CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT:	**Economic and International Development Department**
AGENDA DATE:	**First Reading: 10/15/2019** **Public Hearing: 10/29/2019**
CONTACT PERSON/PH. No.:	**Jessica Herrera, Director 915-212-1624**
DISTRICT(S) AFFECTED:	**District 4**

SUBJECT:
An ordinance approving amendment number two to the final project plan and finance plan for Tax Increment Reinvestment Zone Number Eleven, the City of El Paso, Texas; and establishing a Sales Tax and Use Tax Increment contribution by the City of the Zone's Tax Increment Fund
(District 4) [Economic and International Development Department, Jessica Herrera, Director, (915) 212-1624]

BACKGROUND / DISCUSSION:

On May 29, 2018, the City Council approved Ordinance No. 018792, designating a contiguous geographic area within the City as a Tax Increment Reinvestment Zone Number Eleven, (TIRZ #11) City of El Paso, Texas, encompassing the former Cohen Stadium site.

On March 19, 2019 the City Council approved Ordinance No. 018913 to expand the boundaries (TIRZ #11a) to add an approximately 96.27 acre of primarily vacant and undeveloped land near the Cohen site.

The City has prepared a Second Amendment for TIRZ 11 and 11a, attached as Exhibit C-2 (the "Second Amended Project and Finance Plan") to include the proposed sales and use tax increment generated from municipal sales and use taxes attributable to the Zone.

PRIOR COUNCIL ACTION:
Has the Council previously considered this item or a closely related one?
Yes, on May 29, 2018 City Council approved the creation of TIRZ #11.

AMOUNT AND SOURCE OF FUNDING:
How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?
N/A

BOARD / COMMISSION ACTION:
N/A

**********************REQUIRED AUTHORIZATION**********************

For
DEPARTMENT HEAD: Eddie Sarmiento

ORDINANCE NO. _____

AN ORDINANCE APPROVING AMENDMENT NUMBER TWO TO THE FINAL PROJECT PLAN AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF EL PASO, TEXAS; AND ESTABLISHING A SALES AND USE TAX INCREMENT CONTRIBUTION BY THE CITY TO THE ZONE'S TAX INCREMENT FUND.

WHEREAS, on May 29, 2018, the City Council of the City of El Paso, Texas, ("City Council") pursuant to Chapter 311 of the Texas Tax Code (the "Code"), approved Ordinance No. 018792, designating a contiguous geographic area within the City as Reinvestment Zone Number Eleven (the "Zone"); and

WHEREAS, on March 19, 2019, City Council, pursuant to Chapter 311 of the Code, approved Ordinance No. 018913 which amended Ordinance No. 018792 by expanding the boundaries of the Zone; establishing the City's tax increment contribution in regards to the expanded area; amending the language of the Zone's duration provision; and amending the Zone's Project Plan and Financing Plan; and

WHEREAS, Section 311.0123(b) of the Code permits City Council to contribute a portion of tax increment generated from municipal sales and use taxes attributable to the Zone, above the sales base, into the Zone's tax increment fund; and

WHEREAS, the City has prepared a "Second Amended Final Project Plan and Financing Plan for Reinvestment Zone Number Eleven, City of El Paso," attached as Exhibit C-2 (the "Second Amended Project and Finance Plan") to include the proposed sales and use tax increment generated from municipal sales and use taxes attributable to the Zone; and

WHEREAS, notice of the public hearing on this amendment was published in a newspaper having general circulation in the City on October 7, 2019, which date is before the seventh (7th) day before the public hearing held on October 29, 2019; and

WHEREAS, at the public hearing on October 29, 2019, interested persons were permitted to speak for or against the amendment; and

WHEREAS, evidence was received and presented at the public hearing on October 29, 2019, and in favor of the amendment; and

WHEREAS, after all comments and evidence, both written and oral, were received by City Council, the public hearing was closed on October 29, 2019; and

WHEREAS, the City has taken all actions required to amend Ordinance No. 018792 including, but not limited to, all actions required by City Charter, the Texas Tax Code,

the Texas Open Meetings Act, and all other laws applicable to amending Ordinance No. 018792 to establish the City's sales tax increment contribution to the Zone's tax increment fund.

WHEREAS, City Council, as governing body of the City, approves the amendment to the Zone's Project Plan and Reinvestment Zone Financing Plan, and the establishment of a sales and use tax increment contribution by the City to the Zone's tax increment fund as evidenced by this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. ESTABLISHMENT OF A SALES AND USE TAX INCREMENT CONTRIBUTION BY THE CITY TO THE ZONE'S TAX INCREMENT FUND.

Ordinance No. 018792 is hereby amended to establish a sales and use tax increment contribution by the City of El Paso to the Zone's tax increment fund. The Amended Project and Finance Plan, Exhibit C-2, is incorporated herein by reference for all purposes.

SECTION 3. FINDINGS.

Notwithstanding this amendment establishing a sales and use tax increment contribution by the City to the Zone's tax increment fund, the Zone continues to meet the requirements of Sections 311.005 and 311.006 of the Code.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

A. The Tax Increment Base for the Zone shall consist of the following:

(i) For the original boundaries of the Zone established by Ordinance No. 018792, the total appraised value of all real property taxable by the City and located in the Zone, determined as of January 1, 2018, when the Zone was designated;

(ii) For the parcel added to the Zone by Ordinance No. 018913, the total appraised value of all real property taxable by the City and located in the Zone, determined as of January

1, 2019, subject to any binding agreement executed at any time by the City pledging a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment; and

(iii) For both the original boundaries of the Zone established by Ordinance No. 018792 and the expanded boundaries established by Ordinance No. 018913, and pursuant to Section 311.0123 of the Code, the total amount of municipal sales and use taxes attributable to the Zone for the calendar year 2019 (January 1, 2019 through December 31, 2019).

B. The Zone's Tax Increment Fund shall consist of the following:

(i) The percentage of the tax increment, as defined by Section 311.012 (a) of the Code that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the Zone's tax increment fund under an agreement with the City authorized by Section 311.013 (f) of the Code;

(ii) One hundred percent (100%) of the City's available portion of the tax increment, as defined by section 311.012 (a) of the Code, subject to any binding agreement executed at any time by the City pledging a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment; and

(iii) One hundred percent (100%) of the City's one percent (1%) of tax increment generated from municipal sales and use taxes attributable to the Zone, above the sales tax base, pursuant to Section 311.0123 (b) of the Code.

SECTION 5. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

SECTION 7. EFFECT OF ORDINANCE NO. 018792.

Except as expressly amended herein, and as expressly amended by Ordinance No. 018913, Ordinance No. 018792 shall remain in full force and effect.

ADOPTED this _____day of October 2019.

CITY OF EL PASO

_____
Dee Margo, Mayor

ATTEST:

_____
Laura Prine
City Clerk

APPROVED AS TO FORM:

Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:

for Jessica Herrera, Director
Economic & International Development

Tax Increment Reinvestment Zone #11
City of El Paso, Texas

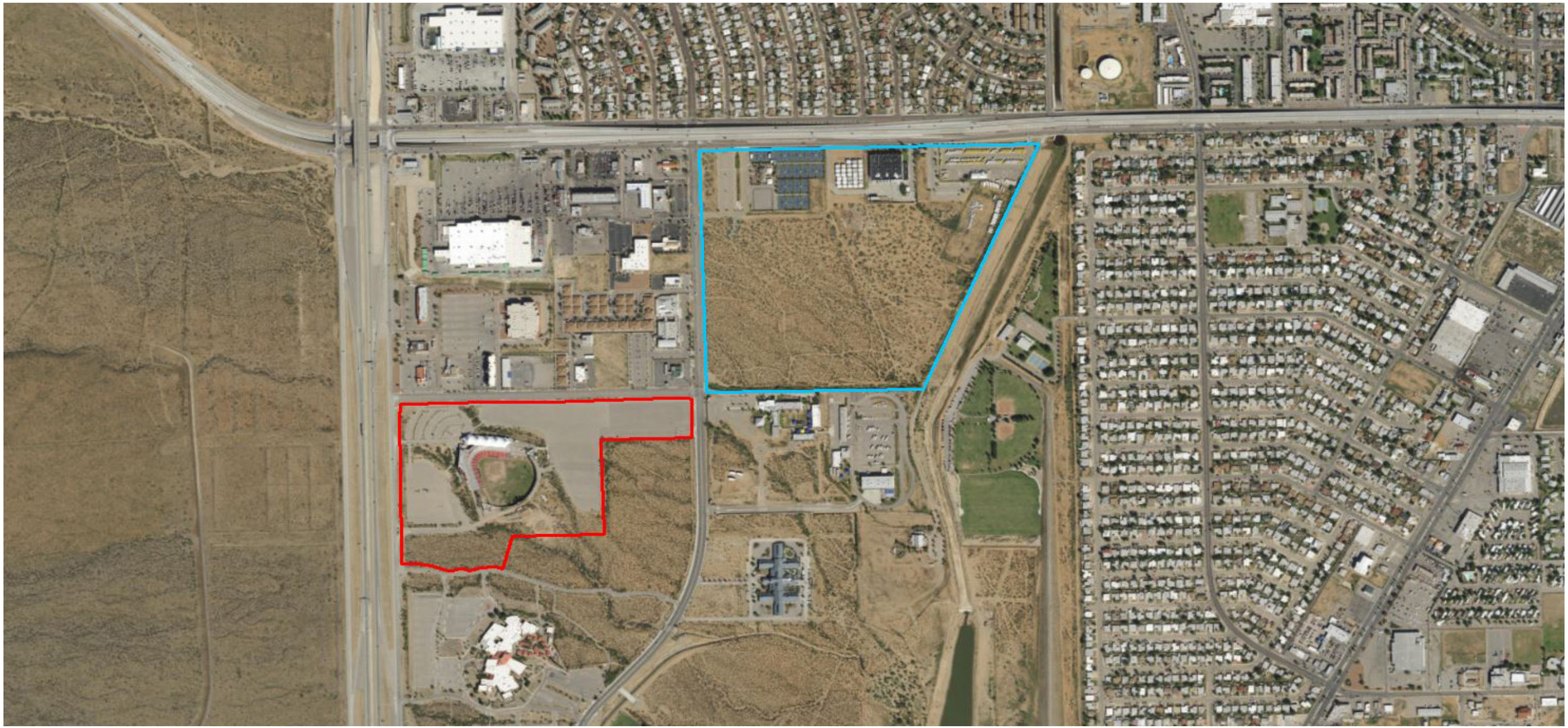


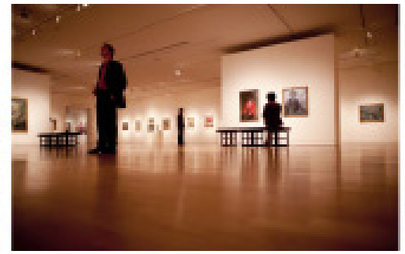
Table of Contents

- Introduction 1
- TIRZ Boundary 2
- Current Conditions 4
- Proposed Development 6
- Project Costs 7
- Anticipated Development 8
- Financial Feasibility Analysis 9
- Terms and Conditions 25
- Appendix A 26

DISCLAIMER

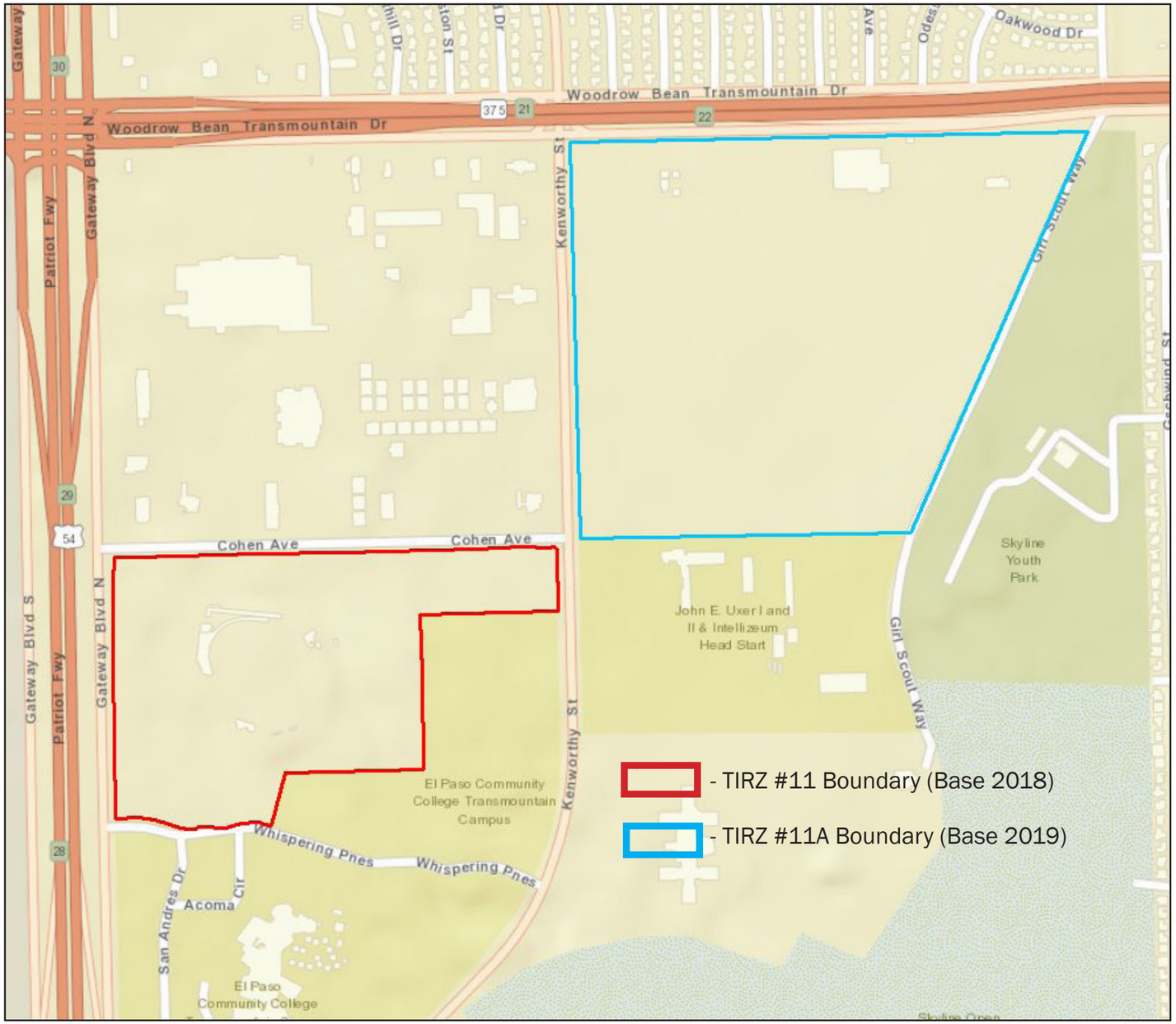
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market 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.



El Paso is the largest metro area along the Texas-Mexico border which boasts a best-in-class, business friendly operating environment while also offering a great living experience. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive. This is largely due to El Paso's unique quality of possessing the largest bilingual and bi-cultural workforce in the Western Hemisphere.

As the sixth-largest city in Texas, El Paso is a top 20% U.S. performing economy and continues to experience positive economic growth by attracting new businesses and helping existing companies to grow. The City's focus is to create new employment opportunities in 21st century industries, maintain a great quality of life, and facilitate business growth at the local and international levels.

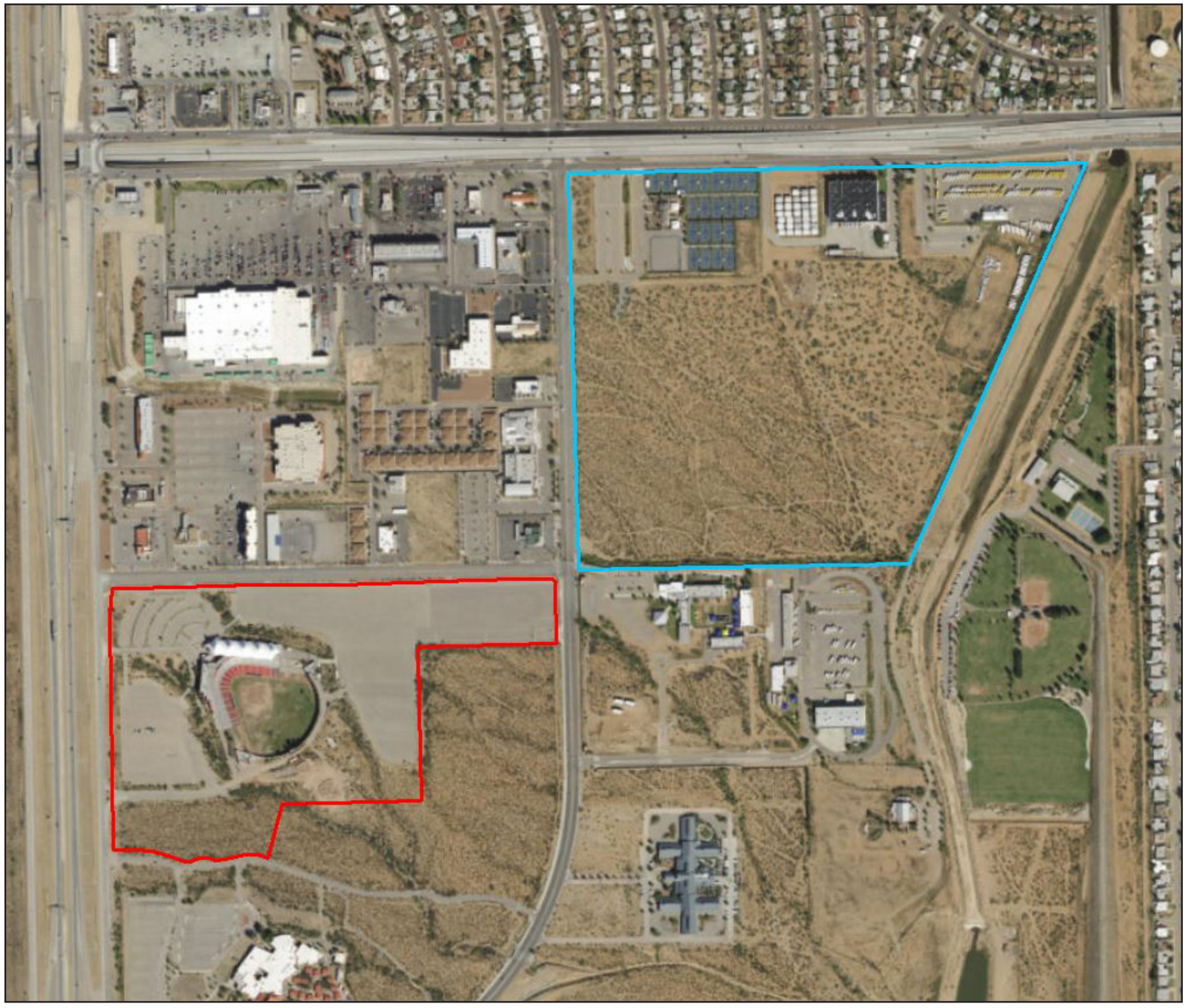


Tax Increment Reinvestment Zone #11, City of El Paso

Tax Increment Reinvestment Zone #11 (TIRZ) was created on May 29, 2018 by Ordinance No. 018792 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 #11 will promote the creation of mixed-use development consisting of destination retail and entertainment that will serve as a catalyst for Northeast El Paso. On March 19, 2019, the boundaries of TIRZ #11 were expanded to include TIRZ #11A as seen in the map to the left. On October 29, 2019, the TIRZ was further amended to include the contribution of sales tax increment to the tax increment fund. For both the original and expanded boundaries, the sales tax base is the total sales generated in the TIRZ subject to City sales tax, as defined by Section 311.0123, in the calendar year 2019, January 1, 2019 to December 31, 2019.

The amended project and financing plan outlines the funding of $92,846,240 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 tax increment fund made up of the city's contribution of both real property tax increment and sales tax increment, as defined in the creation ordinance and subsequent amendments.

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



Boundary Description

TIRZ #11 is located in the northern portion of the City of El Paso encompassing approximately 50.00 acres. TIRZ #11 is generally bound by Gateway N Boulevard to the west, Cohen Avenue to the north, Kenworthy Street to the east, and Whispering Springs Drive to the south. TIRZ #11A is also located in the northern portion of the City of El Paso encompassing 96.27 acres. TIRZ #11A is generally bound by Kenworthy Street to the west, Woodrow Bean Transmountain to the north, Cohen Avenue to the south, and Girl Scount Way to the east.

