

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

DEPARTMENT: Economic and International Development

AGENDA DATE: Introduction: October 16, 2018
Public Hearing: October 30, 2018

CONTACT PERSON: Elizabeth K. Triggs, (915) 212-1619
TriggsEK@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

SUBJECT:

An ordinance approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas; making various findings related to such plan; identifying the tax increment to be contributed to the Zone's Tax Increment Financing Fund; providing for severability; and providing an effective date.

BACKGROUND/DISCUSSION:

On October 2, 2018, the El Paso City Council approved the creation of Tax Increment Reinvestment Zone Number Thirteen designating a noncontiguous geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code. The created Zone is located in the Northeast are of town and is intended to encourage planned, contiguous residential and commercial development that will ultimately yield additional tax revenue to all taxing jurisdictions, as well as support existing retail, entertainment and public transit developments including the former Cohen Stadium and Northgate Mall sites.

The Zone is additionally intended to serve as a funding mechanism for the design and construction of the Sean Haggerty connection, linking Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. The future connection should include pedestrian and vehicular access to create a safer and more sustainable community. It is anticipated that this connection will both mitigate public safety issues and improve access and connectivity between existing residents and services in the area, while also spurring new economic activity to further support a high quality of life for Northeast area residents.

Finally, the unique location of the Zone near the Franklin Mountain State Park offers an opportunity to provide funding for wayfinding and development and maintenance of new trails and trailheads to integrate open space amenities with nearby existing future development.

tThe Zone has a 36-year term and will sunset on December 31, 2054. The City is the only anticipated entity that will contribute to the fund. Through adoption of this ordinance the City will contribute thirty-three percent (33%) of its property tax increment to the TIRZ 13 TIF Fund created on October 2, 2018. Additionally, attached as an exhibit to this ordinance is the Final Project and Financing Plan, which governs how TIF Fund revenues can be used to finance eligible projects within the zone. On October 16, the TIRZ

13 Board will meet to consider approval of the Final Project and Financing Plan contained herein; on October 30, that recommendation will be forwarded to the El Paso City Council as it considers adoption of the plan and increment to be contributed to the Zone's TIF fund.

PRIOR COUNCIL ACTION:

On October 2, 2018, City Council approved creation of the TIRZ.

AMOUNT AND SOURCE OF FUNDING:

Incremental property tax values derived from the Tax Increment Zone No. 13 will be used to fund project costs identified in the Final Project and Financing Plan, once adopted. The TIF Fund for this Zone was created on October 2, 2018 with adoption of the Zone's creation ordinance.

BOARD/COMMISSION ACTION:

On September 12, 2018, this item was presented to the Open Space Advisory Board; feedback received during that meeting has been incorporated into the attached Project and Financing Plan as it relates to the preservation, acquisition and maintenance of open space within the Zone.

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

DEPARTMENT HEAD:



Jessica Herrera, Director
Economic & International Development

ORDINANCE NO. ____

AN ORDINANCE APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF EL PASO, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; IDENTIFYING THE TAX INCREMENT TO BE CONTRIBUTED TO THE ZONE'S TAX INCREMENT FINANCING FUND; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "Act") and pursuant to Ordinance No. 018849, adopted by the City Council of the City of El Paso, Texas (the "City") on October 2, 2018, the City created Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas (the "Zone"); and

WHEREAS, on October 16, 2018, the board of directors of the Zone (the "Board") adopted a Project and Financing Plan for the Zone, which is attached hereto as Exhibit "A" (the "Plan"), as required by Section 311.011(a) of the Act; and

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

Section 1. Findings.

That the City Council hereby makes the following findings of fact:

- 1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct.
- 1.2 That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.
- 1.3 That the Plan is feasible and the project plan conforms to the City's master plan.

Section 2. Tax Increment.

That in addition to the percentage of tax increment, as defined by Section 311.012(a) of the Act, 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 Financing Fund (the "TIF Fund") under an agreement with the City authorized by Section 311.013(f) of the Act, the TIF Fund shall consist of thirty-three percent (33%) of the City's available portion of property tax increment on properties contained within the Zone.

Section 3. Approval of Plan.

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

Section 4. Severability.

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 5. 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.

