3,335,145   | 3,401,848   | 3,469,653   | 3,539,283   | 3,610,068   | 3,682,270   | 3,755,915   | 3,831,033   | 3,907,654   | 3,985,807   | 4,065,523   | 62,376,118  | Grand Prairie ISD     |                       |            |                       |  |
| npv @ 6%                   | 0 | 0 | 0 | 0          | 2,038,215  | 3,057,323   | 4,076,430   | 4,076,430   | 4,549,588   | 4,786,166   | 5,495,902   | 5,732,480   | 5,969,059   | 6,088,440   | 6,210,209   | 6,334,413   | 6,461,101   | 6,590,323   | 6,722,130   | 6,856,572   | 6,993,704   | 7,133,578   | 7,276,249   | 7,421,774   | 113,870,087 |                       |                       |            |                       |  |
| 47,475,528                 | 0 | 0 | 0 | 0          | 2,038,215  | 3,057,323   | 4,076,430   | 4,076,430   | 4,549,588   | 4,786,166   | 5,495,902   | 5,732,480   | 5,969,059   | 6,088,440   | 6,210,209   | 6,334,413   | 6,461,101   | 6,590,323   | 6,722,130   | 6,856,572   | 6,993,704   | 7,133,578   | 7,276,249   | 7,421,774   | 113,870,087 |                       |                       |            |                       |  |
| 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 | 114,196,593 | 116,480,525 | 118,810,135 | 121,186,338 | 123,610,065 | 126,082,286 | 128,603,911 | 131,175,990 | 133,799,509 | 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           | 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 | 81,130     | 121,696    | 208,840     | 233,635     | 257,429     | 265,598     | 267,830     | 273,176     | 278,640     | 284,212     | 289,897     | 295,690     | 301,605     | 307,641     | 313,794     | 320,069     | 326,471     | 333,000     | 339,660     | 346,453     | 353,381     | 5,797,802   | Dallas County         |                       |            |                       |  |
| Parkland                   | 0 | 0 | 0 | 92,901     | 139,351    | 240,284     | 267,526     | 294,767     | 300,662     | 306,676     | 312,809     | 319,065     | 325,447     | 331,956     | 338,595     | 345,367     | 352,274     | 359,319     | 366,506     | 373,836     | 381,313     | 388,939     | 396,718     | 404,652     | 6,638,959   | Parkland              |                       |            |                       |  |
| DCCD                       | 0 | 0 | 0 | 41,309     | 61,964     | 106,845     | 118,958     | 131,071     | 133,693     | 136,366     | 139,094     | 141,876     | 144,713     | 147,607     | 150,559     | 153,571     | 156,642     | 159,775     | 162,970     | 16          |             |             |             |             |             |                       |                       |            |                       |  |

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          | \$45,353,946  | \$45,105,912  |
| Parkland              | \$72,520,542          | \$0           | \$72,520,542  |
| DCCD                  | \$32,246,894          | \$0           | \$32,246,894  |
| Grand Prairie ISD     | \$414,099,262         | \$0           | \$414,099,262 |
| Tarrant County        | \$13,907,818          | \$6,953,909   | \$6,953,909   |
| Total                 | \$1,069,161,769       | \$318,057,963 | \$751,103,806 |



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, 2040.

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.