- TIRZ #11 Boundary (Base 2018)

- TIRZ #11A Boundary (Base 2019)

TIRZ #11

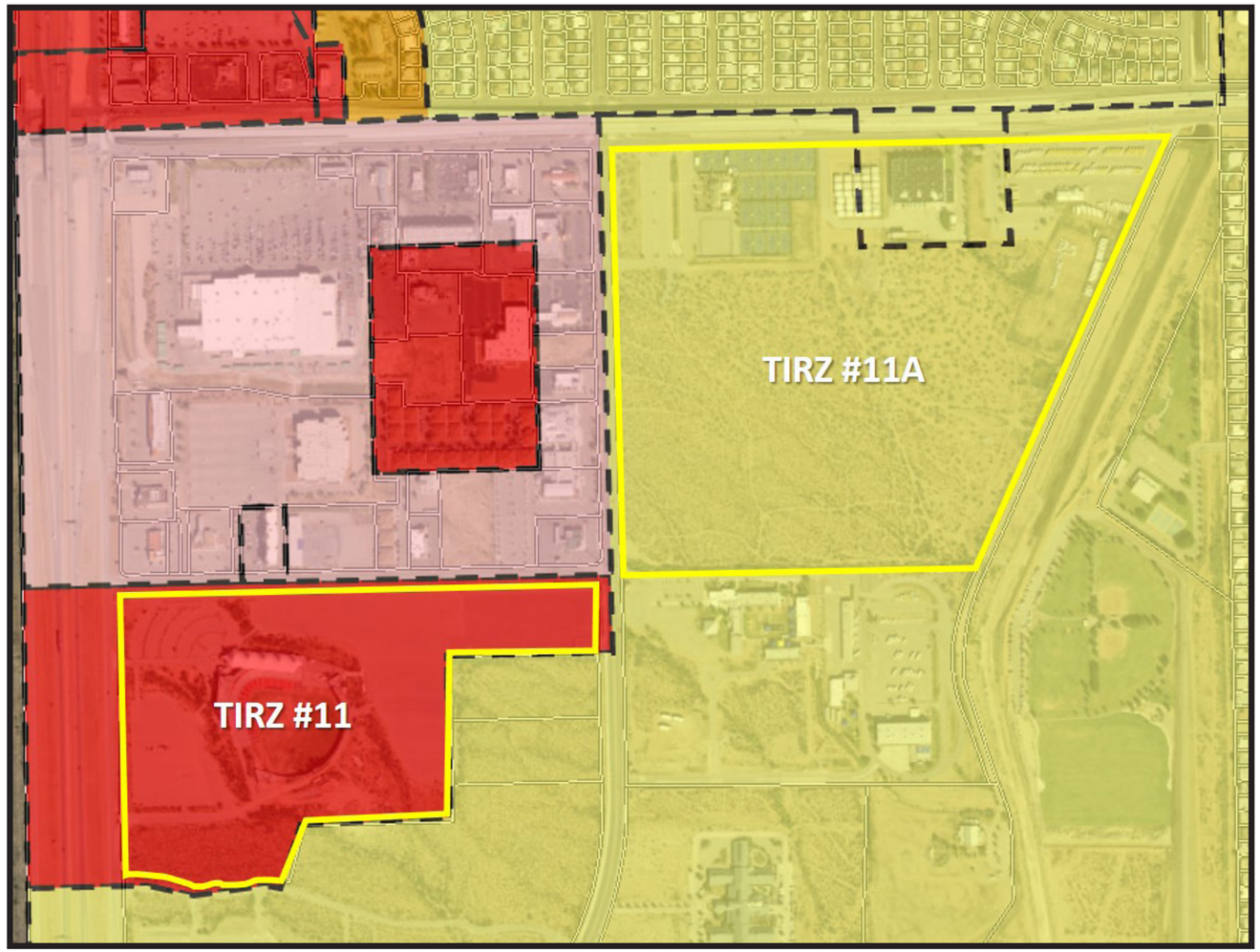
Being that certain tract of land identified as parcel 568428, being more particularly described as follows:

Legal Description: 7 Castner Range N PT of Block (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W), containing 50.00 acres of land.

TIRZ #11A

Being that certain tract of land identified as parcel 21125, being more particularly described as follows:

Legal Description: Lot 5, Block 6 Castner Range, containing 96.27 acres of land.



Land Use

The TIRZ contains Cohen Stadium, an underused 30 year old structure, and its associated parking lots. The expanded TIRZ #11A boundaries include primarily vacant land, as well as land along the northern portion used by El Paso Independent School District for a variety of purposes including a tennis center and parking.

Method of Relocating Persons to be Displaced

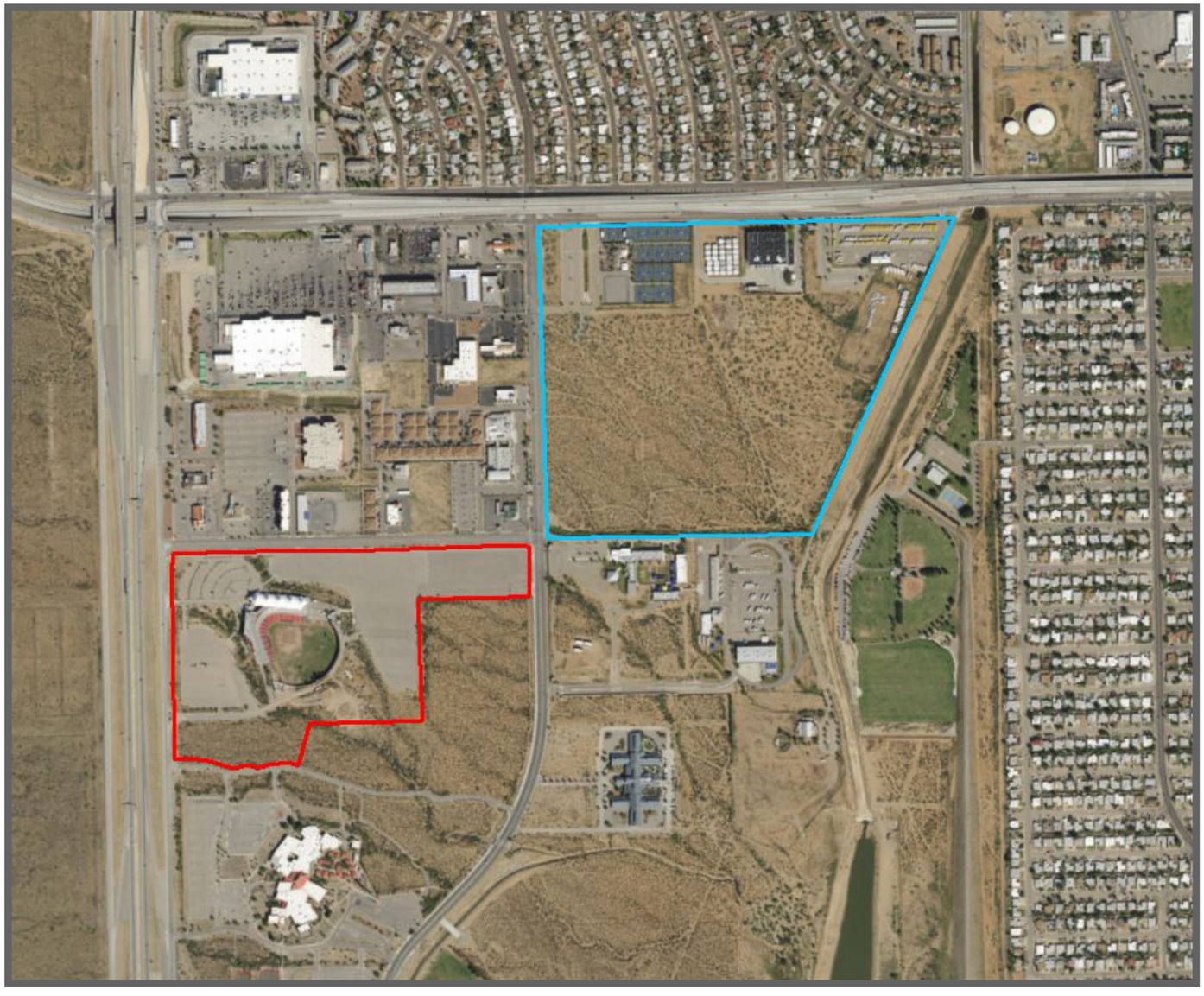
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within TIRZ #11 is currently zoned as C-4, Regional Commerical (shaded in red). Regional Commercial allows for commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Regional Commercial serves to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

The property within TIRZ #11A is currently zoned as R-4, Light Density Residential (shaded in yellow). Light Density Residential zoning serves to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

As new development occurs, the current zoning will change to accommodate the 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.



Current Ownership Information

There is currently one parcel within TIRZ #11, which is owned by the City of El Paso. The 2017 estimated base taxable value is $0.

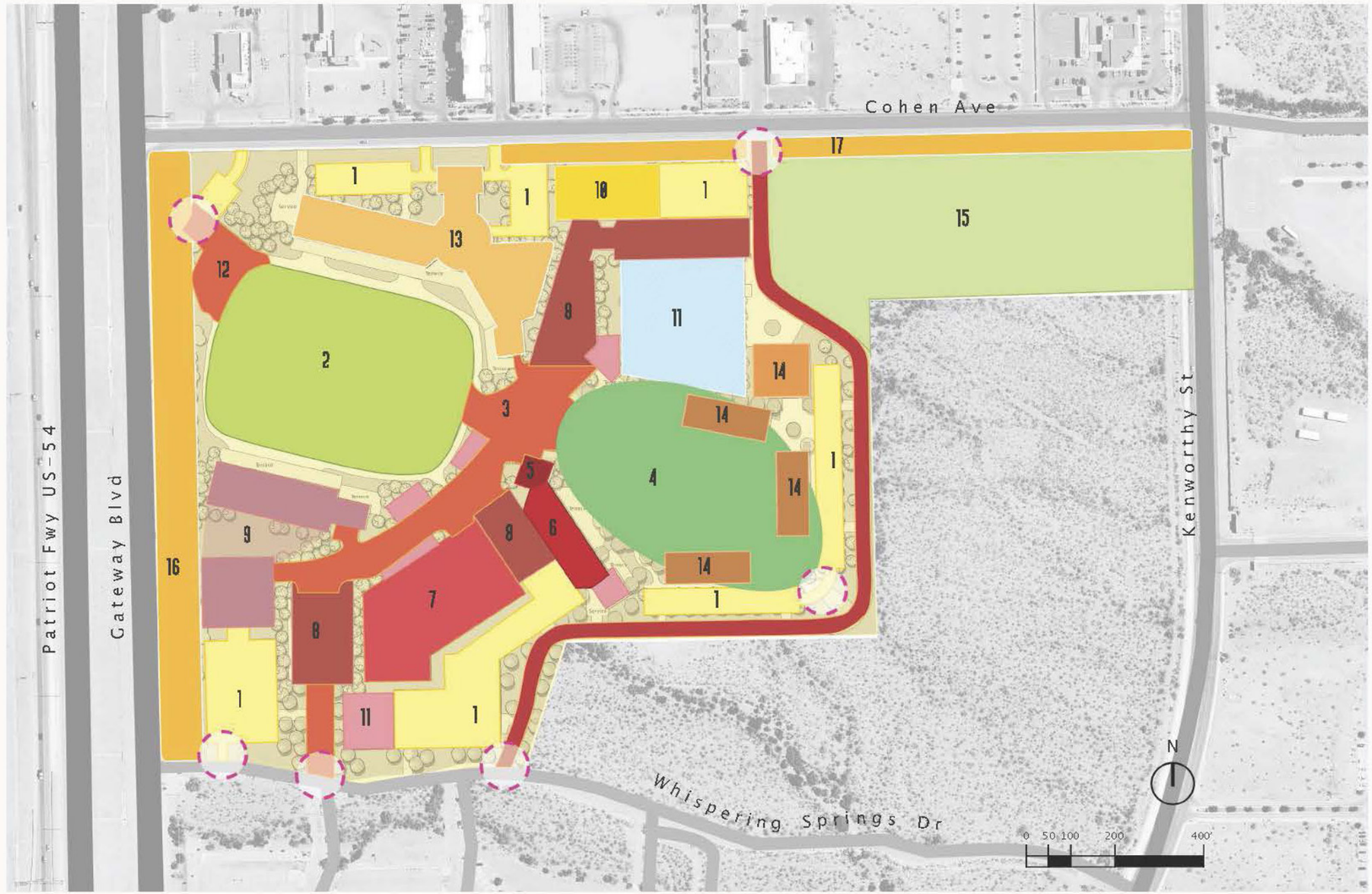
There is currently one parcel within TIRZ #11A, which is owned by El Paso ISD. The 2018 estimated base taxable value is $0.

For further details of the parcel included within the TIRZ see Exhibit A.

- TIRZ #11 Boundary (Base 2018)

- TIRZ #11A Boundary (Base 2019)

COHEN ENTERTAINMENT DISTRICT – ZONES



List of Major Offerings:

1. **Parking and Entrances** – Accented wayfinding moments entries
2. **Cohen Field** – Central open-air events field
3. **Cottontail Plaza and Promenade** – Centrally located plaza with prominent water feature, benches, and peripheral landscaping
4. **Cottontail Park** – Entry Park with grassy seating areas and trails
5. **Media Broadcasting Studio** – Working studio for media training, content creation, and live journalism
6. **Keystone Events Hall** – Multi-use flex space for seasonal events and touring attractions
7. **Arroyo Leagues Sports Complex** – Sports tournaments, indoor gyms, fitness amenities and more
8. **Mercado de Cohen** – Three vibrant, open-air markets with varying coverage offering food and retail options
9. **Acacia Square** – Retail and dining venue thoroughfares
10. **The Family Room** – Indoor Family Entertainment Center
11. **Torbellino Neighborhood Waterpark** – Sports and Leisure inspired Waterpark
12. **Cohen Plaza** – Arrival plaza that celebrates the Cohen brothers with prominently featured tribute display
13. **Hotel** – Hotel with conference rooms
14. **Start-Up/Incubator Spaces** – Collaborative, creative work spaces and artist lofts
15. **Future Use**
16. **Site Buffer Zone** – Freeway screening and signage
17. **Site Buffer Zone** – Landscaped areas, seating and shade

The proposed TIRZ #11 development is predominantly a large scale mixed-use development. It is expected to facilitate the construction of a hotel, an entertainment venue, office, retail and restaurant developments, as well as mixed-use development. The Cohen Entertainment District Vision Book, dated August 29, 2018 states that "the Cohen Entertainment District is to be a place where the elements of entertainment bring people together to join in an experience, to create memories in a wellexecuted project, one where the selected activities on offer, whether part of private or public initiatives, are inviting and specific, a place that brings the community together; a destination in its own right."

TIRZ #11A is expected to facilitate the construction of a mix of office and retail development.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 and #11A that will be financed by in part by incremental real property and sales generated within the TIRZ.

Proposed Project Costs			
Water Facilities and Improvements	$	6,963,468	7.5%
Sanitary Sewer Facilities and Improvements	$	9,284,624	10.0%
Storm Water Facilities and Improvements	$	9,284,624	10.0%
Transit/Parking Improvements	$	13,926,936	15.0%
Street and Intersection Improvements	$	18,569,248	20.0%
Open Space, Park and Recreation Facilities and Improvements	$	13,926,936	15.0%
Economic Develompent Grants	$	18,569,248	20.0%
Administrative Costs	$	2,321,156	2.5%
	$	92,846,240	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

For a detailed list of the Proposed Project Costs, please see Appendix C. The costs illustrated in the table above and in Appendix C are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Additionally, it is the City's desire to have the land developed facilitated through a direct sale agreement between the City and the private entity.

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

The proposed development is predominately a large scale mixed-use development within TIRZ #11 and office and retail within TIRZ #11A that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

Assumptions

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Public Investment							
Neighborhood Water Park	81,000	2021	N/A	N/A	N/A	N/A	N/A
Media Broadcasting Studio	4,754	2021	N/A	N/A	N/A	N/A	N/A
Cohen Visitor Plaza	2,000	2021	N/A	N/A	N/A	N/A	N/A
Keystone Events Hall	19,215	2021	N/A	N/A	N/A	N/A	N/A
Event Field	122,700	2021	N/A	N/A	N/A	N/A	N/A
Stage	1,670	2021	N/A	N/A	N/A	N/A	N/A
Sports Complex	75,900	2021	N/A	N/A	N/A	N/A	N/A
Parking Structure 1	24,600	2021	N/A	N/A	N/A	N/A	N/A
Parking Structure 2	63,550	2021	N/A	N/A	N/A	N/A	N/A
Hotel							
Hotel #1	200	2022	2024	$175,000	$35,000,000	$0.00	$0
Office							
Office 1	15,385	2022	2024	$175	$2,692,375	$0.00	$0
Office 2	13,825	2022	2024	$175	$2,419,375	$0.00	$0
Office 3	13,825	2022	2024	$175	$2,419,375	$0.00	$0
Office 4	13,825	2022	2024	$175	$2,419,375	$0.00	$0
Restaurant							
Food and Beverage 1	4,515	2022	2024	$300	$1,354,500	$300.00	$1,354,500
Food and Beverage 2	4,515	2022	2024	$300	$1,354,500	$300.00	$1,354,500
Food and Beverage 3	4,515	2022	2024	$300	$1,354,500	$300.00	$1,354,500
Food and Beverage 4	4,515	2022	2024	$300	$1,354,500	$300.00	$1,354,500
Retail/Restaurant with Clubs	27,785	2022	2024	$300	$8,335,500	$300.00	$8,335,500
Retail							
The Family Room	28,890	2023	2025	$200	$5,778,000	$300.00	$8,667,000
Mercado de Cohen	19,872	2023	2025	$200	$3,974,400	$300.00	$5,961,600
Sports Retail	25,280	2023	2025	$200	$5,056,000	$300.00	$7,584,000
Retail 1	14,720	2023	2025	$200	$2,944,000	$300.00	$4,416,000
Retail 2	4,360	2023	2025	$200	$872,000	$300.00	$1,308,000
Retail 3	4,360	2023	2025	$200	$872,000	$300.00	$1,308,000
Retail 4	4,360	2023	2025	$200	$872,000	$300.00	$1,308,000
Retail_11A							
Retail	165,000	2024	2026	$200	$33,000,000	$300.00	$49,500,000
Retail	225,000	2024	2026	$200	$45,000,000	$300.00	$67,500,000
Office_11A							
Office	25,000	2021	2023	$175	$4,375,000	$0.00	$0
Office	25,000	2023	2025	$175	$4,375,000	$0.00	$0
Office	50,000	2025	2027	$175	$8,750,000	$0.00	$0
Total					**$174,572,400**		**$161,306,100**

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 100% of its real property increment within the TIRZ #11 boundaries only. Of the local sales tax rate, the City of El Paso collects 1% sales tax and it is anticipated that the City El Paso will contribute 100% of its sales tax increment within the TIRZ #11 and #11A boundaries to the tax increment fund.

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.

TIRZ 11

Real Property Tax		Participation	
City of El Paso	0.80343000	100%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		**0.8034300**

Personal Property Tax		Participation	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		**0.0000000**

TIRZ 11A

Real Property Tax		Participation	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		**0.0000000**

Local Sales Tax	0.0200000	50.00%	0.0100000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

City HOT	0.0700000	0.00%	0.0000000
State HOT	0.0600000	0.00%	0.0000000

35 YEAR HOTEL : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	50.00%	0.0100000

Hotel		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Hotel #1	2022	200	$ 175,000.00	$ 35,000,000	$ -	$ -	$ -	$ -
TOTAL		200		35,000,000		-		-

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*27.1%*	$ 12,268,621	=	$ 12,268,621	+	$ -	+	$ -
El Paso County	*15.3%*	$ 6,912,775	=	$ 6,912,775	+	$ -	+	$ -
EPCC	*4.8%*	$ 2,162,855	=	$ 2,162,855	+	$ -	+	$ -
University Medical	*8.5%*	$ 3,847,246	=	$ 3,847,246	+	$ -	+	$ -
El Paso I.S.D.	*44.3%*	$ 20,004,099	=	$ 20,004,099	+	$ -	+	$ -
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	45,195,596		$ 45,195,596		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*100.0%*	$ 12,268,621	=	$ 12,268,621	+	$ -	+	$ -
El Paso County	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
EPCC	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
University Medical	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 12,268,621		$ 12,268,621		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
El Paso County	*21.0%*	$ 6,912,775	=	$ 6,912,775	+	$ -	+	$ -
EPCC	*6.6%*	$ 2,162,855	=	$ 2,162,855	+	$ -	+	$ -
University Medical	*11.7%*	$ 3,847,246	=	$ 3,847,246	+	$ -	+	$ -
El Paso I.S.D.	*60.8%*	$ 20,004,099	=	$ 20,004,099	+	$ -	+	$ -
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 32,926,975		$ 32,926,975		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