PASSED AND APPROVED on this _____ day of _____, 2018.

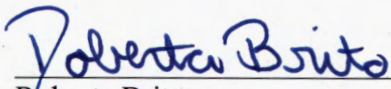
CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

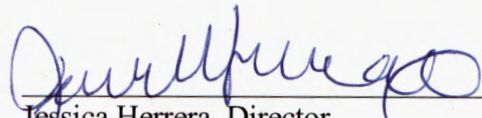
Laura Prine
City Clerk

APPROVED AS TO FORM:



Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:



Jessica Herrera, Director
Economic & International Development

Tax Increment Reinvestment Zone #13

City of El Paso, Texas

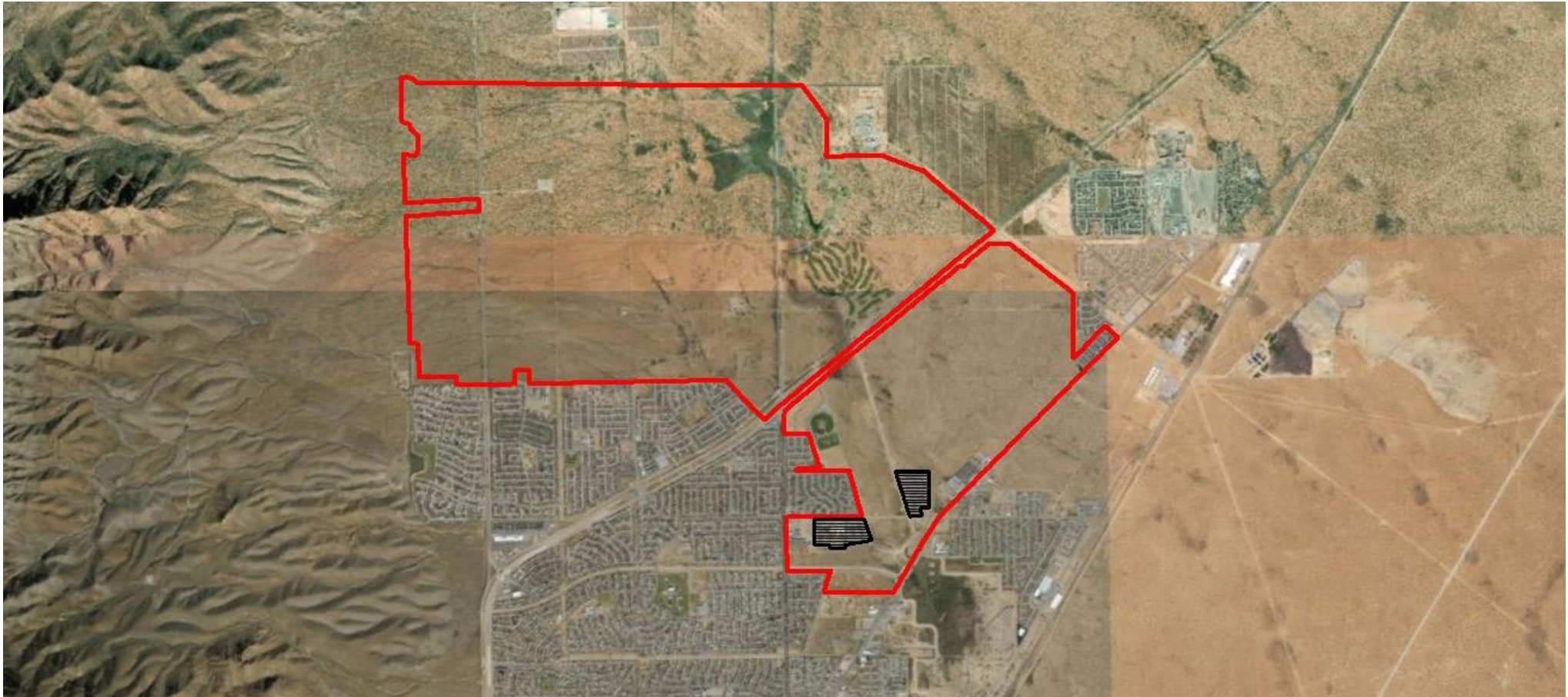


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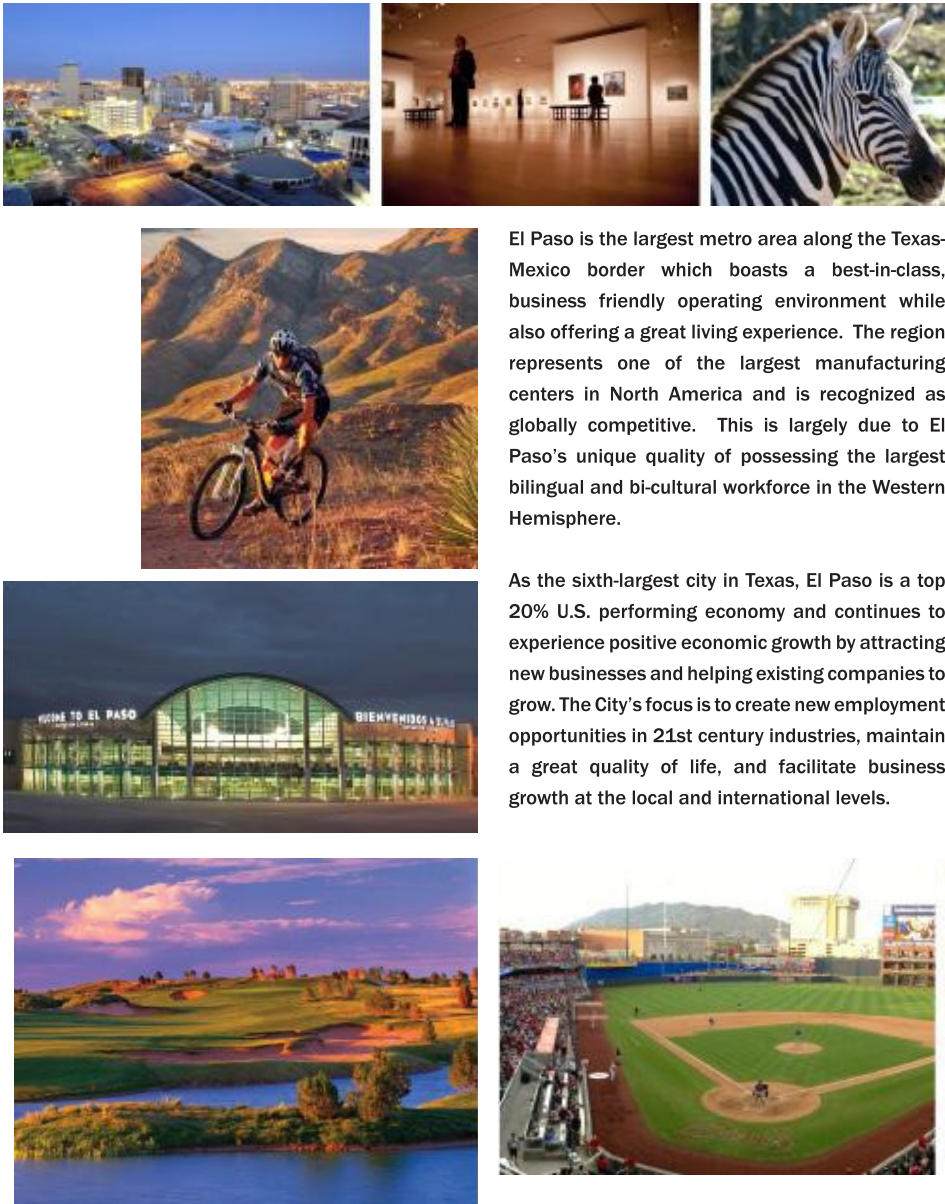