Financial Feasibility Analysis - Hotel - TIRZ #11

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	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
TOTAL TAX REVENUE																																							
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY	% OCCUPIED	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	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	-	-	-	-	*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*	*42,664,805*	*43,518,101*	*44,388,463*	*45,276,232*	*46,181,757*	*47,105,392*	*48,047,500*	*49,008,450*	*49,988,619*	*50,988,391*	*52,008,159*	*53,048,322*	*54,109,288*	*55,191,474*	*56,295,304*	*57,421,210*	*58,569,634*	*59,741,027*	*60,935,847*	*62,154,564*	*63,397,655*		
	PV																																					GROSS
City of El Paso	**3,927,972**	-	-	-	-	140,600	210,900	281,201	286,825	292,561	298,412	304,380	310,468	316,677	323,011	329,471	336,061	342,782	349,637	356,630	363,763	371,038	378,459	386,028	393,749	401,624	409,656	417,849	426,206	434,730	443,425	452,293	461,339	470,566	479,977	489,577	499,368	509,356	**12,268,621**
El Paso County	**2,213,223**	-	-	-	-	79,221	118,832	158,443	161,612	164,844	168,141	171,504	174,934	178,432	182,001	185,641	189,354	193,141	197,004	200,944	204,963	209,062	213,243	217,508	221,858	226,295	230,821	235,438	240,147	244,950	249,848	254,845	259,942	265,141	270,444	275,853	281,370	286,997	**6,912,775**
EPCC	**692,469**	-	-	-	-	24,787	37,180	49,573	50,565	51,576	52,608	53,660	54,733	55,828	56,944	58,083	59,245	60,430	61,638	62,871	64,128	65,411	66,719	68,054	69,415	70,803	72,219	73,663	75,137	76,639	78,172	79,736	81,330	82,957	84,616	86,308	88,034	89,795	**2,162,855**
University Medical	**1,231,750**	-	-	-	-	44,090	66,135	88,180	89,944	91,743	93,577	95,449	97,358	99,305	101,291	103,317	105,383	107,491	109,641	111,834	114,070	116,352	118,679	121,052	123,473	125,943	128,462	131,031	133,652	136,325	139,051	141,832	144,669	147,562	150,513	153,524	156,594	159,726	**3,847,246**
El Paso I.S.D.	**6,404,595**	-	-	-	-	229,250	343,875	458,500	467,670	477,023	486,564	496,295	506,221	516,345	526,672	537,206	547,950	558,909	570,087	581,489	593,119	604,981	617,081	629,422	642,011	654,851	667,948	681,307	694,933	708,832	723,008	737,468	752,218	767,262	782,607	798,260	814,225	830,509	**20,004,099**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***14,470,010***	-	-	-	-	*517,948*	*776,923*	*1,035,897*	*1,056,615*	*1,077,747*	*1,099,302*	*1,121,288*	*1,143,714*	*1,166,588*	*1,189,920*	*1,213,718*	*1,237,993*	*1,262,752*	*1,288,007*	*1,313,768*	*1,340,043*	*1,366,844*	*1,394,181*	*1,422,064*	*1,450,506*	*1,479,516*	*1,509,106*	*1,539,288*	*1,570,074*	*1,601,475*	*1,633,505*	*1,666,175*	*1,699,498*	*1,733,488*	*1,768,158*	*1,803,521*	*1,839,592*	*1,876,384*	***45,195,596***
PERSONAL PROPERTY	% OCCUPIED	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					**GROSS**
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																						
	PV																																					GROSS
City of El Paso	**3,927,972**	-	-	-	-	140,600	210,900	281,201	286,825	292,561	298,412	304,380	310,468	316,677	323,011	329,471	336,061	342,782	349,637	356,630	363,763	371,038	378,459	386,028	393,749	401,624	409,656	417,849	426,206	434,730	443,425	452,293	461,339	470,566	479,977	489,577	499,368	509,356	**12,268,621**
El Paso County	**2,213,223**	-	-	-	-	79,221	118,832	158,443	161,612	164,844	168,141	171,504	174,934	178,432	182,001	185,641	189,354	193,141	197,004	200,944	204,963	209,062	213,243	217,508	221,858	226,295	230,821	235,438	240,147	244,950	249,848	254,845	259,942	265,141	270,444	275,853	281,370	286,997	**6,912,775**
EPCC	**692,469**	-	-	-	-	24,787	37,180	49,573	50,565	51,576	52,608	53,660	54,733	55,828	56,944	58,083	59,245	60,430	61,638	62,871	64,128	65,411	66,719	68,054	69,415	70,803	72,219	73,663	75,137	76,639	78,172	79,736	81,330	82,957	84,616	86,308	88,034	89,795	**2,162,855**
University Medical	**1,231,750**	-	-	-	-	44,090	66,135	88,180	89,944	91,743	93,577	95,449	97,358	99,305	101,291	103,317	105,383	107,491	109,641	111,834	114,070	116,352	118,679	121,052	123,473	125,943	128,462	131,031	133,652	136,325	139,051	141,832	144,669	147,562	150,513	153,524	156,594	159,726	**3,847,246**
El Paso I.S.D.	**6,404,595**	-	-	-	-	229,250	343,875	458,500	467,670	477,023	486,564	496,295	506,221	516,345	526,672	537,206	547,950	558,909	570,087	581,489	593,119	604,981	617,081	629,422	642,011	654,851	667,948	681,307	694,933	708,832	723,008	737,468	752,218	767,262	782,607	798,260	814,225	830,509	**20,004,099**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***14,470,010***	-	-	-	-	*517,948*	*776,923*	*1,035,897*	*1,056,615*	*1,077,747*	*1,099,302*	*1,121,288*	*1,143,714*	*1,166,588*	*1,189,920*	*1,213,718*	*1,237,993*	*1,262,752*	*1,288,007*	*1,313,768*	*1,340,043*	*1,366,844*	*1,394,181*	*1,422,064*	*1,450,506*	*1,479,516*	*1,509,106*	*1,539,288*	*1,570,074*	*1,601,475*	*1,633,505*	*1,666,175*	*1,699,498*	*1,733,488*	*1,768,158*	*1,803,521*	*1,839,592*	*1,876,384*	***45,195,596***
PARTICIPATION																																						
REAL PROPERTY	*Taxable Value*	-	-	-	-	*17,500,000*	*26,250,000*	*35,000,000*	*35,700,000*	*36,414,000*	*37,142,280*	*37,885,126*	*38,642,828*	*39,415,685*	*40,203,998*	*41,008,078*	*41,828,240*	*42,664,805*	*43,518,101*	*44,388,463*	*45,276,232*	*46,181,757*	*47,105,392*	*48,047,500*	*49,008,450*	*49,988,619*	*50,988,391*	*52,008,159*	*53,048,322*	*54,109,288*	*55,191,474*	*56,295,304*	*57,421,210*	*58,569,634*	*59,741,027*	*60,935,847*	*62,154,564*	*63,397,655*		
	PV																																					GROSS
City of El Paso	**3,927,972**	-	-	-	-	140,600	210,900	281,201	286,825	292,561	298,412	304,380	310,468	316,677	323,011	329,471	336,061	342,782	349,637	356,630	363,763	371,038	378,459	386,028	393,749	401,624	409,656	417,849	426,206	434,730	443,425	452,293	461,339	470,566	479,977	489,577	499,368	509,356	**12,268,621**
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***3,927,972***	-	-	-	-	*140,600*	*210,900*	*281,201*	*286,825*	*292,561*	*298,412*	*304,380*	*310,468*	*316,677*	*323,011*	*329,471*	*336,061*	*342,782*	*349,637*	*356,630*	*363,763*	*371,038*	*378,459*	*386,028*	*393,749*	*401,624*	*409,656*	*417,849*	*426,206*	*434,730*	*443,425*	*452,293*	*461,339*	*470,566*	*479,977*	*489,577*	*499,368*	*509,356*	***12,268,621***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					**GROSS**
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																						
	PV																																					GROSS
City of El Paso	**3,927,972**	-	-	-	-	140,600	210,900	281,201	286,825	292,561	298,412	304,380	310,468	316,677	323,011	329,471	336,061	342,782	349,637	356,630	363,763	371,038	378,459	386,028	393,749	401,624	409,656	417,849	426,206	434,730	443,425	452,293	461,339	470,566	479,977	489,577	499,368	509,356	**12,268,621**
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***3,927,972***	-	-	-	-	*140,600*	*210,900*	*281,201*	*286,825*	*292,561*	*298,412*	*304,380*	*310,468*	*316,677*	*323,011*	*329,471*	*336,061*	*342,782*	*349,637*	*356,630*	*363,763*	*371,038*	*378,459*	*386,028*	*393,749*	*401,624*	*409,656*	*417,849*	*426,206*	*434,730*	*443,425*	*452,293*	*461,339*	*470,566*	*479,977*	*489,577*	*499,368*	*509,356*	***12,268,621***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																						
SUMMARY																																						
	PV																																					GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	**2,213,223**	-	-	-	-	79,221	118,832	158,443	161,612	164,844	168,141	171,504	174,934	178,432	182,001	185,641	189,354	193,141	197,004	200,944	204,963	209,062	213,243	217,508	221,858	226,295	230,821	235,438	240,147	244,950	249,848	254,845	259,942	265,141	270,444	275,853	281,370	286,997	**6,912,775**
EPCC	**692,469**	-	-	-	-	24,787	37,180	49,573	50,565	51,576	52,608	53,660	54,733	55,828	56,944	58,083	59,245	60,430	61,638	62,871	64,128	65,411	66,719	68,054	69,415	70,803	72,219	73,663	75,137	76,639	78,172	79,736	81,330	82,957	84,616	86,308	88,034	89,795	**2,162,855**
University Medical	**1,231,750**	-	-	-	-	44,090	66,135	88,180	89,944	91,743	93,577	95,449	97,358	99,305	101,291	103,317	105,383	107,491	109,641	111,834	114,070	116,352	118,679	121,052	123,473	125,943	128,462	131,031	133,652	136,325	139,051	141,832	144,669	147,562	150,513	153,524	156,594	159,726	**3,847,246**
El Paso I.S.D.	**6,404,595**	-	-	-	-	229,250	343,875	458,500	467,670	477,023	486,564	496,295	506,221	516,345	526,672	537,206	547,950	558,909	570,087	581,489	593,119	604,981	617,081	629,422	642,011	654,851	667,948	681,307	694,933	708,832	723,008	737,468	752,218	767,262	782,607	798,260	814,225	830,509	**20,004,099**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***10,542,037***	-	-	-	-	*377,348*	*566,022*	*754,696*	*769,790*	*785,186*	*800,890*	*816,907*	*833,246*	*849,911*	*866,909*	*884,247*	*901,932*	*919,971*	*938,370*	*957,137*	*976,280*	*995,806*	*1,015,722*	*1,036,036*	*1,056,757*	*1,077,892*	*1,099,450*	*1,121,439*	*1,143,868*	*1,166,745*	*1,190,080*	*1,213,882*	*1,238,159*	*1,262,922*	*1,288,181*	*1,313,944*	*1,340,223*	*1,367,028*	***32,926,975***

DAVID PETTIT
Economic Development

35 YEAR - OFFICE : INPUT & OUTPUT

▶ ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	50.00%	0.0100000

Office		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Office 1	2022	15,385	$ 175.00	$ 2,692,375	$ -	$ -		
Office 2	2022	13,825	$ 175.00	$ 2,419,375	$ -	$ -		
Office 3	2022	13,825	$ 175.00	$ 2,419,375	$ -	$ -		
Office 4	2022	13,825	$ 175.00	$ 2,419,375	$ -	$ -		
	TOTAL	56,860		9,950,500		-		-

▶ ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*27.1%*	$ 3,487,969	=	$ 3,487,969	+	$ -	+	$ -
El Paso County	*15.3%*	$ 1,965,302	=	$ 1,965,302	+	$ -	+	$ -
EPCC	*4.8%*	$ 614,900	=	$ 614,900	+	$ -	+	$ -
University Medical	*8.5%*	$ 1,093,772	=	$ 1,093,772	+	$ -	+	$ -
El Paso I.S.D.	*44.3%*	$ 5,687,165	=	$ 5,687,165	+	$ -	+	$ -
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	12,849,108		$ 12,849,108		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*100.0%*	$ 3,487,969	=	$ 3,487,969	+	$ -	+	$ -
El Paso County	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
EPCC	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
University Medical	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 3,487,969		$ 3,487,969		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
El Paso County	*21.0%*	$ 1,965,302	=	$ 1,965,302	+	$ -	+	$ -
EPCC	*6.6%*	$ 614,900	=	$ 614,900	+	$ -	+	$ -
University Medical	*11.7%*	$ 1,093,772	=	$ 1,093,772	+	$ -	+	$ -
El Paso I.S.D.	*60.8%*	$ 5,687,165	=	$ 5,687,165	+	$ -	+	$ -
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 9,361,139		$ 9,361,139		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

Financial Feasibility Analysis - Office - TIRZ #11

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	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
TOTAL TAX REVENUE																																							
		2018	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	
	% OCCUPIED	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
REAL PROPERTY	*Taxable Value*	-	-			*4,975,250*	*7,462,875*	*9,950,500*	*10,149,510*	*10,352,500*	*10,559,550*	*10,770,741*	*10,986,156*	*11,205,879*	*11,429,997*	*11,658,597*	*11,891,769*	*12,129,604*	*12,372,196*	*12,619,640*	*12,872,033*	*13,129,473*	*13,392,063*	*13,659,904*	*13,933,102*	*14,211,764*	*14,496,000*	*14,785,920*	*15,081,638*	*15,383,271*	*15,690,936*	*16,004,755*	*16,324,850*	*16,651,347*	*16,984,374*	*17,324,061*	*17,670,543*	*18,023,953*	
	PV																																					GROSS
City of El Paso	**1,116,723**	-	-	-	-	39,973	59,959	79,945	81,544	83,175	84,839	86,535	88,266	90,031	91,832	93,669	95,542	97,453	99,402	101,390	103,418	105,486	107,596	109,748	111,943	114,182	116,465	118,795	121,170	123,594	126,066	128,587	131,159	133,782	136,458	139,187	141,970	144,810	**3,487,969**
El Paso County	**629,219**	-	-	-	-	22,523	33,784	45,045	45,946	46,865	47,802	48,758	49,734	50,728	51,743	52,778	53,833	54,910	56,008	57,128	58,271	59,436	60,625	61,838	63,074	64,336	65,623	66,935	68,274	69,639	71,032	72,453	73,902	75,380	76,887	78,425	79,993	81,593	**1,965,302**
EPCC	**196,869**	-	-	-	-	7,047	10,570	14,094	14,376	14,663	14,956	15,255	15,561	15,872	16,189	16,513	16,843	17,180	17,524	17,874	18,232	18,596	18,968	19,348	19,735	20,129	20,532	20,942	21,361	21,789	22,224	22,669	23,122	23,585	24,056	24,537	25,028	25,529	**614,900**
University Medical	**350,187**	-	-	-	-	12,535	18,802	25,070	25,571	26,082	26,604	27,136	27,679	28,232	28,797	29,373	29,960	30,560	31,171	31,794	32,430	33,079	33,740	34,415	35,103	35,806	36,522	37,252	37,997	38,757	39,532	40,323	41,129	41,952	42,791	43,647	44,520	45,410	**1,093,772**
El Paso I.S.D.	**1,820,826**	-	-	-	-	65,176	97,764	130,352	132,959	135,618	138,330	141,097	143,919	146,797	149,733	152,728	155,782	158,898	162,076	165,317	168,624	171,996	175,436	178,945	182,524	186,174	189,898	193,696	197,569	201,521	205,551	209,662	213,856	218,133	222,495	226,945	231,484	236,114	**5,687,165**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***4,113,824***	**-**	**-**	**-**	**-**	***147,253***	***220,879***	***294,505***	***300,396***	***306,403***	***312,532***	***318,782***	***325,158***	***331,661***	***338,294***	***345,060***	***351,961***	***359,000***	***366,181***	***373,504***	***380,974***	***388,594***	***396,366***	***404,293***	***412,379***	***420,626***	***429,039***	***437,620***	***446,372***	***455,299***	***464,405***	***473,694***	***483,167***	***492,831***	***502,687***	***512,741***	***522,996***	***533,456***	***12,849,108***
	% OCCUPIED	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	% OCCUPIED	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																																						
	PV																																					GROSS
City of El Paso	**1,116,723**	-	-	-	-	39,973	59,959	79,945	81,544	83,175	84,839	86,535	88,266	90,031	91,832	93,669	95,542	97,453	99,402	101,390	103,418	105,486	107,596	109,748	111,943	114,182	116,465	118,795	121,170	123,594	126,066	128,587	131,159	133,782	136,458	139,187	141,970	144,810	**3,487,969**
El Paso County	**629,219**	-	-	-	-	22,523	33,784	45,045	45,946	46,865	47,802	48,758	49,734	50,728	51,743	52,778	53,833	54,910	56,008	57,128	58,271	59,436	60,625	61,838	63,074	64,336	65,623	66,935	68,274	69,639	71,032	72,453	73,902	75,380	76,887	78,425	79,993	81,593	**1,965,302**
EPCC	**196,869**	-	-	-	-	7,047	10,570	14,094	14,376	14,663	14,956	15,255	15,561	15,872	16,189	16,513	16,843	17,180	17,524	17,874	18,232	18,596	18,968	19,348	19,735	20,129	20,532	20,942	21,361	21,789	22,224	22,669	23,122	23,585	24,056	24,537	25,028	25,529	**614,900**
University Medical	**350,187**	-	-	-	-	12,535	18,802	25,070	25,571	26,082	26,604	27,136	27,679	28,232	28,797	29,373	29,960	30,560	31,171	31,794	32,430	33,079	33,740	34,415	35,103	35,806	36,522	37,252	37,997	38,757	39,532	40,323	41,129	41,952	42,791	43,647	44,520	45,410	**1,093,772**
El Paso I.S.D.	**1,820,826**	-	-	-	-	65,176	97,764	130,352	132,959	135,618	138,330	141,097	143,919	146,797	149,733	152,728	155,782	158,898	162,076	165,317	168,624	171,996	175,436	178,945	182,524	186,174	189,898	193,696	197,569	201,521	205,551	209,662	213,856	218,133	222,495	226,945	231,484	236,114	**5,687,165**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***4,113,824***	**-**	**-**	**-**	**-**	***147,253***	***220,879***	***294,505***	***300,396***	***306,403***	***312,532***	***318,782***	***325,158***	***331,661***	***338,294***	***345,060***	***351,961***	***359,000***	***366,181***	***373,504***	***380,974***	***388,594***	***396,366***	***404,293***	***412,379***	***420,626***	***429,039***	***437,620***	***446,372***	***455,299***	***464,405***	***473,694***	***483,167***	***492,831***	***502,687***	***512,741***	***522,996***	***533,456***	***12,849,108***
PARTICIPATION																																						
REAL PROPERTY	*Taxable Value*	-	-	-	-	*4,975,250*	*7,462,875*	*9,950,500*	*10,149,510*	*10,352,500*	*10,559,550*	*10,770,741*	*10,986,156*	*11,205,879*	*11,429,997*	*11,658,597*	*11,891,769*	*12,129,604*	*12,372,196*	*12,619,640*	*12,872,033*	*13,129,473*	*13,392,063*	*13,659,904*	*13,933,102*	*14,211,764*	*14,496,000*	*14,785,920*	*15,081,638*	*15,383,271*	*15,690,936*	*16,004,755*	*16,324,850*	*16,651,347*	*16,984,374*	*17,324,061*	*17,670,543*	*18,023,953*	
	PV																																					GROSS
City of El Paso	**1,116,723**	-	-	-	-	39,973	59,959	79,945	81,544	83,175	84,839	86,535	88,266	90,031	91,832	93,669	95,542	97,453	99,402	101,390	103,418	105,486	107,596	109,748	111,943	114,182	116,465	118,795	121,170	123,594	126,066	128,587	131,159	133,782	136,458	139,187	141,970	144,810	**3,487,969**
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**1,116,723**	**-**	**-**	**-**	**-**	***39,973***	***59,959***	***79,945***	***81,544***	***83,175***	***84,839***	***86,535***	***88,266***	***90,031***	***91,832***	***93,669***	***95,542***	***97,453***	***99,402***	***101,390***	***103,418***	***105,486***	***107,596***	***109,748***	***111,943***	***114,182***	***116,465***	***118,795***	***121,170***	***123,594***	***126,066***	***128,587***	***131,159***	***133,782***	***136,458***	***139,187***	***141,970***	***144,810***	***3,487,969***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																																						
	PV																																					GROSS
City of El Paso	**1,116,723**	-	-	-	-	39,973	59,959	79,945	81,544	83,175	84,839	86,535	88,266	90,031	91,832	93,669	95,542	97,453	99,402	101,390	103,418	105,486	107,596	109,748	111,943	114,182	116,465	118,795	121,170	123,594	126,066	128,587	131,159	133,782	136,458	139,187	141,970	144,810	**3,487,969**
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**1,116,723**	**-**	**-**	**-**	**-**	***39,973***	***59,959***	***79,945***	***81,544***	***83,175***	***84,839***	***86,535***	***88,266***	***90,031***	***91,832***	***93,669***	***95,542***	***97,453***	***99,402***	***101,390***	***103,418***	***105,486***	***107,596***	***109,748***	***111,943***	***114,182***	***116,465***	***118,795***	***121,170***	***123,594***	***126,066***	***128,587***	***131,159***	***133,782***	***136,458***	***139,187***	***141,970***	***144,810***	***3,487,969***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																						
SUMMARY																																						
	PV																																					GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	**629,219**	-	-	-	-	22,523	33,784	45,045	45,946	46,865	47,802	48,758	49,734	50,728	51,743	52,778	53,833	54,910	56,008	57,128	58,271	59,436	60,625	61,838	63,074	64,336	65,623	66,935	68,274	69,639	71,032	72,453	73,902	75,380	76,887	78,425	79,993	81,593	**1,965,302**
EPCC	**196,869**	-	-	-	-	7,047	10,570	14,094	14,376	14,663	14,956	15,255	15,561	15,872	16,189	16,513	16,843	17,180	17,524	17,874	18,232	18,596	18,968	19,348	19,735	20,129	20,532	20,942	21,361	21,789	22,224	22,669	23,122	23,585	24,056	24,537	25,028	25,529	**614,900**
University Medical	**350,187**	-	-	-	-	12,535	18,802	25,070	25,571	26,082	26,604	27,136	27,679	28,232	28,797	29,373	29,960	30,560	31,171	31,794	32,430	33,079	33,740	34,415	35,103	35,806	36,522	37,252	37,997	38,757	39,532	40,323	41,129	41,952	42,791	43,647	44,520	45,410	**1,093,772**
El Paso I.S.D.	**1,820,826**	-	-	-	-	65,176	97,764	130,352	132,959	135,618	138,330	141,097	143,919	146,797	149,733	152,728	155,782	158,898	162,076	165,317	168,624	171,996	175,436	178,945	182,524	186,174	189,898	193,696	197,569	201,521	205,551	209,662	213,856	218,133	222,495	226,945	231,484	236,114	**5,687,165**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**2,997,101**	**-**	**-**	**-**	**-**	***107,280***	***160,920***	***214,560***	***218,851***	***223,228***	***227,693***	***232,247***	***236,892***	***241,630***	***246,462***	***251,391***	***256,419***	***261,548***	***266,779***	***272,114***	***277,556***	***283,108***	***288,770***	***294,545***	***300,436***	***306,445***	***312,574***	***318,825***	***325,202***	***331,706***	***338,340***	***345,107***	***352,009***	***359,049***	***366,230***	***373,554***	***381,025***	***388,646***	***9,361,139***

DAVID PETTIT Economic Development

35 YEAR - RETAIL : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	50.00%	0.0100000

Restaurant/Retail		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Food and Beverage 1	2022	4,515	$ 300.00	$ 1,354,500	$ 15.00	$ 67,725	$ 300.00	$ 1,354,500
Food and Beverage 2	2022	4,515	$ 300.00	$ 1,354,500	$ 15.00	$ 67,725	$ 300.00	$ 1,354,500
Food and Beverage 3	2022	4,515	$ 300.00	$ 1,354,500	$ 15.00	$ 67,725	$ 300.00	$ 1,354,500
Food and Beverage 4	2022	4,515	$ 300.00	$ 1,354,500	$ 15.00	$ 67,725	$ 300.00	$ 1,354,500
Retail/Restaurant with Clubs	2022	27,785	$ 300.00	$ 8,335,500	$ 15.00	$ 416,775	$ 300.00	$ 8,335,500
The Family Room	2023	28,890	$ 200.00	$ 5,778,000	$ 15.00	$ 433,350	$ 300.00	$ 8,667,000
Mercado de Cohen	2023	19,872	$ 200.00	$ 3,974,400	$ 15.00	$ 298,080	$ 300.00	$ 5,961,600
Sports Retail	2023	25,280	$ 200.00	$ 5,056,000	$ 15.00	$ 379,200	$ 300.00	$ 7,584,000
Retail 1	2023	14,720	$ 200.00	$ 2,944,000	$ 15.00	$ 220,800	$ 300.00	$ 4,416,000
Retail 2	2023	4,360	$ 200.00	$ 872,000	$ 15.00	$ 65,400	$ 300.00	$ 1,308,000
Retail 3	2023	4,360	$ 200.00	$ 872,000	$ 15.00	$ 65,400	$ 300.00	$ 1,308,000
Retail 4	2023	4,360	$ 200.00	$ 872,000	$ 15.00	$ 65,400	$ 300.00	$ 1,308,000
TOTAL		147,687		34,121,900		2,215,305		44,306,100

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	*37.5%*	$ 30,990,057	=	$ 11,574,741	+	$ 749,821	+	$ 18,665,495
El Paso County	*19.7%*	$ 16,277,043	=	$ 6,521,808	+	$ 422,488	+	$ 9,332,747
EPCC	*2.6%*	$ 2,172,717	=	$ 2,040,530	+	$ 132,187	+	$ -
University Medical	*4.7%*	$ 3,864,789	=	$ 3,629,657	+	$ 235,132	+	$ -
El Paso I.S.D.	*24.3%*	$ 20,095,312	=	$ 18,872,722	+	$ 1,222,590	+	$ -
Municipal Transit-Sun City Area Transit	*11.3%*	$ 9,332,747	=	$ -	+	$ -	+	$ 9,332,747
	100.0%	82,732,666		$ 42,639,458		$ 2,762,218		$ 37,330,990
		100.0%		*51.5%*		*3.3%*		*45.1%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	*100.0%*	$ 30,240,236	=	$ 11,574,741	+	$ -	+	$ 18,665,495
El Paso County	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
EPCC	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
University Medical	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Municipal Transit-Sun City Area Transit	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 30,240,236		$ 11,574,741		$ -		$ 18,665,495
		100.0%		*38.3%*		*0.0%*		*61.7%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	*1.4%*	$ 749,821	=	$ -	+	$ 749,821	+	$ -
El Paso County	*31.0%*	$ 16,277,043	=	$ 6,521,808	+	$ 422,488	+	$ 9,332,747
EPCC	*4.1%*	$ 2,172,717	=	$ 2,040,530	+	$ 132,187	+	$ -
University Medical	*7.4%*	$ 3,864,789	=	$ 3,629,657	+	$ 235,132	+	$ -
El Paso I.S.D.	*38.3%*	$ 20,095,312	=	$ 18,872,722	+	$ 1,222,590	+	$ -
Municipal Transit-Sun City Area Transit	*17.8%*	$ 9,332,747	=	$ -	+	$ -	+	$ 9,332,747
	100.0%	$ 52,492,430		$ 31,064,717		$ 2,762,218		$ 18,665,495
		100.0%		*59.2%*		*5.3%*		*35.6%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY	% *OCCUPIED*	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%	100%	100%	100%	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	-	-	-	-	*6,876,750*	*20,499,325*	*29,029,800*	*34,121,900*	*34,804,338*	*35,500,425*	*36,210,433*	*36,934,642*	*37,673,335*	*38,426,801*	*39,195,337*	*39,979,244*	*40,778,829*	*41,594,406*	*42,426,294*	*43,274,820*	*44,140,316*	*45,023,122*	*45,923,585*	*46,842,057*	*47,778,898*	*48,734,476*	*49,709,165*	*50,703,348*	*51,717,415*	*52,751,764*	*53,806,799*	*54,882,935*	*55,980,594*	*57,100,206*	*58,242,210*	*59,407,054*	*60,595,195*		
	PV																																						GROSS
City of El Paso	**3,433,062**	-	-	-	-	55,250	164,698	233,234	274,146	279,628	285,221	290,925	296,744	302,679	308,732	314,907	321,205	327,629	334,182	340,866	347,683	354,637	361,729	368,964	376,343	383,870	391,547	399,378	407,366	415,513	423,823	432,300	440,946	449,765	458,760	467,935	477,294	486,840	**11,574,741**
El Paso County	**1,934,365**	-	-	-	-	31,131	92,799	131,416	154,468	157,557	160,708	163,922	167,201	170,545	173,956	177,435	180,984	184,603	188,295	192,061	195,903	199,821	203,817	207,893	212,051	216,292	220,618	225,030	229,531	234,122	238,804	243,580	248,452	253,421	258,489	263,659	268,932	274,311	**6,521,808**
EPCC	**605,220**	-	-	-	-	9,740	29,035	41,117	48,330	49,296	50,282	51,288	52,313	53,360	54,427	55,515	56,626	57,758	58,913	60,092	61,294	62,519	63,770	65,045	66,346	67,673	69,027	70,407	71,815	73,252	74,717	76,211	77,735	79,290	80,876	82,493	84,143	85,826	**2,040,530**
University Medical	**1,076,554**	-	-	-	-	17,325	51,647	73,139	85,968	87,687	89,441	91,230	93,054	94,915	96,814	98,750	100,725	102,739	104,794	106,890	109,028	111,208	113,433	115,701	118,015	120,376	122,783	125,239	127,744	130,298	132,904	135,562	138,274	141,039	143,860	146,737	149,672	152,665	**3,629,657**
El Paso I.S.D.	**5,597,639**	-	-	-	-	90,085	268,541	380,290	446,997	455,937	465,056	474,357	483,844	493,521	503,391	513,459	523,728	534,203	544,887	555,784	566,900	578,238	589,803	601,599	613,631	625,904	638,422	651,190	664,214	677,498	691,048	704,869	718,966	733,346	748,013	762,973	778,232	793,797	**18,872,722**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***12,646,840***	**-**	**-**	**-**	**-**	***203,532***	***606,720***	***859,196***	***1,009,908***	***1,030,106***	***1,050,708***	***1,071,722***	***1,093,156***	***1,115,020***	***1,137,320***	***1,160,066***	***1,183,268***	***1,206,933***	***1,231,072***	***1,255,693***	***1,280,807***	***1,306,423***	***1,332,552***	***1,359,203***	***1,386,387***	***1,414,114***	***1,442,397***	***1,471,245***	***1,500,670***	***1,530,683***	***1,561,297***	***1,592,523***	***1,624,373***	***1,656,860***	***1,689,998***	***1,723,798***	***1,758,274***	***1,793,439***	***42,639,458***	

PERSONAL PROPERTY	% *OCCUPIED*	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%	100%	100%	100%	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	-	-	-	-	*343,838*	*1,279,571*	*1,833,398*	*2,215,305*	*2,259,611*	*2,304,803*	*2,350,899*	*2,397,917*	*2,445,876*	*2,494,793*	*2,544,689*	*2,595,583*	*2,647,495*	*2,700,444*	*2,754,453*	*2,809,542*	*2,865,733*	*2,923,048*	*2,981,509*	*3,041,139*	*3,101,962*	*3,164,001*	*3,227,281*	*3,291,827*	*3,357,663*	*3,424,816*	*3,493,313*	*3,563,179*	*3,634,443*	*3,707,132*	*3,781,274*	*3,856,900*	*3,934,038*			
	PV																																						GROSS
City of El Paso	**221,705**	-	-	-	-	2,762	10,280	14,730	17,798	18,154	18,517	18,888	19,266	19,651	20,044	20,445	20,854	21,271	21,696	22,130	22,573	23,024	23,485	23,954	24,433	24,922	25,421	25,929	26,448	26,976	27,516	28,066	28,628	29,200	29,784	30,380	30,987	31,607	**749,821**
El Paso County	**124,920**	-	-	-	-	1,557	5,793	8,300	10,029	10,229	10,434	10,642	10,855	11,072	11,294	11,520	11,750	11,985	12,225	12,469	12,719	12,973	13,232	13,497	13,767	14,042	14,323	14,610	14,902	15,200	15,504	15,814	16,130	16,453	16,782	17,118	17,460	17,809	**422,488**
EPCC	**39,085**	-	-	-	-	487	1,812	2,597	3,138	3,200	3,264	3,330	3,396	3,464	3,534	3,604	3,676	3,750	3,825	3,901	3,979	4,059	4,140	4,223	4,307	4,394	4,481	4,571	4,662	4,756	4,851	4,948	5,047	5,148	5,251	5,356	5,463	5,572	**132,187**
University Medical	**69,523**	-	-	-	-	866	3,224	4,619	5,581	5,693	5,807	5,923	6,041	6,162	6,285	6,411	6,539	6,670	6,804	6,940	7,078	7,220	7,364	7,512	7,662	7,815	7,971	8,131	8,294	8,459	8,629	8,801	8,977	9,157	9,340	9,527	9,717	9,912	**235,132**
El Paso I.S.D.	**361,491**	-	-	-	-	4,504	16,762	24,018	29,020	29,601	30,193	30,797	31,413	32,041	32,682	33,335	34,002	34,682	35,376	36,083	36,805	37,541	38,292	39,058	39,839	40,636	41,448	42,277	43,123	43,985	44,865	45,762	46,678	47,611	48,563	49,535	50,525	51,536	**1,222,590**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***816,724***	**-**	**-**	**-**	**-**	***10,177***	***37,872***	***54,263***	***65,566***	***66,878***	***68,215***	***69,580***	***70,971***	***72,391***	***73,839***	***75,315***	***76,822***	***78,358***	***79,925***	***81,524***	***83,154***	***84,817***	***86,514***	***88,244***	***90,009***	***91,809***	***93,645***	***95,518***	***97,428***	***99,377***	***101,364***	***103,392***	***105,460***	***107,569***	***109,720***	***111,915***	***114,153***	***116,436***	***2,762,218***	

SALES TAX	% OCCUPIED	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%	100%	100%	100%	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	-	-			*6,876,750*	*25,591,425*	*36,667,950*	*44,306,100*	*45,192,222*	*46,096,066*	*47,017,988*	*47,958,348*	*48,917,514*	*49,895,865*	*50,893,782*	*51,911,658*	*52,949,891*	*54,008,889*	*55,089,066*	*56,190,848*	*57,314,665*	*58,460,958*	*59,630,177*	*60,822,781*	*62,039,236*	*63,280,021*	*64,545,621*	*65,836,534*	*67,153,265*	*68,496,330*	*69,866,256*	*71,263,582*	*72,688,853*	*74,142,630*	*75,625,483*	*77,137,993*	*78,680,752*			
																																						GROSS
City of El Paso		-	-	-	-	68,768	255,914	366,680	443,061	451,922	460,961	470,180	479,583	489,175	498,959	508,938	519,117	529,499	540,089	550,891	561,908	573,147	584,610	596,302	608,228	620,392	632,800	645,456	658,365	671,533	684,963	698,663	712,636	726,889	741,426	756,255	771,380	786,808	**18,665,495**
El Paso County		-	-	-	-	34,384	127,957	183,340	221,531	225,961	230,480	235,090	239,792	244,588	249,479	254,469	259,558	264,749	270,044	275,445	280,954	286,573	292,305	298,151	304,114	310,196	316,400	322,728	329,183	335,766	342,482	349,331	356,318	363,444	370,713	378,127	385,690	393,404	**9,332,747**
Municipal Transit-Sun City Area Transit Tax		-	-	-	-	34,384	127,957	183,340	221,531	225,961	230,480	235,090	239,792	244,588	249,479	254,469	259,558	264,749	270,044	275,445	280,954	286,573	292,305	298,151	304,114	310,196	316,400	322,728	329,183	335,766	342,482	349,331	356,318	363,444	370,713	378,127	385,690	393,404	**9,332,747**
Total	***11,037,908***	**-**	**-**	**-**	**-**	***137,535***	***511,829***	***733,359***	***886,122***	***903,844***	***921,921***	***940,360***	***959,167***	***978,350***	***997,917***	***1,017,876***	***1,038,233***	***1,058,998***	***1,080,178***	***1,101,781***	***1,123,817***	***1,146,293***	***1,169,219***	***1,192,604***	***1,216,456***	***1,240,785***	***1,265,600***	***1,290,912***	***1,316,731***	***1,343,065***	***1,369,927***	***1,397,325***	***1,425,272***	***1,453,777***	***1,482,853***	***1,512,510***	***1,542,760***	***1,573,615***	***37,330,990***	

SUMMARY

	PV																																						GROSS
City of El Paso	**14,692,675**	-	-	-	-	195,547	686,807	981,323	1,178,066	1,201,627	1,225,660	1,250,173	1,275,177	1,300,680	1,326,694	1,353,228	1,380,292	1,407,898	1,436,056	1,464,777	1,494,073	1,523,954	1,554,433	1,585,522	1,617,232	1,649,577	1,682,568	1,716,220	1,750,544	1,785,555	1,821,266	1,857,691	1,894,845	1,932,742	1,971,397	2,010,825	2,051,041	2,092,062	**49,655,552**
El Paso County	**2,059,284**	-	-	-	-	32,687	98,592	139,716	164,496	167,786	171,142	174,565	178,056	181,617	185,250	188,955	192,734	196,588	200,520	204,531	208,621	212,794	217,049	221,390	225,818	230,335	234,941	239,640	244,433	249,322	254,308	259,394	264,582	269,874	275,271	280,777	286,392	292,120	**6,944,296**
EPCC	**644,305**	-	-	-	-	10,227	30,847	43,714	51,467	52,497	53,547	54,618	55,710	56,824	57,961	59,120	60,302	61,508	62,738	63,993	65,273	66,578	67,910	69,268	70,654	72,067	73,508	74,978	76,478	78,007	79,567	81,159	82,782	84,438	86,126	87,849	89,606	91,398	**2,172,717**
University Medical	**1,146,077**	-	-	-	-	18,192	54,870	77,758	91,549	93,380	95,248	97,153	99,096	101,078	103,099	105,161	107,264	109,410	111,598	113,830	116,106	118,428	120,797	123,213	125,677	128,191	130,755	133,370	136,037	138,758	141,533	144,364	147,251	150,196	153,200	156,264	159,389	162,577	**3,864,789**
El Paso I.S.D.	**5,959,131**	-	-	-	-	94,590	285,304	404,308	476,017	485,538	495,248	505,153	515,257	525,562	536,073	546,794	557,730	568,885	580,263	591,868	603,705	615,779	628,095	640,657	653,470	666,539	679,870	693,467	707,337	721,484	735,913	750,631	765,644	780,957	796,576	812,508	828,758	845,333	**20,095,312**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***24,501,472***	**-**	**-**	**-**	**-**	***351,243***	***1,156,420***	***1,646,819***	***1,961,596***	***2,000,828***	***2,040,845***	***2,081,661***	***2,123,295***	***2,165,761***	***2,209,076***	***2,253,257***	***2,298,322***	***2,344,289***	***2,391,175***	***2,438,998***	***2,487,778***	***2,537,534***	***2,588,284***	***2,640,050***	***2,692,851***	***2,746,708***	***2,801,642***	***2,857,675***	***2,914,829***	***2,973,125***	***3,032,588***	***3,093,239***	***3,155,104***	***3,218,206***	***3,282,570***	***3,348,222***	***3,415,186***	***3,483,490***	***82,732,665***	

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	*6,876,750*	*20,499,325*	*29,029,800*	*34,121,900*	*34,804,338*	*35,500,425*	*36,210,433*	*36,934,642*	*37,673,335*	*38,426,801*	*39,195,337*	*39,979,244*	*40,778,829*	*41,594,406*	*42,426,294*	*43,274,820*	*44,140,316*	*45,023,122*	*45,923,585*	*46,842,057*	*47,778,898*	*48,734,476*	*49,709,165*	*50,703,348*	*51,717,415*	*52,751,764*	*53,806,799*	*54,882,935*	*55,980,594*	*57,100,206*	*58,242,210*	*59,407,054*	*60,595,195*		
	PV																																						GROSS
City of El Paso	**3,433,062**	-	-	-	-	55,250	164,698	233,234	274,146	279,628	285,221	290,925	296,744	302,679	308,732	314,907	321,205	327,629	334,182	340,866	347,683	354,637	361,729	368,964	376,343	383,870	391,547	399,378	407,366	415,513	423,823	432,300	440,946	449,765	458,760	467,935	477,294	486,840	**11,574,741**
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***3,433,062***	**-**	**-**	**-**	**-**	***55,250***	***164,698***	***233,234***	***274,146***	***279,628***	***285,221***	***290,925***	***296,744***	***302,679***	***308,732***	***314,907***	***321,205***	***327,629***	***334,182***	***340,866***	***347,683***	***354,637***	***361,729***	***368,964***	***376,343***	***383,870***	***391,547***	***399,378***	***407,366***	***415,513***	***423,823***	***432,300***	***440,946***	***449,765***	***458,760***	***467,935***	***477,294***	***486,840***	***11,574,741***	

PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	*343,838*	*1,279,571*	*1,833,398*	*2,215,305*	*2,259,611*	*2,304,803*	*2,350,899*	*2,397,917*	*2,445,876*	*2,494,793*	*2,544,689*	*2,595,583*	*2,647,495*	*2,700,444*	*2,754,453*	*2,809,542*	*2,865,733*	*2,923,048*	*2,981,509*	*3,041,139*	*3,101,962*	*3,164,001*	*3,227,281*	*3,291,827*	*3,357,663*	*3,424,816*	*3,493,313*	*3,563,179*	*3,634,443*	*3,707,132*	*3,781,274*	*3,856,900*	*3,934,038*			
	PV																																						GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

SALES TAX	*Taxable Value*	-	-	-	-	*6,876,750*	*25,591,425*	*36,667,950*	*44,306,100*	*45,192,222*	*46,096,066*	*47,017,988*	*47,958,348*	*48,917,514*	*49,895,865*	*50,893,782*	*51,911,658*	*52,949,891*	*54,008,889*	*55,089,066*	*56,190,848*	*57,314,665*	*58,460,958*	*59,630,177*	*60,822,781*	*62,039,236*	*63,280,021*	*64,545,621*	*65,836,534*	*67,153,265*	*68,496,330*	*69,866,256*	*71,263,582*	*72,688,853*	*74,142,630*	*75,625,483*	*77,137,993*	*78,680,752*			
																																						GROSS
City of El Paso		-	-	-	-	68,768	255,914	366,680	443,061	451,922	460,961	470,180	479,583	489,175	498,959	508,938	519,117	529,499	540,089	550,891	561,908	573,147	584,610	596,302	608,228	620,392	632,800	645,456	658,365	671,533	684,963	698,663	712,636	726,889	741,426	756,255	771,380	786,808	**18,665,495**
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Municipal Transit-Sun City Area Transit Tax		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***5,518,954***	**-**	**-**	**-**	**-**	***68,768***	***255,914***	***366,680***	***443,061***	***451,922***	***460,961***	***470,180***	***479,583***	***489,175***	***498,959***	***508,938***	***519,117***	***529,499***	***540,089***	***550,891***	***561,908***	***573,147***	***584,610***	***596,302***	***608,228***	***620,392***	***632,800***	***645,456***	***658,365***	***671,533***	***684,963***	***698,663***	***712,636***	***726,889***	***741,426***	***756,255***	***771,380***	***786,808***	***18,665,495***	

SUMMARY

	PV																																						GROSS
City of El Paso	**8,952,016**	-	-	-	-	124,017	420,612	599,914	717,207	731,551	746,182	761,105	776,327	791,854	807,691	823,845	840,322	857,128	874,271	891,756	909,591	927,783	946,339	965,266	984,571	1,004,262	1,024,348	1,044,835	1,065,731	1,087,046	1,108,787	1,130,963	1,153,582	1,176,653	1,200,186	1,224,190	1,248,674	1,273,647	**30,240,236**
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***8,952,016***	**-**	**-**	**-**	**-**	***124,017***	***420,612***	***599,914***	***717,207***	***731,551***	***746,182***	***761,105***	***776,327***	***791,854***	***807,691***	***823,845***	***840,322***	***857,128***	***874,271***	***891,756***	***909,591***	***927,783***	***946,339***	***965,266***	***984,571***	***1,004,262***	***1,024,348***	***1,044,835***	***1,065,731***	***1,087,046***	***1,108,787***	***1,130,963***	***1,153,582***	***1,176,653***	***1,200,186***	***1,224,190***	***1,248,674***	***1,273,647***	***30,240,236***	

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY

	PV																																						GROSS
City of El Paso	**5,740,659**	-	-	-	-	71,530	266,195	381,410	460,859	470,077	479,478	489,068	498,849	508,826	519,003	529,383	539,970	550,770	561,785	573,021	584,481	596,171	608,094	620,256	632,661	645,314	658,221	671,385	684,813	698,509	712,479	726,729	741,263	756,089	771,211	786,635	802,367	818,415	**19,415,316**
El Paso County	**2,059,284**	-	-	-	-	32,687	98,592	139,716	164,496	167,786	171,142	174,565	178,056	181,617	185,250	188,955	192,734	196,588	200,520	204,531	208,621	212,794	217,049	221,390	225,818	230,335	234,941	239,640	244,433	249,322	254,308	259,394	264,582	269,874	275,271	280,777	286,392	292,120	**6,944,296**
EPCC	**644,305**	-	-	-	-	10,227	30,847	43,714	51,467	52,497	53,547	54,618	55,710	56,824	57,961	59,120	60,302	61,508	62,738	63,993	65,273	66,578	67,910	69,268	70,654	72,067	73,508	74,978	76,478	78,007	79,567	81,159	82,782	84,438	86,126	87,849	89,606	91,398	**2,172,717**
University Medical	**1,146,077**	-	-	-	-	18,192	54,870	77,758	91,549	93,380	95,248	97,153	99,096	101,078	103,099	105,161	107,264	109,410	111,598	113,830	116,106	118,428	120,797	123,213	125,677	128,191	130,755	133,370	136,037	138,758	141,533	144,364	147,251	150,196	153,200	156,264	159,389	162,577	**3,864,789**
El Paso I.S.D.	**5,959,131**	-	-	-	-	94,590	285,304	404,308	476,017	485,538	495,248	505,153	515,257	525,562	536,073	546,794	557,730	568,885	580,263	591,868	603,705	615,779	628,095	640,657	653,470	666,539	679,870	693,467	707,337	721,484	735,913	750,631	765,644	780,957	796,576	812,508	828,758	845,333	**20,095,312**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***15,549,456***	**-**	**-**	**-**	**-**	***227,226***	***735,808***	***1,046,905***	***1,244,389***	***1,269,277***	***1,294,663***	***1,320,556***	***1,346,967***	***1,373,907***	***1,401,385***	***1,429,412***	***1,458,001***	***1,487,161***	***1,516,904***	***1,547,242***	***1,578,187***	***1,609,750***	***1,641,946***	***1,674,784***	***1,708,280***	***1,742,446***	***1,777,295***	***1,812,841***	***1,849,097***	***1,886,079***	***1,923,801***	***1,962,277***	***2,001,522***	***2,041,553***	***2,082,384***	***2,124,032***	***2,166,512***	***2,209,842***	***52,492,430***	