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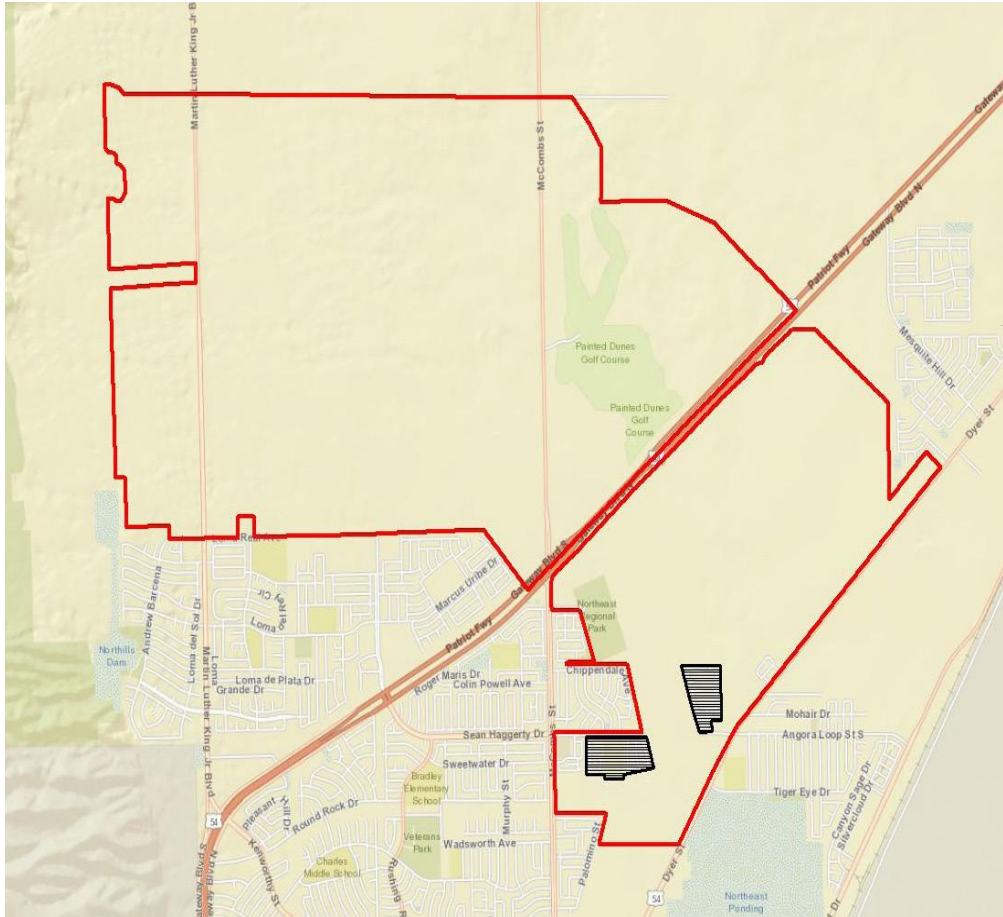
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market 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 #13, City of El Paso