35 YEAR - RETAIL : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	50.00%	0.0100000

Retail_11A		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Retail	2024	165,000	$ 200.00	$ 33,000,000	$ 5.00	$ 825,000	$ 300.00	$ 49,500,000
Retail	2024	225,000	$ 200.00	$ 45,000,000	$ 5.00	$ 1,125,000	$ 300.00	$ 67,500,000
TOTAL		390,000		78,000,000		1,950,000		117,000,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	*38.5%*	$ 72,570,235	=	$ 25,093,483	+	$ 627,337	+	$ 46,849,414
El Paso County	*20.1%*	$ 37,917,147	=	$ 14,138,966	+	$ 353,474	+	$ 23,424,707
EPCC	*14.8%*	$ 27,959,073	=	$ 4,423,772	+	$ 110,594	+	$ -
University Medical	*4.3%*	$ 8,065,644	=	$ 7,868,921	+	$ 196,723	+	$ -
El Paso I.S.D.	*22.3%*	$ 41,938,034	=	$ 40,915,155	+	$ 1,022,879	+	$ -
Municipal Transit-Sun City Area Transit Tax	*12.4%*	$ 23,424,707	=	$ -	+	$ -	+	$ 23,424,707
	100.0%	188,450,134		$ 92,440,297		$ 2,311,007		$ 93,698,829
		100.0%		*49.1%*		*1.2%*		*49.7%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso		$ 46,849,414	=	$ -	+	$ -	+	$ 46,849,414
El Paso County		$ -	=	$ -	+	$ -	+	$ -
EPCC		$ -	=	$ -	+	$ -	+	$ -
University Medical		$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.		$ -	=	$ -	+	$ -	+	$ -
Municipal Transit-Sun City Area Transit Tax		$ -	=	$ -	+	$ -	+	$ -
		46,849,414		$ -		$ -		$ 46,849,414
		100.0%		*0.0%*		*0.0%*		*100.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	*18.2%*	$ 25,720,820	=	$ 25,093,483	+	$ 627,337	+	$ -
El Paso County	*26.8%*	$ 37,917,147	=	$ 14,138,966	+	$ 353,474	+	$ 23,424,707
EPCC	*3.2%*	$ 4,534,366	=	$ 4,423,772	+	$ 110,594	+	$ -
University Medical	*5.7%*	$ 8,065,644	=	$ 7,868,921	+	$ 196,723	+	$ -
El Paso I.S.D.	*29.6%*	$ 41,938,034	=	$ 40,915,155	+	$ 1,022,879	+	$ -
Municipal Transit-Sun City Area Transit Tax	*16.5%*	$ 23,424,707	=	$ -	+	$ -	+	$ 23,424,707
	100.0%	$ 141,600,719		$ 92,440,297		$ 2,311,007		$ 46,849,414
		100.0%		*65.3%*		*1.6%*		*33.1%*

Financial Feasibility Analysis - - Retail - TIRZ #11A

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY	% *OCCUPIED*	0%	0%	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	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	-	-	-	-	-	-	*39,000,000*	*58,500,000*	*78,000,000*	*79,560,000*	*81,151,200*	*82,774,224*	*84,429,708*	*86,118,303*	*87,840,669*	*89,597,482*	*91,389,432*	*93,217,220*	*95,081,565*	*96,983,196*	*98,922,860*	*100,901,317*	*102,919,344*	*104,977,730*	*107,077,285*	*109,218,831*	*111,403,207*	*113,631,271*	*115,903,897*	*118,221,975*	*120,586,414*	*122,998,143*	*125,458,105*	*127,967,268*	*130,526,613*	*133,137,145*	*135,799,888*		
	PV																																					GROSS
City of El Paso	**3,433,062**	-	-	-	-	-	-	313,338	470,007	626,675	639,209	651,993	665,033	678,334	691,900	705,738	719,853	734,250	748,935	763,914	779,192	794,776	810,671	826,885	843,423	860,291	877,497	895,047	912,948	931,207	949,831	968,827	988,204	1,007,968	1,028,127	1,048,690	1,069,664	1,091,057	**25,093,483**
El Paso County	**1,934,365**	-	-	-	-	-	-	176,551	264,826	353,101	360,163	367,367	374,714	382,208	389,852	397,649	405,602	413,714	421,989	430,429	439,037	447,818	456,774	465,910	475,228	484,732	494,427	504,316	514,402	524,690	535,184	545,887	556,805	567,941	579,300	590,886	602,704	614,758	**14,138,966**
EPCC	**605,220**	-	-	-	-	-	-	55,239	82,858	110,478	112,687	114,941	117,240	119,585	121,976	124,416	126,904	129,442	132,031	134,672	137,365	140,112	142,915	145,773	148,688	151,662	154,695	157,789	160,945	164,164	167,447	170,796	174,212	177,696	181,250	184,875	188,573	192,344	**4,423,772**
University Medical	**1,076,854**	-	-	-	-	-	-	98,258	147,387	196,516	200,446	204,455	208,544	212,715	216,969	221,308	225,735	230,249	234,854	239,551	244,342	249,229	254,214	259,298	264,484	269,774	275,169	280,673	286,286	292,012	297,852	303,809	309,885	316,083	322,405	328,853	335,430	342,138	**7,868,921**
El Paso I.S.D.	**5,597,639**	-	-	-	-	-	-	510,900	766,350	1,021,800	1,042,236	1,063,081	1,084,342	1,106,029	1,128,150	1,150,713	1,173,727	1,197,202	1,221,146	1,245,568	1,270,480	1,295,889	1,321,807	1,348,243	1,375,208	1,402,712	1,430,767	1,459,382	1,488,570	1,518,341	1,548,708	1,579,682	1,611,276	1,643,501	1,676,371	1,709,899	1,744,097	1,778,979	**40,915,155**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***12,646,840***	-	-	-	-	-	-	***1,154,285***	***1,731,427***	***2,308,570***	***2,354,741***	***2,401,836***	***2,449,873***	***2,498,870***	***2,548,848***	***2,599,825***	***2,651,821***	***2,704,858***	***2,758,955***	***2,814,134***	***2,870,417***	***2,927,825***	***2,986,381***	***3,046,109***	***3,107,031***	***3,169,172***	***3,232,555***	***3,297,206***	***3,363,150***	***3,430,413***	***3,499,022***	***3,569,002***	***3,640,382***	***3,713,190***	***3,787,454***	***3,863,203***	***3,940,467***	***4,019,276***	***92,440,297***	
PERSONAL PROPERTY	% *OCCUPIED*	0%	0%	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	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*	*1,989,000*	*2,028,780*	*2,069,356*	*2,110,743*	*2,152,958*	*2,196,017*	*2,239,937*	*2,284,736*	*2,330,431*	*2,377,039*	*2,424,580*	*2,473,071*	*2,522,533*	*2,572,984*	*2,624,443*	*2,676,932*	*2,730,471*	*2,785,080*	*2,840,782*	*2,897,597*	*2,955,549*	*3,014,660*	*3,074,954*	*3,136,453*	*3,199,182*	*3,263,165*	*3,328,429*	*3,394,997*		
	PV																																					GROSS
City of El Paso	**221,705**	-	-	-	-	-	-	7,833	11,750	15,667	15,980	16,300	16,626	16,958	17,298	17,643	17,996	18,356	18,723	19,098	19,480	19,869	20,267	20,672	21,086	21,507	21,937	22,376	22,824	23,280	23,746	24,221	24,705	25,199	25,703	26,217	26,742	27,276	**627,337**
El Paso County	**124,920**	-	-	-	-	-	-	4,414	6,621	8,828	9,004	9,184	9,368	9,555	9,746	9,941	10,140	10,343	10,550	10,761	10,976	11,195	11,419	11,648	11,881	12,118	12,361	12,608	12,860	13,117	13,380	13,647	13,920	14,199	14,483	14,772	15,068	15,369	**353,474**
EPCC	**39,085**	-	-	-	-	-	-	1,381	2,071	2,762	2,817	2,874	2,931	2,990	3,049	3,110	3,173	3,236	3,301	3,367	3,434	3,503	3,573	3,644	3,717	3,792	3,867	3,945	4,024	4,104	4,186	4,270	4,355	4,442	4,531	4,622	4,714	4,809	**110,594**
University Medical	**69,523**	-	-	-	-	-	-	2,456	3,685	4,913	5,011	5,111	5,214	5,318	5,424	5,533	5,643	5,756	5,871	5,989	6,109	6,231	6,355	6,482	6,612	6,744	6,879	7,017	7,157	7,300	7,446	7,595	7,747	7,902	8,060	8,221	8,386	8,553	**196,723**
El Paso I.S.D.	**361,491**	-	-	-	-	-	-	12,773	19,159	25,545	26,056	26,577	27,109	27,651	28,204	28,768	29,343	29,930	30,529	31,139	31,762	32,397	33,045	33,706	34,380	35,068	35,769	36,485	37,214	37,959	38,718	39,492	40,282	41,088	41,909	42,747	43,602	44,474	**1,022,879**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***816,724***	-	-	-	-	-	-	***28,857***	***43,286***	***57,714***	***58,869***	***60,046***	***61,247***	***62,472***	***63,721***	***64,996***	***66,296***	***67,621***	***68,974***	***70,353***	***71,760***	***73,196***	***74,660***	***76,153***	***77,676***	***79,229***	***80,814***	***82,430***	***84,079***	***85,760***	***87,476***	***89,225***	***91,010***	***92,830***	***94,686***	***96,580***	***98,512***	***100,482***	***2,311,007***	
SALES TAX	% OCCUPIED	0%	0%	0%	0%	0%	0%	50%	75%	100%	100%	100%	100%	100%	100%	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	-	-	-				*58,500,000*	*87,750,000*	*117,000,000*	*119,340,000*	*121,726,800*	*124,161,336*	*126,644,563*	*129,177,454*	*131,761,003*	*134,396,223*	*137,084,148*	*139,825,831*	*142,622,347*	*145,474,794*	*148,384,290*	*151,351,976*	*154,379,015*	*157,466,596*	*160,615,927*	*163,828,246*	*167,104,811*	*170,446,907*	*173,855,845*	*177,332,962*	*180,879,621*	*184,497,214*	*188,187,158*	*191,950,901*	*195,789,919*	*199,705,718*	*203,699,832*		
																																					GROSS
City of El Paso		-	-	-	-	-	-	585,000	877,500	1,170,000	1,193,400	1,217,268	1,241,613	1,266,446	1,291,775	1,317,610	1,343,962	1,370,841	1,398,258	1,426,223	1,454,748	1,483,843	1,513,520	1,543,790	1,574,666	1,606,159	1,638,282	1,671,048	1,704,469	1,738,558	1,773,330	1,808,796	1,844,972	1,881,872	1,919,509	1,957,899	1,997,057	2,036,998	**46,849,414**
El Paso County		-	-	-	-	-	-	292,500	438,750	585,000	596,700	608,634	620,807	633,223	645,887	658,805	671,981	685,421	699,129	713,112	727,374	741,921	756,760	771,895	787,333	803,080	819,141	835,524	852,235	869,279	886,665	904,398	922,486	940,936	959,755	978,950	998,529	1,018,499	**23,424,707**
Municipal Transit-Sun City Area Transit Tax																																							
Total	***11,037,908***	-	-	-	-	-	-	***1,170,000***	***1,755,000***	***2,340,000***	***2,386,800***	***2,434,536***	***2,483,227***	***2,532,891***	***2,583,549***	***2,635,220***	***2,687,924***	***2,741,683***	***2,796,517***	***2,852,447***	***2,909,496***	***2,967,686***	***3,027,040***	***3,087,580***	***3,149,332***	***3,212,319***	***3,276,565***	***3,342,096***	***3,408,938***	***3,477,117***	***3,546,659***	***3,617,592***	***3,689,944***	***3,763,743***	***3,839,018***	***3,915,798***	***3,994,114***	***4,073,997***	***93,698,829***	
SUMMARY																																							
	PV																																					GROSS
City of El Paso	**14,692,675**	-	-	-	-	-	-	906,171	1,359,257	1,812,342	1,848,589	1,885,561	1,923,272	1,961,738	2,000,972	2,040,992	2,081,812	2,123,448	2,165,917	2,209,235	2,253,420	2,298,488	2,344,458	2,391,347	2,439,174	2,487,958	2,537,717	2,588,471	2,640,240	2,693,045	2,746,906	2,801,844	2,857,881	2,915,039	2,973,340	3,032,806	3,093,463	3,155,332	**72,570,235**
El Paso County	**2,059,284**	-	-	-	-	-	-	473,464	710,197	946,929	965,867	985,185	1,004,888	1,024,986	1,045,486	1,066,396	1,087,724	1,109,478	1,131,668	1,154,301	1,177,387	1,200,935	1,224,953	1,249,453	1,274,442	1,299,930	1,325,929	1,352,448	1,379,497	1,407,086	1,435,228	1,463,933	1,493,211	1,523,076	1,553,537	1,584,608	1,616,300	1,648,626	**37,917,147**
EPCC	**644,305**	-	-	-	-	-	-	56,620	84,930	113,240	115,504	117,814	120,171	122,574	125,026	127,526	130,077	132,678	135,332	138,038	140,799	143,615	146,487	149,417	152,406	155,454	158,563	161,734	164,969	168,268	171,633	175,066	178,567	182,139	185,782	189,497	193,287	197,153	**4,534,366**
University Medical	**1,146,077**	-	-	-	-	-	-	100,714	151,071	201,428	205,457	209,566	213,757	218,033	222,393	226,841	231,378	236,006	240,726	245,540	250,451	255,460	260,569	265,781	271,096	276,518	282,048	287,689	293,443	299,312	305,298	311,404	317,632	323,985	330,465	337,074	343,815	350,692	**8,065,644**
El Paso I.S.D.	**5,959,131**	-	-	-	-	-	-	523,673	785,509	1,047,345	1,068,292	1,089,658	1,111,451	1,133,680	1,156,354	1,179,481	1,203,070	1,227,132	1,251,674	1,276,708	1,302,242	1,328,287	1,354,852	1,381,949	1,409,588	1,437,780	1,466,536	1,495,867	1,525,784	1,556,300	1,587,426	1,619,174	1,651,558	1,684,589	1,718,280	1,752,646	1,787,699	1,823,453	**41,938,034**
Municipal Transit-Sun City Area Transit Tax	-	-	-	-	-	-	-	292,500	438,750	585,000	596,700	608,634	620,807	633,223	645,887	658,805	671,981	685,421	699,129	713,112	727,374	741,921	756,760	771,895	787,333	803,080	819,141	835,524	852,235	869,279	886,665	904,398	922,486	940,936	959,755	978,950	998,529	1,018,499	**23,424,707**
Total	***24,501,472***	-	-	-	-	-	-	***2,353,142***	***3,529,713***	***4,706,284***	***4,800,410***	***4,896,418***	***4,994,346***	***5,094,233***	***5,196,118***	***5,300,040***	***5,406,041***	***5,514,162***	***5,624,445***	***5,736,934***	***5,851,673***	***5,968,706***	***6,088,080***	***6,209,842***	***6,334,039***	***6,460,720***	***6,589,934***	***6,721,733***	***6,856,167***	***6,993,291***	***7,133,156***	***7,275,820***	***7,421,336***	***7,569,763***	***7,721,158***	***7,875,581***	***8,033,093***	***8,193,755***	***189,450,134***	

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	*39,000,000*	*58,500,000*	*78,000,000*	*79,560,000*	*81,151,200*	*82,774,224*	*84,429,708*	*86,118,303*	*87,840,669*	*89,597,482*	*91,389,432*	*93,217,220*	*95,081,565*	*96,983,196*	*98,922,860*	*100,901,317*	*102,919,344*	*104,977,730*	*107,077,285*	*109,218,831*	*111,403,207*	*113,631,271*	*115,903,897*	*118,221,975*	*120,586,414*	*122,998,143*	*125,458,105*	*127,967,268*	*130,526,613*	*133,137,145*	*135,799,888*		
	PV																																						GROSS
City of El Paso	**3,433,062**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
El Paso County	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
EPCC	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
University Medical	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
El Paso I.S.D.	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***3,433,062***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	***-***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	*975,000*	*1,462,500*	*1,950,000*	*1,989,000*	*2,028,780*	*2,069,356*	*2,110,743*	*2,152,958*	*2,196,017*	*2,239,937*	*2,284,736*	*2,330,431*	*2,377,039*	*2,424,580*	*2,473,071*	*2,522,533*	*2,572,984*	*2,624,443*	*2,676,932*	*2,730,471*	*2,785,080*	*2,840,782*	*2,897,597*	*2,955,549*	*3,014,660*	*3,074,954*	*3,136,453*	*3,199,182*	*3,263,165*	*3,328,429*	*3,394,997*		
	PV																																					GROSS
City of El Paso	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
El Paso County	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
EPCC	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
University Medical	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
El Paso I.S.D.	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***-***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	***-***
SALES TAX	*Taxable Value*	-	-	-	-	-	-	*58,500,000*	*87,750,000*	*117,000,000*	*119,340,000*	*121,726,800*	*124,161,336*	*126,644,563*	*129,177,454*	*131,761,003*	*134,396,223*	*137,084,148*	*139,825,831*	*142,622,347*	*145,474,794*	*148,384,290*	*151,351,976*	*154,379,015*	*157,466,596*	*160,615,927*	*163,828,246*	*167,104,811*	*170,446,907*	*173,855,845*	*177,332,962*	*180,879,621*	*184,497,214*	*188,187,158*	*191,950,901*	*195,789,919*	*199,705,718*	*203,699,832*		
																																						GROSS
City of El Paso		-	-	-	-	-	-	585,000	877,500	1,170,000	1,193,400	1,217,268	1,241,613	1,266,446	1,291,775	1,317,610	1,343,962	1,370,841	1,398,258	1,426,223	1,454,748	1,483,843	1,513,520	1,543,790	1,574,666	1,606,159	1,638,282	1,671,048	1,704,469	1,738,558	1,773,330	1,808,796	1,844,972	1,881,872	1,919,509	1,957,899	1,997,057	2,036,998	**46,849,414**
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Municipal Transit-Sun City Area Transit Tax		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***5,516,954***	-	-	-	-	-	-	***585,000***	***877,500***	***1,170,000***	***1,193,400***	***1,217,268***	***1,241,613***	***1,266,446***	***1,291,775***	***1,317,610***	***1,343,962***	***1,370,841***	***1,398,258***	***1,426,223***	***1,454,748***	***1,483,843***	***1,513,520***	***1,543,790***	***1,574,666***	***1,606,159***	***1,638,282***	***1,671,048***	***1,704,469***	***1,738,558***	***1,773,330***	***1,808,796***	***1,844,972***	***1,881,872***	***1,919,509***	***1,957,899***	***1,997,057***	***2,036,998***	***46,849,414***	
SUMMARY																																							
	PV																																					GROSS
City of El Paso	**8,952,016**	-	-	-	-	-	-	585,000	877,500	1,170,000	1,193,400	1,217,268	1,241,613	1,266,446	1,291,775	1,317,610	1,343,962	1,370,841	1,398,258	1,426,223	1,454,748	1,483,843	1,513,520	1,543,790	1,574,666	1,606,159	1,638,282	1,671,048	1,704,469	1,738,558	1,773,330	1,808,796	1,844,972	1,881,872	1,919,509	1,957,899	1,997,057	2,036,998	**46,849,414**
El Paso County	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
EPCC	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
University Medical	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
El Paso I.S.D.	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Municipal Transit-Sun City Area Transit Tax	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***8,952,016***	-	-	-	-	-	-	***585,000***	***877,500***	***1,170,000***	***1,193,400***	***1,217,268***	***1,241,613***	***1,266,446***	***1,291,775***	***1,317,610***	***1,343,962***	***1,370,841***	***1,398,258***	***1,426,223***	***1,454,748***	***1,483,843***	***1,513,520***	***1,543,790***	***1,574,666***	***1,606,159***	***1,638,282***	***1,671,048***	***1,704,469***	***1,738,558***	***1,773,330***	***1,808,796***	***1,844,972***	***1,881,872***	***1,919,509***	***1,957,899***	***1,997,057***	***2,036,998***	***46,849,414***	

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																																								
	PV																																							GROSS
City of El Paso	**5,740,659**	-	-	-	-	-	-	321,171	481,757	642,342	655,189	668,293	681,659	695,292	709,198	723,382	737,849	752,606	767,658	783,012	798,672	814,645	830,938	847,557	864,508	881,798	899,434	917,423	935,771	954,487	973,577	993,048	1,012,909	1,033,167	1,053,831	1,074,907	1,096,405	1,118,333	**25,720,820**
El Paso County	**2,059,284**	-	-	-	-	-	-	473,464	710,197	946,929	965,867	985,185	1,004,888	1,024,986	1,045,486	1,066,396	1,087,724	1,109,478	1,131,668	1,154,301	1,177,387	1,200,935	1,224,953	1,249,453	1,274,442	1,299,930	1,325,929	1,352,448	1,379,497	1,407,086	1,435,228	1,463,933	1,493,211	1,523,076	1,553,537	1,584,608	1,616,300	1,648,626	**37,917,147**
EPCC	**644,305**	-	-	-	-	-	-	56,620	84,930	113,240	115,504	117,814	120,171	122,574	125,026	127,526	130,077	132,678	135,332	138,038	140,799	143,615	146,487	149,417	152,406	155,454	158,563	161,734	164,969	168,268	171,633	175,066	178,567	182,139	185,782	189,497	193,287	197,153	**4,534,366**
University Medical	**1,146,077**	-	-	-	-	-	-	100,714	151,071	201,428	205,457	209,566	213,757	218,033	222,393	226,841	231,378	236,006	240,726	245,540	250,451	255,460	260,569	265,781	271,096	276,518	282,048	287,689	293,443	299,312	305,298	311,404	317,632	323,985	330,465	337,074	343,815	350,692	**8,065,644**
El Paso I.S.D.	**5,959,131**	-	-	-	-	-	-	523,673	785,509	1,047,345	1,068,292	1,089,658	1,111,451	1,133,680	1,156,354	1,179,481	1,203,070	1,227,132	1,251,674	1,276,708	1,302,242	1,328,287	1,354,852	1,381,949	1,409,588	1,437,780	1,466,536	1,495,867	1,525,784	1,556,300	1,587,426	1,619,174	1,651,558	1,684,589	1,718,280	1,752,646	1,787,699	1,823,453	**41,938,034**
Municipal Transit-Sun City Area Transit Tax	-	-	-	-	-	-	-	292,500	438,750	585,000	596,700	608,634	620,807	633,223	645,887	658,805	671,981	685,421	699,129	713,112	727,374	741,921	756,760	771,895	787,333	803,080	819,141	835,524	852,235	869,279	886,665	904,398	922,486	940,936	959,755	978,950	998,529	1,018,499	**23,424,707**
Total	***15,549,456***	-	-	-	-	-	-	***1,768,142***	***2,652,213***	***3,536,284***	***3,607,010***	***3,679,150***	***3,752,733***	***3,827,788***	***3,904,343***	***3,982,430***	***4,062,079***	***4,143,320***	***4,226,187***	***4,310,711***	***4,396,925***	***4,484,863***	***4,574,561***	***4,666,052***	***4,759,373***	***4,854,560***	***4,951,652***	***5,050,685***	***5,151,698***	***5,254,732***	***5,359,827***	***5,467,023***	***5,576,364***	***5,687,891***	***5,801,649***	***5,917,682***	***6,036,036***	***6,156,756***	***141,600,719***	

35 YEAR - OFFICE : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	50.00%	0.0100000

Office_11A

	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
Office	2021	25,000	$ 175.00	$ 4,375,000	$ -	$ -		
Office	2023	25,000	$ 175.00	$ 4,375,000	$ -	$ -		
Office	2025	50,000	$ 175.00	$ 8,750,000	$ -	$ -		
	TOTAL	100,000		17,500,000		-		-

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*27.1%*	$ 5,596,060	=	$ 5,596,060	+	$ -	+	$	-
El Paso County	*15.3%*	$ 3,153,110	=	$ 3,153,110	+	$ -	+	$	-
EPCC	*4.8%*	$ 986,539	=	$ 986,539	+	$ -	+	$	-
University Medical	*8.5%*	$ 1,754,836	=	$ 1,754,836	+	$ -	+	$	-
El Paso I.S.D.	*44.3%*	$ 9,124,427	=	$ 9,124,427	+	$ -	+	$	-
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
	100.0%	20,614,972		$ 20,614,972		$ -		$	-
		100.0%		*100.0%*		*0.0%*		*0.0%*	

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso		$ -	=	$ -	+	$ -	+	$	-
El Paso County		$ -	=	$ -	+	$ -	+	$	-
EPCC		$ -	=	$ -	+	$ -	+	$	-
University Medical		$ -	=	$ -	+	$ -	+	$	-
El Paso I.S.D.		$ -	=	$ -	+	$ -	+	$	-
Other		$ -	=	$ -	+	$ -	+	$	-
		-		$ -		$ -		$	-

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	*27.1%*	$ 5,596,060	=	$ 5,596,060	+	$ -	+	$	-
El Paso County	*15.3%*	$ 3,153,110	=	$ 3,153,110	+	$ -	+	$	-
EPCC	*4.8%*	$ 986,539	=	$ 986,539	+	$ -	+	$	-
University Medical	*8.5%*	$ 1,754,836	=	$ 1,754,836	+	$ -	+	$	-
El Paso I.S.D.	*44.3%*	$ 9,124,427	=	$ 9,124,427	+	$ -	+	$	-
Other	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
	100.0%	$ 20,614,972		$ 20,614,972		$ -		$	-
		100.0%		*100.0%*		*0.0%*		*0.0%*	

Financial Feasibility Analysis - Office - TIRZ #11A

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL 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%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-		*2,187,500*	*3,281,250*	*6,562,500*	*7,656,250*	*13,125,000*	*15,312,500*	*17,500,000*	*17,850,000*	*18,207,000*	*18,571,140*	*18,942,563*	*19,321,414*	*19,707,842*	*20,101,999*	*20,504,039*	*20,914,120*	*21,332,402*	*21,759,050*	*22,194,231*	*22,638,116*	*23,090,878*	*23,552,696*	*24,023,750*	*24,504,225*	*24,994,309*	*25,494,196*	*26,004,079*	*26,524,161*	*27,054,644*	*27,595,737*	*28,147,652*	*28,710,605*	*29,284,817*	*29,870,513*		
	PV																																					GROSS	
City of El Paso	**1,719,939**	-	-	-	17,575	26,363	52,725	61,513	105,450	123,025	140,600	143,412	146,281	149,206	152,190	155,234	158,339	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	**5,596,060**
El Paso County	**969,103**	-	-	-	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,806	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	**3,153,110**
EPCC	**303,211**	-	-	-	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,435	32,064	32,705	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,478	42,308	**986,539**
University Medical	**539,346**	-	-	-	5,511	8,267	16,534	19,289	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,515	66,826	68,162	69,526	70,916	72,334	73,781	75,257	**1,754,836**
El Paso I.S.D.	**2,804,377**	-	-	-	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	**9,124,427**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**6,335,976**	**-**	**-**	**-**	***64,744***	***97,115***	***194,231***	***226,602***	***388,461***	***453,205***	***517,948***	***528,307***	***538,873***	***549,651***	***560,644***	***571,857***	***583,294***	***594,960***	***606,859***	***618,996***	***631,376***	***644,004***	***656,884***	***670,021***	***683,422***	***697,090***	***711,032***	***725,253***	***739,758***	***754,553***	***769,644***	***785,037***	***800,738***	***816,752***	***833,087***	***849,749***	***866,744***	***884,079***	***20,614,972***	
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%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																				GROSS	
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
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%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																				**GROSS**	
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
SUMMARY																																						
	PV																																				GROSS	
City of El Paso	**1,719,939**	-	-	-	17,575	26,363	52,725	61,513	105,450	123,025	140,600	143,412	146,281	149,206	152,190	155,234	158,339	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	**5,596,060**
El Paso County	**969,103**	-	-	-	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,806	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	**3,153,110**
EPCC	**303,211**	-	-	-	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,435	32,064	32,705	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,478	42,308	**986,539**
University Medical	**539,346**	-	-	-	5,511	8,267	16,534	19,289	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,515	66,826	68,162	69,526	70,916	72,334	73,781	75,257	**1,754,836**
El Paso I.S.D.	**2,804,377**	-	-	-	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	**9,124,427**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***6,335,976***	**-**	**-**	**-**	***64,744***	***97,115***	***194,231***	***226,602***	***388,461***	***453,205***	***517,948***	***528,307***	***538,873***	***549,651***	***560,644***	***571,857***	***583,294***	***594,960***	***606,859***	***618,996***	***631,376***	***644,004***	***656,884***	***670,021***	***683,422***	***697,090***	***711,032***	***725,253***	***739,758***	***754,553***	***769,644***	***785,037***	***800,738***	***816,752***	***833,087***	***849,749***	***866,744***	***884,079***	***20,614,972***	

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	*2,187,500*	*3,281,250*	*6,562,500*	*7,656,250*	*13,125,000*	*15,312,500*	*17,500,000*	*17,850,000*	*18,207,000*	*18,571,140*	*18,942,563*	*19,321,414*	*19,707,842*	*20,101,999*	*20,504,039*	*20,914,120*	*21,332,402*	*21,759,050*	*22,194,231*	*22,638,116*	*23,090,878*	*23,552,696*	*24,023,750*	*24,504,225*	*24,994,309*	*25,494,196*	*26,004,079*	*26,524,161*	*27,054,644*	*27,595,737*	*28,147,652*	*28,710,605*	*29,284,817*	*29,870,513*		
	PV																																				GROSS	
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																				GROSS	
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																				**GROSS**	
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
SUMMARY																																						
	PV																																				GROSS	
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																																						
	PV																																					GROSS	
City of El Paso	**1,719,939**	-	-	-	17,575	26,363	52,725	61,513	105,450	123,025	140,600	143,412	146,281	149,206	152,190	155,234	158,339	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	**5,596,060**
El Paso County	**969,103**	-	-	-	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,806	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	**3,153,110**
EPCC	**303,211**	-	-	-	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,435	32,064	32,705	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,478	42,308	**986,539**
University Medical	**539,346**	-	-	-	5,511	8,267	16,534	19,289	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,515	66,826	68,162	69,526	70,916	72,334	73,781	75,257	**1,754,836**
El Paso I.S.D.	**2,804,377**	-	-	-	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	**9,124,427**
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***6,335,976***	**-**	**-**	**-**	***64,744***	***97,115***	***194,231***	***226,602***	***388,461***	***453,205***	***517,948***	***528,307***	***538,873***	***549,651***	***560,644***	***571,857***	***583,294***	***594,960***	***606,859***	***618,996***	***631,376***	***644,004***	***656,884***	***670,021***	***683,422***	***697,090***	***711,032***	***725,253***	***739,758***	***754,553***	***769,644***	***785,037***	***800,738***	***816,752***	***833,087***	***849,749***	***866,744***	***884,079***	***20,614,972***	

Financial Feasibility Analysis - Projected Particiaption Revenues

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

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

TIRZ_11

REAL PROPERTY TAX			
City of El Paso	0.8034300	100.00%	0.8034300
El Paso County	0.4526940	0.00%	0.0000000
EPCC	0.1416380	0.00%	0.0000000
University Medical	0.2519430	0.00%	0.0000000
El Paso I.S.D.	1.3100000	0.00%	0.0000000
Other	0.0000000	0.00%	0.0000000
	2.9597050		*0.8034300*

TIRZ_11A

REAL PROPERTY TAX			
City of El Paso	0.8034300	0.00%	0.0000000
El Paso County	0.4526940	0.00%	0.0000000
EPCC	0.1416380	0.00%	0.0000000
University Medical	0.2519430	0.00%	0.0000000
El Paso I.S.D.	1.3100000	0.00%	0.0000000
Other	0.0000000	0.00%	0.0000000
	2.9597050		*0.0000000*

BUSINESS PERSONAL PROPERTY TAX			
City of El Paso	0.8034300	0%	0.0000000
El Paso County	0.4526940	0%	0.0000000
EPCC	0.1416380	0%	0.0000000
University Medical	0.2519430	0%	0.0000000
El Paso I.S.D.	1.3100000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	2.9597050		*0.0000000*

SALES TAX			
Local Sales Tax	0.0200000	50.00%	0.0100000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

HOT	
City HOT	9.00%
County HOT	2.50%
State HOT	6.00%

	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
REVENUE YEAR	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**TOTALS**	
BASE YEAR TIRZ #11																																							
City of El Paso	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		
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC	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		
University Medical	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		
El Paso I.S.D.	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		
Other	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																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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 INCREMENT																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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		
REVENUE A																																							
TAXABLE VALUE GROWTH																																							
City of El Paso		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	City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC		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	EPCC
University Medical		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	University Medical
El Paso I.S.D.		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	El Paso I.S.D.
Other		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	Other
npv @ 6%																																							
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*	
BASE YEAR TIRZ #11A																																							
City of El Paso	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		
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC	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		
University Medical	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		
El Paso I.S.D.	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		
Other	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																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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 INCREMENT																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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		
REVENUE B																																							
TAXABLE VALUE GROWTH																																							
City of El Paso		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	City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC		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	EPCC
University Medical		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	University Medical
El Paso I.S.D.		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	El Paso I.S.D.
Other		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	Other
npv @ 6%																																							
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*	
REVENUE #1 - HOTEL																																							
REAL PROPERTY TAX		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	42,664,805	43,518,101	44,388,463	45,276,232	46,181,757	47,105,392	48,047,500	49,008,450	49,988,619	50,988,391	52,008,159	53,048,322	54,109,288	55,191,474	56,295,304	57,421,210	58,569,634	59,741,027	60,935,847	62,154,564	63,397,655		
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	0	0	0	0	0	0	0	0		
City of El Paso		0	0	0	140,600	210,900	281,201	286,825	292,561	298,412	304,380	310,468	316,677	323,011	329,471	336,061	342,782	349,637	356,630	363,763	371,038	378,459	386,028	393,749	401,624	409,656	417,849	426,206	434,730	443,425	452,293	461,339	470,566	479,977	489,577	499,368	509,356	12,268,621	City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC		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	EPCC
University Medical		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	University Medical
El Paso I.S.D.		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	El Paso I.S.D.
Other		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	Other
npv @ 6%																																							
3,927,972		*0*	*0*	*0*	*140,600*	*210,900*	*281,201*	*286,825*	*292,561*	*298,412*	*304,380*	*310,468*	*316,677*	*323,011*	*329,471*	*336,061*	*342,782*	*349,637*	*356,630*	*363,763*	*371,038*	*378,459*	*386,028*	*393,749*	*401,624*	*409,656*	*417,849*	*426,206*	*434,730*	*443,425*	*452,293*	*461,339*	*470,566*	*479,977*	*489,577*	*499,368*	*509,356*	*12,268,621*	

DAVID PETTIT
Economic Development

Financial Feasibility Analysis - Projected Particiaption Revenues

REVENUE #2 - RETAIL																																		
REAL PROPERTY TAX	0	0	0	6,876,750	20,499,325	29,029,800	34,121,900	34,804,338	35,500,425	36,210,433	36,934,642	37,673,335	38,426,801	39,195,337	39,979,244	40,778,829	41,594,406	42,426,294	43,274,820	44,140,316	45,023,122	45,923,585	46,842,057	47,778,898	48,734,476	49,709,165	50,703,348	51,717,415	52,751,764	53,806,799	54,882,935	55,980,594	57,100,206	58,242,210	59,407,054	60,595,195	
BUSINESS PERSONAL PROPERTY	0	0	0	343,838	1,279,571	1,833,398	2,215,305	2,259,611	2,304,803	2,350,899	2,397,917	2,445,876	2,494,793	2,544,689	2,595,583	2,647,495	2,700,444	2,754,453	2,809,542	2,865,733	2,923,048	2,981,509	3,041,139	3,101,962	3,164,001	3,227,281	3,291,827	3,357,663	3,424,816	3,493,313	3,563,179	3,634,443	3,707,132	3,781,274	3,856,900	3,934,038	
City of El Paso	0	0	0	55,250	164,698	233,234	274,146	279,628	285,221	290,925	296,744	302,679	308,732	314,907	321,205	327,629	334,182	340,866	347,683	354,637	361,729	368,964	376,343	383,870	391,547	399,378	407,366	415,513	423,823	432,300	440,946	449,765	458,760	467,935	477,294	486,840	11,574,741	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC	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	EPCC
University Medical	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	University Medical
El Paso I.S.D.	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	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
3,639,046	*0*	*0*	*0*	*55,250*	*164,698*	*233,234*	*274,146*	*279,628*	*285,221*	*290,925*	*296,744*	*302,679*	*308,732*	*314,907*	*321,205*	*327,629*	*334,182*	*340,866*	*347,683*	*354,637*	*361,729*	*368,964*	*376,343*	*383,870*	*391,547*	*399,378*	*407,366*	*415,513*	*423,823*	*432,300*	*440,946*	*449,765*	*458,760*	*467,935*	*477,294*	*486,840*	*11,574,741*	
REVENUE #3 - OFFICE																																						
REAL PROPERTY TAX	0	0	0	4,975,250	7,462,875	9,950,500	10,149,510	10,352,500	10,559,550	10,770,741	10,986,156	11,205,879	11,429,997	11,658,597	11,891,769	12,129,604	12,372,196	12,619,640	12,872,033	13,129,473	13,392,063	13,659,904	13,933,102	14,211,764	14,496,000	14,785,920	15,081,638	15,383,271	15,690,936	16,004,755	16,324,850	16,651,347	16,984,374	17,324,061	17,670,543	18,023,953	
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	0	0	0	0	0	0	0	0	0	
City of El Paso	0	0	0	39,973	59,959	79,945	81,544	83,175	84,839	86,535	88,266	90,031	91,832	93,669	95,542	97,453	99,402	101,390	103,418	105,486	107,596	109,748	111,943	114,182	116,465	118,795	121,170	123,594	126,066	128,587	131,159	133,782	136,458	139,187	141,970	144,810	3,487,969	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC	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	EPCC
University Medical	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	University Medical
El Paso I.S.D.	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	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
1,116,723	*0*	*0*	*0*	*39,973*	*59,959*	*79,945*	*81,544*	*83,175*	*84,839*	*86,535*	*88,266*	*90,031*	*91,832*	*93,669*	*95,542*	*97,453*	*99,402*	*101,390*	*103,418*	*105,486*	*107,596*	*109,748*	*111,943*	*114,182*	*116,465*	*118,795*	*121,170*	*123,594*	*126,066*	*128,587*	*131,159*	*133,782*	*136,458*	*139,187*	*141,970*	*144,810*	*3,487,969*	
REVENUE #4 - SALES TAX																																						
SALES	0	0	0	6,876,750	25,591,425	36,667,950	44,306,100	45,192,222	46,096,066	47,017,988	47,958,348	48,917,514	49,895,865	50,893,782	51,911,658	52,949,891	54,008,889	55,089,066	56,190,848	57,314,665	58,460,958	59,630,177	60,822,781	62,039,236	63,280,021	64,545,621	65,836,534	67,153,265	68,496,330	69,866,256	71,263,582	72,688,853	74,142,630	75,625,483	77,137,993	78,680,752	
City of El Paso	0	0	0	68,768	255,914	366,680	443,061	451,922	460,961	470,180	479,583	489,175	498,959	508,938	519,117	529,499	540,089	550,891	561,908	573,147	584,610	596,302	608,228	620,392	632,800	645,456	658,365	671,533	684,963	698,663	712,636	726,889	741,426	756,255	771,380	786,808	18,665,495	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
Municipal Transit-Sun City Area Transit Tax	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	Municipal Transit-Sun Cit
State of Texas	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	State of Texas
npv @ 6%																																						
5,850,091	*0*	*0*	*0*	*68,768*	*255,914*	*366,680*	*443,061*	*451,922*	*460,961*	*470,180*	*479,583*	*489,175*	*498,959*	*508,938*	*519,117*	*529,499*	*540,089*	*550,891*	*561,908*	*573,147*	*584,610*	*596,302*	*608,228*	*620,392*	*632,800*	*645,456*	*658,365*	*671,533*	*684,963*	*698,663*	*712,636*	*726,889*	*741,426*	*756,255*	*771,380*	*786,808*	*18,665,495*	
REVENUE #5 - HOT																																						
HOT	0	0	0	5,810,114	7,111,579	8,462,779	8,632,035	8,804,676	8,980,769	9,160,385	9,343,592	9,530,464	9,721,073	9,915,495	10,113,805	10,316,081	10,522,402	10,732,850	10,947,507	11,166,458	11,389,787	11,617,583	11,849,934	12,086,933	12,328,672	12,575,245	12,826,750	13,083,285	13,344,951	13,611,850	13,884,087	14,161,768	14,445,004	14,733,904	15,028,582	15,329,153	
City of El Paso	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	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
State of Texas	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	State of Texas
npv @ 6%																																						
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*		
REVENUE #6 - RETAIL																																						
REAL PROPERTY TAX	0	0	0	0	0	39,000,000	58,500,000	78,000,000	79,560,000	81,151,200	82,774,224	84,429,708	86,118,303	87,840,669	89,597,482	91,389,432	93,217,220	95,081,565	96,983,196	98,922,860	100,901,317	102,919,344	104,977,730	107,077,285	109,218,831	111,403,207	113,631,271	115,903,897	118,221,975	120,586,414	122,998,143	125,458,105	127,967,268	130,526,613	133,137,145	135,799,888	
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	975,000	1,462,500	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984	2,624,443	2,676,932	2,730,471	2,785,080	2,840,782	2,897,597	2,955,549	3,014,660	3,074,954	3,136,453	3,199,182	3,263,165	3,328,429	3,394,997	
City of El Paso	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	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC	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	EPCC
University Medical	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	University Medical
El Paso I.S.D.	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	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
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*		
REVENUE #7 - SALES TAX																																						
SALES	0	0	0	0	0	58,500,000	87,750,000	117,000,000	119,340,000	121,726,800	124,161,336	126,644,563	129,177,454	131,761,003	134,396,223	137,084,148	139,825,831	142,622,347	145,474,794	148,384,290	151,351,976	154,379,015	157,466,596	160,615,927	163,828,246	167,104,811	170,446,907	173,855,845	177,332,962	180,879,621	184,497,214	188,187,158	191,950,901	195,789,919	199,705,718	203,699,832	
City of El Paso	0	0	0	0	0	585,000	877,500	1,170,000	1,193,400	1,217,268	1,241,613	1,266,446	1,291,775	1,317,610	1,343,962	1,370,841	1,398,258	1,426,223	1,454,748	1,483,843	1,513,520	1,543,790	1,574,666	1,606,159	1,638,282	1,671,048	1,704,469	1,738,558	1,773,330	1,808,796	1,844,972	1,881,872	1,919,509	1,957,899	1,997,057	2,036,998	46,849,414	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
Municipal Transit-Sun City Area Transit Tax	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	Municipal Transit-Sun Cit
State of Texas	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	State of Texas
npv @ 6%																																						
14,073,330	*0*	*0*	*0*	*0*	*0*	*585,000*	*877,500*	*1,170,000*	*1,193,400*	*1,217,268*	*1,241,613*	*1,266,446*	*1,291,775*	*1,317,610*	*1,343,962*	*1,370,841*	*1,398,258*	*1,426,223*	*1,454,748*	*1,483,843*	*1,513,520*	*1,543,790*	*1,574,666*	*1,606,159*	*1,638,282*	*1,671,048*	*1,704,469*	*1,738,558*	*1,773,330*	*1,808,796*	*1,844,972*	*1,881,872*	*1,919,509*	*1,957,899*	*1,997,057*	*2,036,998*	*46,849,414*	
REVENUE #8 - OFFICE																																						
REAL PROPERTY TAX	0	0	2,187,500	3,281,250	6,562,500	7,656,250	13,125,000	15,312,500	17,500,000	17,850,000	18,207,000	18,571,140	18,942,563	19,321,414	19,707,842	20,101,999	20,504,039	20,914,120	21,332,402	21,759,050	22,194,231	22,638,116	23,090,878	23,552,696	24,023,750	24,504,225	24,994,309	25,494,196	26,004,079	26,524,161	27,054,644	27,595,737	28,147,652	28,710,605	29,284,817	29,870,513	
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	0	0	0	0	0	0	0	0	0	
City of El Paso	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	City of El Paso
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC	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	EPCC
University Medical	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	University Medical
El Paso I.S.D.	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	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
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*		
REVENUE A, B, 1, 2, 3, 4, 5, 6, 7, & 8	0	0	0	304,590	691,471	1,546,059	1,963,075	2,277,287	2,322,833	2,369,289	2,416,675	2,465,008	2,514,309	2,564,595	2,615,887	2,668,204	2,721,569	2,776,000	2,831,520	2,888,150	2,945,913	3,004,832	3,064,928	3,126,227	3,188,751	3,252,526	3,317,577	3,383,928	3,451,607	3,520,639	3,591,052	3,662,873	3,736,130	3,810,853	3,887,070	3,964,811	92,846,240	
Running Total	0	0	0	304,590	996,062	2,542,121	4,505,196	6,782,483	9,105,316	11,474,605	13,891,280	16,356,288	18,870,597	21,435,192	24,051,078	26,719,283	29,440,851	32,216,851	35,048,371	37,936,522	40,882,435	43,887,266	46,952,195	50,078,421	53,267,173	56,519,699	59,837,276	63,221,204	66,672,811	70,193,450	73,784,502	77,447,375	81,183,506	84,994,359	88,881,429	92,846,240		
NET PRESENT VALUE @ 6%	**28,607,162**																																					
GROSS	**92,846,240**																																					
		2019	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**		
City of El Paso	$ 28,607,162	0	0	0	304,590	691,471	1,546,059	1,963,075	2,277,287	2,322,833	2,369,289	2,416,675	2,465,008	2,514,309	2,564,595	2,615,887	2,668,204	2,721,569	2,776,000	2,831,520	2,888,150	2,945,913	3,004,832	3,064,928	3,126,227	3,188,751	3,252,526	3,317,577	3,383,928	3,451,607	3,520,639	3,591,052	3,662,873	3,736,130	3,810,853	3,887,070	3,964,811	92,846,240	City of El Paso
El Paso County	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC	$ -	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	EPCC
University Medical	$ -	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	University Medical
El Paso I.S.D.	$ -	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	El Paso I.S.D.
Municipal Transit-Sun City Area Transit Tax	$ -	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	Municipal Transit-Sun Cit
State of Texas		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	State of Texas
	$ 28,607,162	0	0	0	304,590	691,471	1,546,059	1,963,075	2,277,287	2,322,833	2,369,289	2,416,675	2,465,008	2,514,309	2,564,595	2,615,887	2,668,204	2,721,569	2,776,000	2,831,520	2,888,150	2,945,913	3,004,832	3,064,928	3,126,227	3,188,751	3,252,526	3,317,577	3,383,928	3,451,607	3,520,639	3,591,052	3,662,873	3,736,130	3,810,853	3,887,070	3,964,811	92,846,240	

Financial Feasibility Analysis - 100% of Revenues

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

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

TIRZ_11

REAL PROPERTY TAX			
City of El Paso	0.8034300	100.00%	0.8034300
El Paso County	0.4526940	100.00%	0.4526940
EPCC	0.1416380	100.00%	0.1416380
University Medical	0.2519430	100.00%	0.2519430
El Paso I.S.D.	1.3100000	100.00%	1.3100000
Other	0.0000000	100.00%	0.0000000
	2.9597050		*2.9597050*

TIRZ_11A

REAL PROPERTY TAX			
	0.8034300	100.00%	0.8034300
	0.4526940	100.00%	0.4526940
	0.1416380	100.00%	0.1416380
	0.2519430	100.00%	0.2519430
	1.3100000	100.00%	1.3100000
	0.0000000	100.00%	0.0000000
	2.9597050		*2.9597050*

BUSINESS PERSONAL PROPERTY TAX			
City of El Paso	0.8034300	100%	0.8034300
El Paso County	0.4526940	100%	0.4526940
EPCC	0.1416380	100%	0.1416380
University Medical	0.2519430	100%	0.2519430
El Paso I.S.D.	1.3100000	100%	1.3100000
Other	0.0000000	100%	0.0000000
	2.9597050		*2.9597050*

SALES TAX			
Local Sales Tax	0.0200000	50.00%	0.0100000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

HOT	
City HOT	9.00%
County HOT	2.50%
State HOT	6.00%

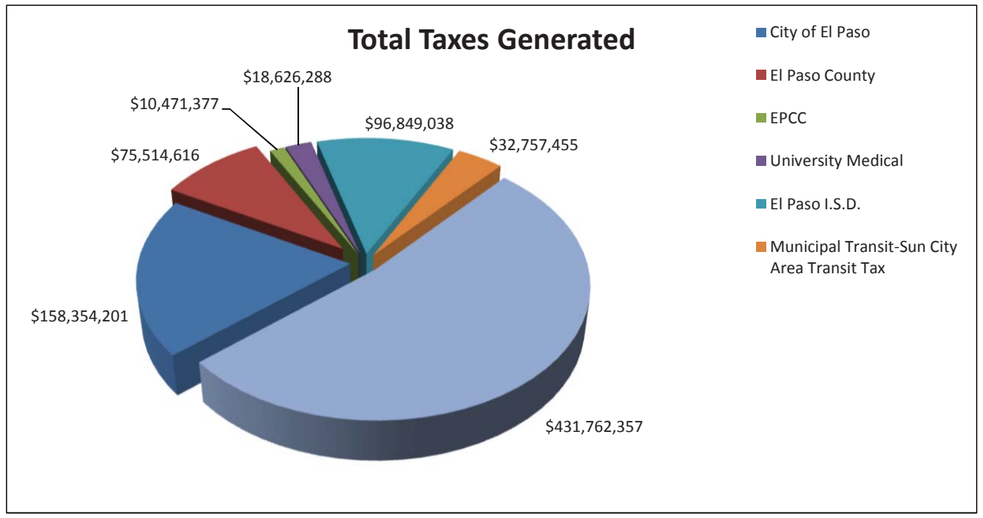
REVENUE YEAR	BASE YEAR 2018	1 2019	2 2020	3 2021	4 2022	5 2023	6 2024	7 2025	8 2026	9 2027	10 2028	11 2029	12 2030	13 2031	14 2032	15 2033	16 2034	17 2035	18 2036	19 2037	20 2038	21 2039	22 2040	23 2041	24 2042	25 2043	26 2044	27 2045	28 2046	29 2047	30 2048	31 2049	32 2050	33 2051	34 2052	35 2053	36 2054	TOTALS	
BASE YEAR TIRZ #11																																							
City of El Paso	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		
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC	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		
University Medical	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		
El Paso I.S.D.	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		
Other	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																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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 INCREMENT																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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		
REVENUE A																																							
TAXABLE VALUE GROWTH																																							
City of El Paso		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	City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC		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	EPCC
University Medical		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	University Medical
El Paso I.S.D.		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	El Paso I.S.D.
Other		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	Other
npv @ 6%	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	
BASE YEAR TIRZ #11A																																							
City of El Paso	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		
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC	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		
University Medical	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		
El Paso I.S.D.	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		
Other	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																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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 INCREMENT																																							
City of El Paso		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		
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
EPCC		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		
University Medical		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		
El Paso I.S.D.		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		
Other		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		
REVENUE B																																							
TAXABLE VALUE GROWTH																																							
City of El Paso		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	City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	El Paso County
EPCC		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	EPCC
University Medical		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	University Medical
El Paso I.S.D.		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	El Paso I.S.D.
Other		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	Other
npv @ 6%	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	
REVENUE #1 - HOTEL																																							
REAL PROPERTY TAX		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	42,664,805	43,518,101	44,388,463	45,276,232	46,181,757	47,105,392	48,047,500	49,008,450	49,988,619	50,988,391	52,008,159	53,048,322	54,109,288	55,191,474	56,295,304	57,421,210	58,569,634	59,741,027	60,935,847	62,154,564	63,397,655		
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	0	0	0	0	0	0	0	0		
City of El Paso		0	0	0	140,600	210,900	281,201	286,825	292,561	298,412	304,380	310,468	316,677	323,011	329,471	336,061	342,782	349,637	356,630	363,763	371,038	378,459	386,028	393,749	401,624	409,656	417,849	426,206	434,730	443,425	452,293	461,339	470,566	479,977	489,577	499,368	509,356	12,268,621	City of El Paso
El Paso County		0	0	0	79,221	118,832	158,443	161,612	164,844	168,141	171,504	174,934	178,432	182,001	185,641	189,354	193,141	197,004	200,944	204,963	209,062	213,243	217,508	221,858	226,295	230,821	235,438	240,147	244,950	249,848	254,845	259,942	265,141	270,444	275,853	281,370	286,997	6,912,775	El Paso County
EPCC		0	0	0	24,787	37,180	49,573	50,565	51,576	52,608	53,660	54,733	55,828	56,944	58,083	59,245	60,430	61,638	62,871	64,128	65,411	66,719	68,054	69,415	70,803	72,219	73,663	75,137	76,639	78,172	79,736	81,330	82,957	84,616	86,308	88,034	89,795	2,162,855	EPCC
University Medical		0	0	0	44,090	66,135	88,180	89,944	91,743	93,577	95,449	97,358	99,305	101,291	103,317	105,383	107,491	109,641	111,834	114,070	116,352	118,679	121,052	123,473	125,943	128,462	131,031	133,652	136,325	139,051	141,832	144,669	147,562	150,513	153,524	156,594	159,726	3,847,246	University Medical
El Paso I.S.D.		0	0	0	229,250	343,875	458,500	467,670	477,023	486,564	496,295	506,221	516,345	526,672	537,206	547,950	558,909	570,087	581,489	593,119	604,981	617,081	629,422	642,011	654,851	667,948	681,307	694,933	708,832	723,008	737,468	752,218	767,262	782,607	798,260	814,225	830,509	20,004,099	El Paso I.S.D.
Other		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	Other
npv @ 6%	14,470,010	0	0	0	517,948	776,923	1,035,897	1,056,615	1,077,747	1,099,302	1,121,288	1,143,714	1,166,588	1,189,920	1,213,718	1,237,993	1,262,752	1,288,007	1,313,768	1,340,043	1,366,844	1,394,181	1,422,064	1,450,506	1,479,516	1,509,106	1,539,288	1,570,074	1,601,475	1,633,505	1,666,175	1,699,498	1,733,488	1,768,158	1,803,521	1,839,592	1,876,384	45,195,596	
REVENUE #2 - RETAIL																																							
REAL PROPERTY TAX		0	0	0	6,876,750	20,499,325	29,029,800	34,121,900	34,804,338	35,500,425	36,210,433	36,934,642	37,673,335	38,426,801	39,195,337	39,979,244	40,778,829	41,594,406	42,426,294	43,274,820	44,140,316	45,023,122	45,923,585	46,842,057	47,778,898	48,734,476	49,709,165	50,703,348	51,717,415	52,751,764	53,806,799	54,882,935	55,980,594	57,100,206	58,242,210	59,407,054	60,595,195		
BUSINESS PERSONAL PROPERTY		0	0	0	343,838	1,279,571	1,833,398	2,215,305	2,259,611	2,304,803	2,350,899	2,397,917	2,445,876	2,494,793	2,544,689	2,595,583	2,647,495	2,700,444	2,754,453	2,809,542	2,865,733	2,923,048	2,981,509	3,041,139	3,101,962	3,164,001	3,227,281	3,291,827	3,357,663	3,424,816	3,493,313	3,563,179	3,634,443	3,707,132	3,781,274	3,856,900	3,934,038		
City of El Paso		0	0	0	58,012	174,978	247,964	291,944	297,783	303,739	309,813	316,010	322,330	328,776	335,352	342,059	348,900	355,878	362,996	370,256	377,661	385,214	392,918	400,777	408,792	416,968	425,307	433,813	442,490	451,339	460,366	469,574	478,965	488,544	498,315	508,282	518,447	12,324,562	City of El Paso
El Paso County		0	0	0	32,687	98,592	139,716	164,496	167,786	171,142	174,565	178,056	181,617	185,250	188,955	192,734	196,588	200,520	204,531	208,621	212,794	217,049	221,390	225,818	230,335	234,941	239,640	244,433	249,322	254,308	259,394	264,582	269,874	275,271	280,777	286,392	292,120	6,944,296	El Paso County
EPCC		0	0	0	10,227	30,847	43,714	51,467	52,497	53,547	54,618	55,710	56,824	57,961	59,120	60,302	61,508	62,738	63,993	65,273	66,578	67,910	69,268	70,654	72,067	73,508	74,978	76,478	78,007	79,567	81,159	82,782	84,438	86,126	87,849	89,606	91,398	2,172,717	EPCC
University Medical		0	0	0	18,192	54,870	77,758	91,549	93,380	95,248	97,153	99,096	101,078	103,099	105,161	107,264	109,410	111,598	113,830	116,106	118,428	120,797	123,213	125,677	128,191	130,755	133,370	136,037	138,758	141,533	144,364	147,251	150,196	153,200	156,264	159,389	162,577	3,864,789	University Medical
El Paso I.S.D.		0	0	0	94,590	285,304	404,308	476,017	485,538	495,248	505,153	515,257	525,562	536,073	546,794	557,730	568,885	580,263	591,868	603,705	615,779	628,095	640,657	653,470	666,539	679,870	693,467	707,337	721,484	735,913	750,631	765,644	780,957	796,576	812,508	828,758	845,333	20,095,312	El Paso I.S.D.
Other		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	Other
npv @ 6%	14,271,376	0	0	0	213,708	644,591	913,460	1,075,474	1,096,984	1,118,923	1,141,302	1,164,128	1,187,410	1,211,158	1,235,382	1,260,089	1,285,291	1,310,997	1,337,217	1,363,961	1,391,240	1,419,065	1,447,447	1,476,395	1,505,923	1,536,042	1,566,763	1,598,098	1,630,060	1,662,661	1,695,914	1,729,833	1,764,429	1,799,718	1,835,712	1,872,426	1,909,875	45,401,676	

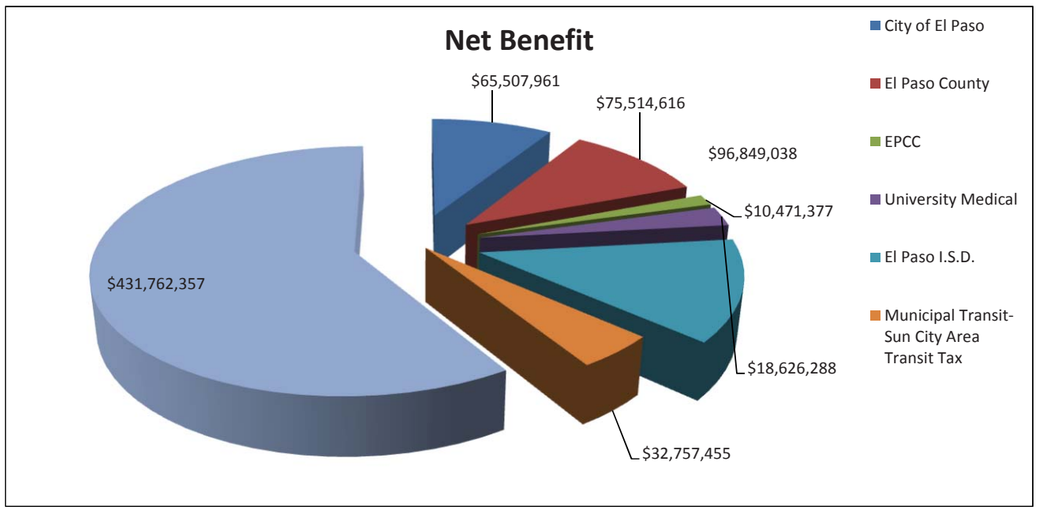
Financial Feasibility Analysis - 100% of Revenues

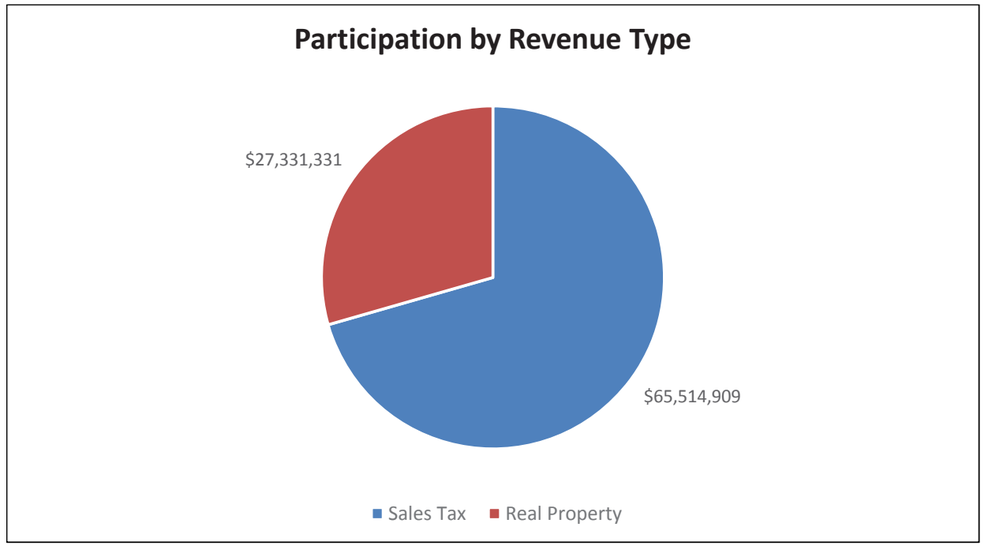
REVENUE #3 - OFFICE																																	
REAL PROPERTY TAX	0	0	0	4,975,250	7,462,875	9,950,500	10,149,510	10,352,500	10,559,550	10,770,741	10,986,156	11,205,879	11,429,997	11,658,597	11,891,769	12,129,604	12,372,196	12,619,640	12,872,033	13,129,473	13,392,063	13,659,904	13,933,102	14,211,764	14,496,000	14,785,920	15,081,638	15,383,271	15,690,936	16,004,755	16,324,850	16,651,347	16,984,374	17,324,061	17,670,543	18,023,953		
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	0	0	0	0	0	0	0		
City of El Paso	0	0	0	39,973	59,959	79,945	81,544	83,175	84,839	86,535	88,266	90,031	91,832	93,669	95,542	97,453	99,402	101,390	103,418	105,486	107,596	109,748	111,943	114,182	116,465	118,795	121,170	123,594	126,066	128,587	131,159	133,782	136,458	139,187	141,970	144,810	3,487,969	City of El Paso
El Paso County	0	0	0	22,523	33,784	45,045	45,946	46,865	47,802	48,758	49,734	50,728	51,743	52,778	53,833	54,910	56,008	57,128	58,271	59,436	60,625	61,838	63,074	64,336	65,623	66,935	68,274	69,639	71,032	72,453	73,902	75,380	76,887	78,425	79,993	81,593	1,965,302	El Paso County
EPCC	0	0	0	7,047	10,570	14,094	14,376	14,663	14,956	15,255	15,561	15,872	16,189	16,513	16,843	17,180	17,524	17,874	18,232	18,596	18,968	19,348	19,735	20,129	20,532	20,942	21,361	21,789	22,224	22,669	23,122	23,585	24,056	24,537	25,028	25,529	614,900	EPCC
University Medical	0	0	0	12,535	18,802	25,070	25,571	26,082	26,604	27,136	27,679	28,232	28,797	29,373	29,960	30,560	31,171	31,794	32,430	33,079	33,740	34,415	35,103	35,806	36,522	37,252	37,997	38,757	39,532	40,323	41,129	41,952	42,791	43,647	44,520	45,410	1,093,772	University Medical
El Paso I.S.D.	0	0	0	65,176	97,764	130,352	132,959	135,618	138,330	141,097	143,919	146,797	149,733	152,728	155,782	158,898	162,076	165,317	168,624	171,996	175,436	178,945	182,524	186,174	189,898	193,696	197,569	201,521	205,551	209,662	213,856	218,133	222,495	226,945	231,484	236,114	5,687,165	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
4,113,824	**0**	**0**	**0**	**147,253**	**220,879**	**294,505**	**300,396**	**306,403**	**312,532**	**318,782**	**325,158**	**331,661**	**338,294**	**345,060**	**351,961**	**359,000**	**366,181**	**373,504**	**380,974**	**388,594**	**396,366**	**404,293**	**412,379**	**420,626**	**429,039**	**437,620**	**446,372**	**455,299**	**464,405**	**473,694**	**483,167**	**492,831**	**502,687**	**512,741**	**522,996**	**533,456**	**12,849,108**	
REVENUE #4 - SALES TAX																																						
SALES	0	0	0	6,876,750	25,591,425	36,667,950	44,306,100	45,192,222	46,096,066	47,017,988	47,958,348	48,917,514	49,895,865	50,893,782	51,911,658	52,949,891	54,008,889	55,089,066	56,190,848	57,314,665	58,460,958	59,630,177	60,822,781	62,039,236	63,280,021	64,545,621	65,836,534	67,153,265	68,496,330	69,866,256	71,263,582	72,688,853	74,142,630	75,625,483	77,137,993	78,680,752		
City of El Paso	0	0	0	68,768	255,914	366,680	443,061	451,922	460,961	470,180	479,583	489,175	498,959	508,938	519,117	529,499	540,089	550,891	561,908	573,147	584,610	596,302	608,228	620,392	632,800	645,456	658,365	671,533	684,963	698,663	712,636	726,889	741,426	756,255	771,380	786,808	18,665,495	City of El Paso
El Paso County	0	0	0	34,384	127,957	183,340	221,531	225,961	230,480	235,090	239,792	244,588	249,479	254,469	259,558	264,749	270,044	275,445	280,954	286,573	292,305	298,151	304,114	310,196	316,400	322,728	329,183	335,766	342,482	349,331	356,318	363,444	370,713	378,127	385,690	393,404	9,332,747	El Paso County
Municipal Transit-Sun City Area Transit Tax	0	0	0	34,384	127,957	183,340	221,531	225,961	230,480	235,090	239,792	244,588	249,479	254,469	259,558	264,749	270,044	275,445	280,954	286,573	292,305	298,151	304,114	310,196	316,400	322,728	329,183	335,766	342,482	349,331	356,318	363,444	370,713	378,127	385,690	393,404	9,332,747	Municipal Transit-Sun C
State of Texas	0	0	0	429,797	1,599,464	2,291,747	2,769,131	2,824,514	2,881,004	2,938,624	2,997,397	3,057,345	3,118,492	3,180,861	3,244,479	3,309,368	3,375,556	3,443,067	3,511,928	3,582,167	3,653,810	3,726,886	3,801,424	3,877,452	3,955,001	4,034,101	4,114,783	4,197,079	4,281,021	4,366,641	4,453,974	4,543,053	4,633,914	4,726,593	4,821,125	4,917,547	116,659,344	State of Texas
npv @ 6%																																						
48,263,252	*0*	*0*	*0*	*567,332*	*2,111,293*	*3,025,106*	*3,655,253*	*3,728,358*	*3,802,925*	*3,878,984*	*3,956,564*	*4,035,695*	*4,116,409*	*4,198,737*	*4,282,712*	*4,368,366*	*4,455,733*	*4,544,848*	*4,635,745*	*4,728,460*	*4,823,029*	*4,919,490*	*5,017,879*	*5,118,237*	*5,220,602*	*5,325,014*	*5,431,514*	*5,540,144*	*5,650,947*	*5,763,966*	*5,879,245*	*5,996,830*	*6,116,767*	*6,239,102*	*6,363,884*	*6,491,162*	*153,990,334*	
REVENUE #5 - HOT																																						
HOT	0	0	0	5,810,114	7,111,579	8,462,779	8,632,035	8,804,676	8,980,769	9,160,385	9,343,592	9,530,464	9,721,073	9,915,495	10,113,805	10,316,081	10,522,402	10,732,850	10,947,507	11,166,458	11,389,787	11,617,583	11,849,934	12,086,933	12,328,672	12,575,245	12,826,750	13,083,285	13,344,951	13,611,850	13,884,087	14,161,768	14,445,004	14,733,904	15,028,582	15,329,153		
City of El Paso	0	0	0	522,910	640,042	761,650	776,883	792,421	808,269	824,435	840,923	857,742	874,897	892,395	910,242	928,447	947,016	965,957	985,276	1,004,981	1,025,081	1,045,582	1,066,494	1,087,824	1,109,580	1,131,772	1,154,407	1,177,496	1,201,046	1,225,066	1,249,568	1,274,559	1,300,050	1,326,051	1,352,572	1,379,624	33,441,259	City of El Paso
El Paso County	0	0	0	145,253	177,789	211,569	215,801	220,117	224,519	229,010	233,590	238,262	243,027	247,887	252,845	257,902	263,060	268,321	273,688	279,161	284,745	290,440	296,248	302,173	308,217	314,381	320,669	327,082	333,624	340,296	347,102	354,044	361,125	368,348	375,715	383,229	9,289,239	El Paso County
State of Texas	0	0	0	348,607	426,695	507,767	517,922	528,281	538,846	549,623	560,616	571,828	583,264	594,930	606,828	618,965	631,344	643,971	656,850	669,987	683,387	697,055	710,996	725,216	739,720	754,515	769,605	784,997	800,697	816,711	833,045	849,706	866,700	884,034	901,715	919,749	22,294,173	State of Texas
npv @ 6%																																						
21,006,091	**0**	**0**	**0**	**1,016,770**	**1,244,526**	**1,480,986**	**1,510,606**	**1,540,818**	**1,571,635**	**1,603,067**	**1,635,129**	**1,667,831**	**1,701,188**	**1,735,212**	**1,769,916**	**1,805,314**	**1,841,420**	**1,878,249**	**1,915,814**	**1,954,130**	**1,993,213**	**2,033,077**	**2,073,738**	**2,115,213**	**2,157,518**	**2,200,668**	**2,244,681**	**2,289,575**	**2,335,366**	**2,382,074**	**2,429,715**	**2,478,309**	**2,527,876**	**2,578,433**	**2,630,002**	**2,682,602**	***65,024,671***	
REVENUE #6 - RETAIL																																						
REAL PROPERTY TAX	0	0	0	0	0	39,000,000	58,500,000	78,000,000	79,560,000	81,151,200	82,774,224	84,429,708	86,118,303	87,840,669	89,597,482	91,389,432	93,217,220	95,081,565	96,983,196	98,922,860	100,901,317	102,919,344	104,977,730	107,077,285	109,218,831	111,403,207	113,631,271	115,903,897	118,221,975	120,586,414	122,998,143	125,458,105	127,967,268	130,526,613	133,137,145	135,799,888		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	975,000	1,462,500	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984	2,624,443	2,676,932	2,730,471	2,785,080	2,840,782	2,897,597	2,955,549	3,014,660	3,074,954	3,136,453	3,199,182	3,263,165	3,328,429	3,394,997		
City of El Paso	0	0	0	321,171	481,757	642,342	655,189	668,293	681,659	695,292	709,198	723,382	737,849	752,606	767,658	783,012	798,672	814,645	830,938	847,557	864,508	881,798	899,434	917,423	935,771	954,487	973,577	993,048	1,012,909	1,033,167	1,053,831	1,074,907	1,096,405	1,118,333	25,720,820	City of El Paso
El Paso County	0	0	0	180,964	271,447	361,929	369,167	376,551	384,082	391,763	399,599	407,591	415,742	424,057	432,538	441,189	450,013	459,013	468,194	477,557	487,109	496,851	506,788	516,924	527,262	537,807	548,563	559,535	570,725	582,140	593,783	605,658	617,771	630,127	14,492,440	El Paso County
EPCC	0	0	0	56,620	84,930	113,240	115,504	117,814	120,171	122,574	125,026	127,526	130,077	132,678	135,332	138,038	140,799	143,615	146,487	149,417	152,406	155,454	158,563	161,734	164,969	168,268	171,633	175,066	178,567	182,139	185,782	189,497	193,287	197,153	4,534,386	EPCC
University Medical	0	0	0	100,714	151,071	201,428	205,457	209,566	213,757	218,033	222,393	226,841	231,378	236,006	240,726	245,540	250,451	255,460	260,569	265,781	271,096	276,518	282,048	287,689	293,443	299,312	305,298	311,404	317,632	323,985	330,465	337,074	343,815	350,692	8,065,644	University Medical
El Paso I.S.D.	0	0	0	523,673	785,509	1,047,345	1,068,292	1,089,658	1,111,451	1,133,680	1,156,354	1,179,481	1,203,070	1,227,132	1,251,674	1,276,708	1,302,242	1,328,287	1,354,852	1,381,949	1,409,588	1,437,780	1,466,536	1,495,867	1,525,784	1,556,300	1,587,426	1,619,174	1,651,558	1,684,589	1,718,280	1,752,646	1,787,699	1,823,453	41,938,034	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
28,462,819	**0**	**0**	**0**	**0**	**0**	**1,183,142**	**1,774,713**	**2,366,284**	**2,413,610**	**2,461,882**	**2,511,120**	**2,561,342**	**2,612,569**	**2,664,820**	**2,718,117**	**2,772,479**	**2,827,929**	**2,884,487**	**2,942,177**	**3,001,020**	**3,061,041**	**3,122,262**	**3,184,707**	**3,248,401**	**3,313,369**	**3,379,636**	**3,447,229**	**3,516,174**	**3,586,497**	**3,658,227**	**3,731,392**	**3,806,020**	**3,882,140**	**3,959,783**	**4,038,978**	**4,119,758**	**94,751,305**	
REVENUE #7 - SALES TAX																																						
SALES	0	0	0	0	0	58,500,000	87,750,000	117,000,000	119,340,000	121,726,800	124,161,336	126,644,563	129,177,454	131,761,003	134,396,223	137,084,148	139,825,831	142,622,347	145,474,794	148,384,290	151,351,976	154,379,015	157,466,596	160,615,927	163,828,246	167,104,811	170,446,907	173,855,845	177,332,962	180,879,621	184,497,214	188,187,158	191,950,901	195,789,919	199,705,718	203,699,832		
City of El Paso	0	0	0	0	0	585,000	877,500	1,170,000	1,193,400	1,217,268	1,241,613	1,266,446	1,291,775	1,317,610	1,343,962	1,370,841	1,398,258	1,426,223	1,454,748	1,483,843	1,513,520	1,543,790	1,574,666	1,606,159	1,638,282	1,671,048	1,704,469	1,738,558	1,773,330	1,808,796	1,844,972	1,881,872	1,919,509	1,957,899	1,997,057	2,036,998	46,849,414	City of El Paso
El Paso County	0	0	0	0	0	292,500	438,750	585,000	596,700	608,634	620,807	633,223	645,887	658,805	671,981	685,421	699,129	713,112	727,374	741,921	756,760	771,895	787,333	803,080	819,141	835,524	852,235	869,279	886,665	904,398	922,486	940,936	959,755	978,950	998,529	1,018,499	23,424,707	El Paso County
Municipal Transit-Sun City Area Transit Tax	0	0	0	0	0	292,500	438,750	585,000	596,700	608,634	620,807	633,223	645,887	658,805	671,981	685,421	699,129	713,112	727,374	741,921	756,760	771,895	787,333	803,080	819,141	835,524	852,235	869,279	886,665	904,398	922,486	940,936	959,755	978,950	998,529	1,018,499	23,424,707	Municipal Transit-Sun C
State of Texas	0	0	0	0	0	3,656,250	5,484,375	7,312,500	7,458,750	7,607,925	7,760,084	7,915,285	8,073,591	8,235,063	8,399,764	8,567,759	8,739,114	8,913,897	9,092,175	9,274,018	9,459,498	9,648,688	9,841,662	10,038,495	10,239,265	10,444,051	10,652,932	10,865,990	11,083,310	11,304,976	11,531,076	11,761,697	11,996,931	12,236,870	12,481,607	12,731,240	292,808,840	State of Texas
npv @ 6%																																						
116,104,973	*0*	*0*	*0*	*0*	*0*	*4,826,250*	*7,239,375*	*9,652,500*	*9,845,550*	*10,042,461*	*10,243,310*	*10,448,176*	*10,657,140*	*10,870,283*	*11,087,688*	*11,309,442*	*11,535,631*	*11,766,344*	*12,001,671*	*12,241,704*	*12,486,538*	*12,736,269*	*12,990,994*	*13,250,814*	*13,515,830*	*13,786,147*	*14,061,870*	*14,343,107*	*14,629,969*	*14,922,569*	*15,221,020*	*15,525,441*	*15,835,949*	*16,152,668*	*16,475,722*	*16,805,236*	***386,507,669***	
REVENUE #8 - OFFICE																																						
REAL PROPERTY TAX	0	0	2,187,500	3,281,250	6,562,500	7,656,250	13,125,000	15,312,500	17,500,000	17,850,000	18,207,000	18,571,140	18,942,563	19,321,414	19,707,842	20,101,999	20,504,039	20,914,120	21,332,402	21,759,050	22,194,231	22,638,116	23,090,878	23,552,696	24,023,750	24,504,225	24,994,309	25,494,196	26,004,079	26,524,161	27,054,644	27,595,737	28,147,652	28,710,605	29,284,817	29,870,513		
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	0	0	0	0	0	0	0	0		
City of El Paso	0	0	17,575	26,363	52,725	61,513	105,450	123,025	140,600	143,412	146,281	149,206	152,190	155,234	158,339	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	5,596,060	City of El Paso
El Paso County	0	0	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,806	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	3,153,110	El Paso County
EPCC	0	0	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,435	32,064	32,705	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,478	42,308	986,539	EPCC
University Medical	0	0	5,511	8,267	16,534	19,289	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,515	66,826	68,162	69,526	70,916	72,334	73,781	75,257	1,754,836	University Medical
El Paso I.S.D.	0	0	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	9,124,427	El Paso I.S.D.
Other	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	Other
npv @ 6%																																						
6,335,976	**0**	**0**	**64,744**	**97,115**	**194,231**	**226,602**	**388,461**	**453,205**	**517,948**	**528,307**	**538,873**	**549,651**	**560,644**	**571,857**	**583,294**	**594,960**	**606,859**	**618,996**	**631,376**	**644,004**	**656,884**	**670,021**	**683,422**	**697,090**	**711,032**	**725,253**	**739,758**	**754,553**	**769,644**	**785,037**	**800,738**	**816,752**	**833,087**	**849,749**	**866,744**	**884,079**	**20,614,972**	
REVENUE A, B, 1, 2, 3, 4, 5, 6, 7, & 8	**0**	**0**	**64,744**	**2,560,126**	**5,192,442**	**12,985,949**	**17,000,893**	**20,222,300**	**20,682,425**	**21,096,073**	**21,517,995**	**21,948,355**	**22,387,322**	**22,835,068**	**23,291,770**	**23,757,605**	**24,232,757**	**24,717,412**	**25,211,761**	**25,715,996**	**26,230,316**	**26,754,922**	**27,290,021**	**27,835,821**	**28,392,537**	**28,960,388**	**29,539,596**	**30,130,388**	**30,732,996**	**31,347,655**	**31,974,609**	**32,614,101**	**33,266,383**	**33,931,710**	**34,610,345**	**35,302,551**	**824,335,330**	
Running Total	**0**	**0**	**64,744**	**2,624,870**	**7,817,312**	**20,803,261**	**37,804,154**	**58,026,453**	**78,708,878**	**99,804,952**	**121,322,947**	**143,271,302**	**165,658,623**	**188,493,692**	**211,785,462**	**235,543,067**	**259,775,824**	**284,493,236**	**309,704,997**	**335,420,993**	**361,651,309**	**388,406,231**	**415,696,251**	**443,532,072**	**471,924,609**	**500,884,997**	**530,424,593**	**560,554,981**	**591,287,977**	**622,635,632**	**654,610,241**	**687,224,341**	**720,490,724**	**754,422,434**	**789,032,779**	**824,335,330**		
NET PRESENT VALUE @ 6%	**253,028,322**																																					
GROSS	**824,335,330**																																					

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054		
City of El Paso	$	49,091,647	0	0	17,575	856,626	1,394,519	2,705,123	3,344,964	3,853,230	3,945,409	4,024,317	4,104,803	4,186,899	4,270,637	4,356,050	4,443,171	4,532,034	4,622,675	4,715,129	4,809,431	4,905,620	5,003,732	5,103,807	5,205,883	5,310,001	5,416,201	5,524,525	5,635,015	5,747,715	5,862,670	5,979,923	6,099,522	6,221,512	6,345,942	6,472,861	6,602,318	6,734,365	158,354,201	City of El Paso
El Paso County	$	23,310,424	0	0	9,903	328,922	586,663	1,246,237	1,578,998	1,841,821	1,887,174	1,924,917	1,963,416	2,002,684	2,042,738	2,083,592	2,125,264	2,167,769	2,211,125	2,255,347	2,300,454	2,346,463	2,393,393	2,441,260	2,490,086	2,539,887	2,590,685	2,642,499	2,695,349	2,749,256	2,804,241	2,860,326	2,917,532	2,975,883	3,035,401	3,096,109	3,158,031	3,221,191	75,514,616	El Paso County
EPCC	$	3,237,613	0	0	3,098	46,708	87,892	174,845	219,927	253,664	261,402	266,630	271,962	277,401	282,949	288,608	294,381	300,268	306,274	312,399	318,647	325,020	331,520	338,151	344,914	351,812	358,848	366,025	373,346	380,813	388,429	396,197	404,121	412,204	420,448	428,857	437,434	446,183	10,471,377	EPCC
University Medical	$	5,759,004	0	0	5,511	83,083	156,341	311,011	391,203	451,212	464,976	474,276	483,761	493,436	503,305	513,371	523,639	534,111	544,794	555,689	566,803	578,139	589,702	601,496	613,526	625,797	638,313	651,079	664,100	677,382	690,930	704,749	718,844	733,220	747,885	762,843	778,099	793,661	18,626,288	University Medical
El Paso I.S.D.	$	29,944,453	0	0	28,656	432,000	812,911	1,617,129	2,034,092	2,346,118	2,417,684	2,466,038	2,515,359	2,565,666	2,616,979	2,669,319	2,722,705	2,777,159	2,832,703	2,889,357	2,947,144	3,006,087	3,066,208	3,127,533	3,190,083	3,253,885	3,318,963	3,385,342	3,453,049	3,522,110	3,592,552	3,664,403	3,737,691	3,812,445	3,888,694	3,966,467	4,045,797	4,126,713	96,849,038	El Paso I.S.D.
Municipal Transit-Sun City Area Transit Tax	$	9,961,711	0	0	0	34,384	127,957	475,840	660,281	810,961	827,180	843,724	860,598	877,810	895,367	913,274	931,539	950,170	969,174	988,557	1,008,328	1,028,495	1,049,065	1,070,046	1,091,447	1,113,276	1,135,541	1,158,252	1,181,417	1,205,046	1,229,146	1,253,729	1,278,804	1,304,380	1,330,468	1,357,077	1,384,219	1,411,903	32,757,455	Municipal Transit-Sun C
State of Texas	$	131,723,471	0	0	0	778,404	2,026,159	6,455,764	8,771,428	10,665,294	10,878,600	11,096,172	11,318,096	11,544,458	11,775,347	12,010,854	12,251,071	12,496,092	12,746,014	13,000,934	13,260,953	13,526,172	13,796,696	14,072,629	14,354,082	14,641,164	14,933,987	15,232,667	15,537,320	15,848,066	16,165,028	16,488,328	16,818,095	17,154,457	17,497,546	17,847,497	18,204,447	18,568,536	431,762,357	State of Texas
	$	121,304,851	0	0	64,744	2,560,126	5,192,442	12,985,949	17,000,893	20,222,300	20,682,425	21,096,073	21,517,995	21,948,355	22,387,322	22,835,068	23,291,770	23,757,605	24,232,757	24,717,412	25,211,761	25,715,996	26,230,316	26,754,922	27,290,021	27,835,821	28,392,537	28,960,388	29,539,596	30,130,388	30,732,996	31,347,655	31,974,609	32,614,101	33,266,383	33,931,710	34,610,345	35,302,551	824,335,330	

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	$158,354,201	$92,846,240	$65,507,961
El Paso County	$75,514,616	$0	$75,514,616
EPCC	$10,471,377	$0	$10,471,377
University Medical	$18,626,288	$0	$18,626,288
El Paso I.S.D.	$96,849,038	$0	$96,849,038
Municipal Transit-Sun City Area Transit Tax	$32,757,455	$0	$32,757,455
State of Texas (HOT & Sales)	$431,762,357	$0	$431,762,357
Total	**$824,335,330**	**$92,846,240**	**$731,489,090**







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 #11 in Years:

The TIRZ has a 36-year term and is scheduled to end on December 31, 2054.

Powers and Duties of Board of Directors:

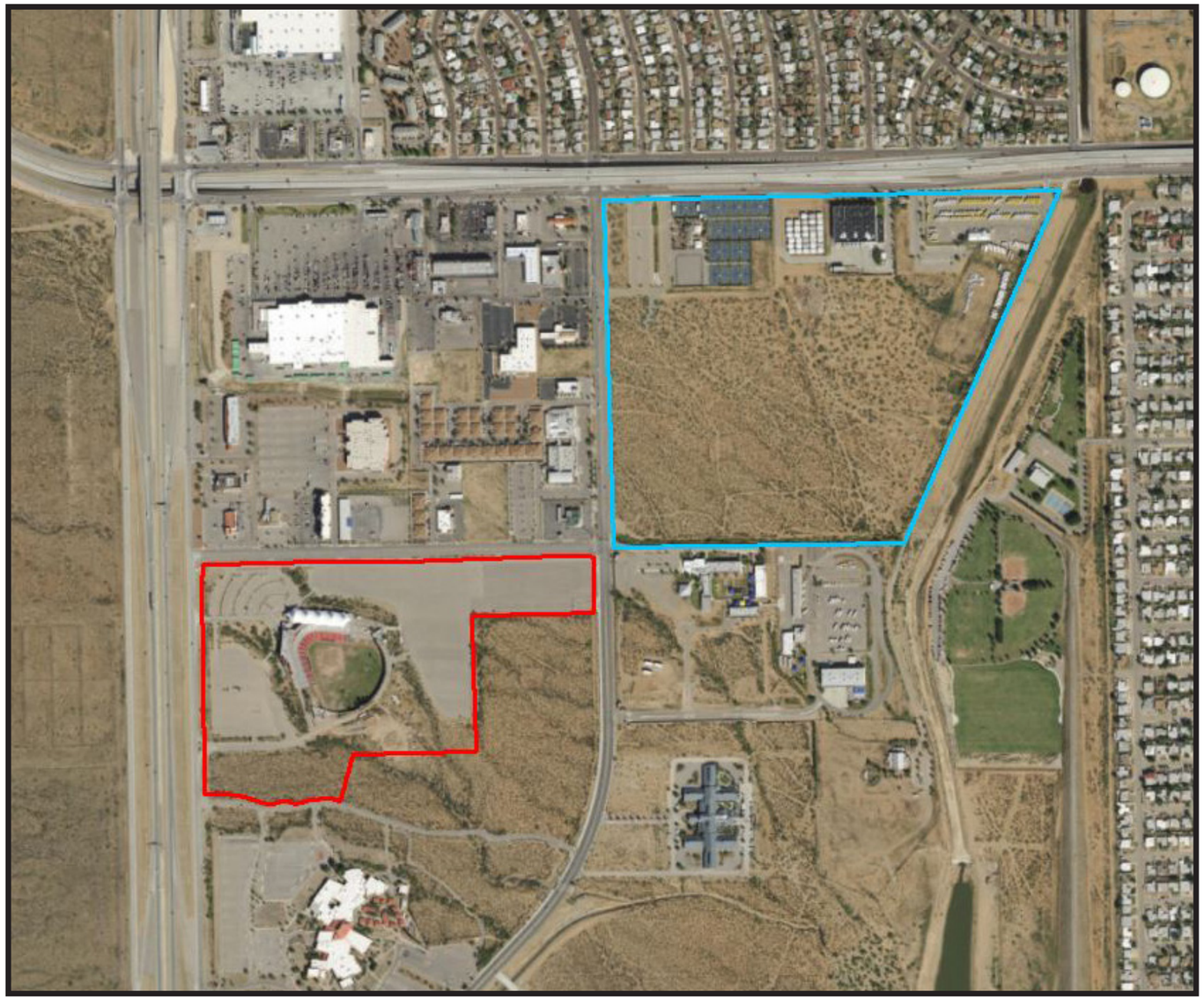
The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.



APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPERTY ID	OWNER	LEGAL DESCRIPTION	ACRES	EX.	IMPR. VALUE	LAND VALUE	BASE YEAR	BASE TAXABLE VALUE
568428	CITY OF EL PASO	7 CASTNER RANGE N PT OF BLOCK (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W)	50	Y	$ 8,289,073	$ 5,091,075	2018	$ -
21125	EL PASO ISD	6 CASTNER RANGE LOT 5	96.27	Y	$ 55,647	$ 5,661,253	2019	$ -