The goal of Tax Increment Reinvestment Zone #13 (TIRZ) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #13 will promote the creation of mixed-use development consisting of residential and commercial development that will serve as a catalyst for Northeast El Paso ensuring contiguous, planned development that compliments existing retail, entertainment and public transit development efforts at the former Cohen Stadium site and the former Northgate Mall site, also known as Metro 31.

TIRZ #13 will specifically serve as a funding mechanism for the design and construction of a connection for Sean Haggerty from Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. The proposed construction includes pedestrian and vehicular access to create a safer and more sustainable community.

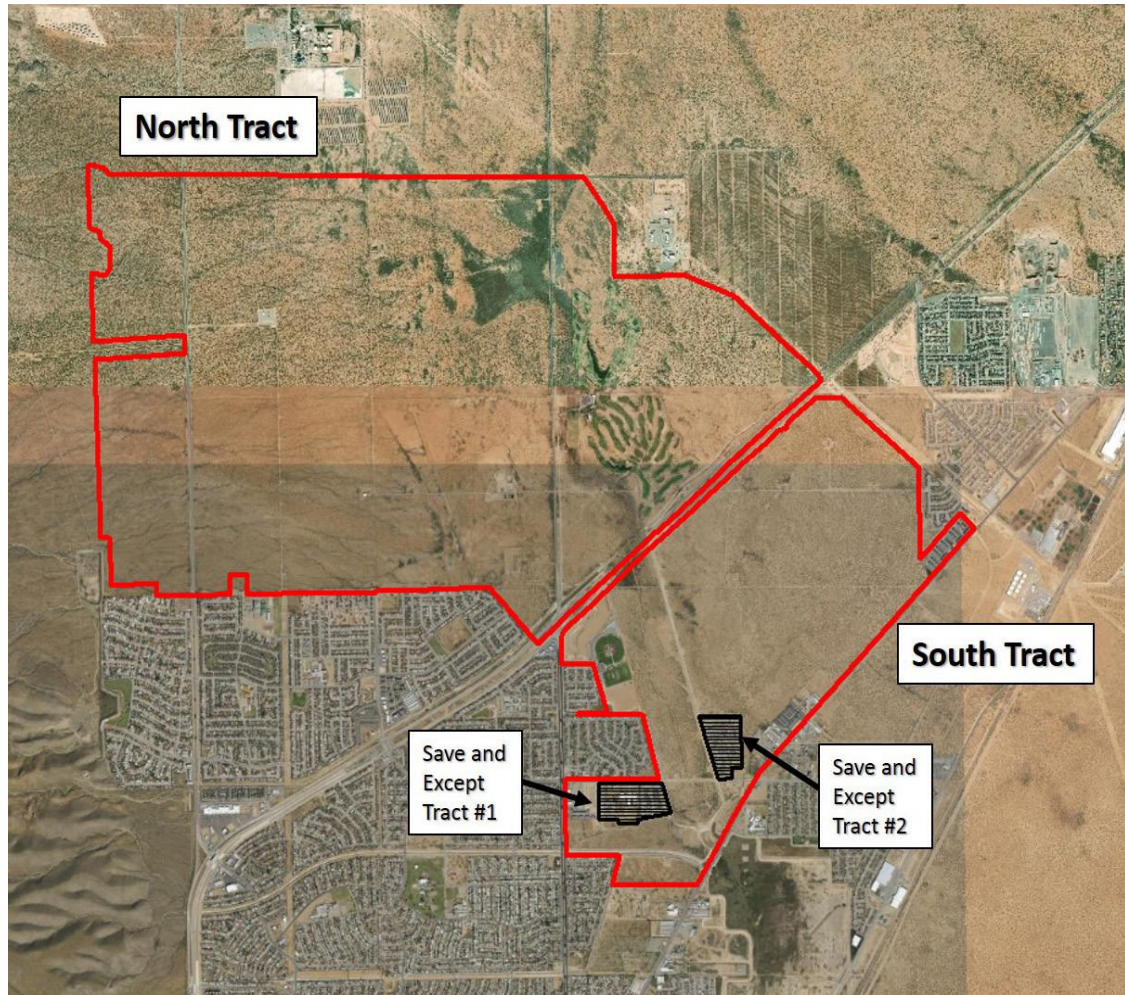
It is anticipated that this connection will both mitigate public safety issues and improve access and connectivity between existing residents and services in the area, as well as spur new economic activity to further support a high quality of life for the area.

The unique location of TIRZ #13 near the Franklin Mountain State Park additionally offers an opportunity to provide funding for wayfinding and development and maintenance of new trails and trailheads that better integrate open space amenities with nearby development.

The project and financing plan outlines the funding of \$293,314,672 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax increment within the Zone.

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





Boundary Description

El Paso TIRZ #13 is located in the northern portion of the City of El Paso encompassing approximately 6,879 acres.

 - TIRZ Boundary

TIRZ Boundary

Legal Description

North Tract:

Beginning at the northeast corner of Property ID 72532 then south to the point it meets Property ID 33554, thence

South along the eastern boundary of Property ID 33554 then southeast across the easement to the western boundary of Property ID 218824, thence

South along the western boundary of Property ID 218824 to the southwestern corner of Property ID 218824, thence

South across the easement to the northern boundary of Property ID 33554 then east along the north boundary of Property ID 33554, thence

Continuing east along the north boundary of Property ID 33554 past the northern border of Property ID 348013, thence

Continuing east along the north boundary of Property ID 33554 past the northern border of Property ID 348013, thence

East across the easement to Property ID 162050 and continuing east across Property ID 162050 to the point it meets Property ID 15580, thence

Southeast along the southwest boundary of Property ID 15580 to the point it meets the northern ROW boundary for Gateway Boulevard, thence

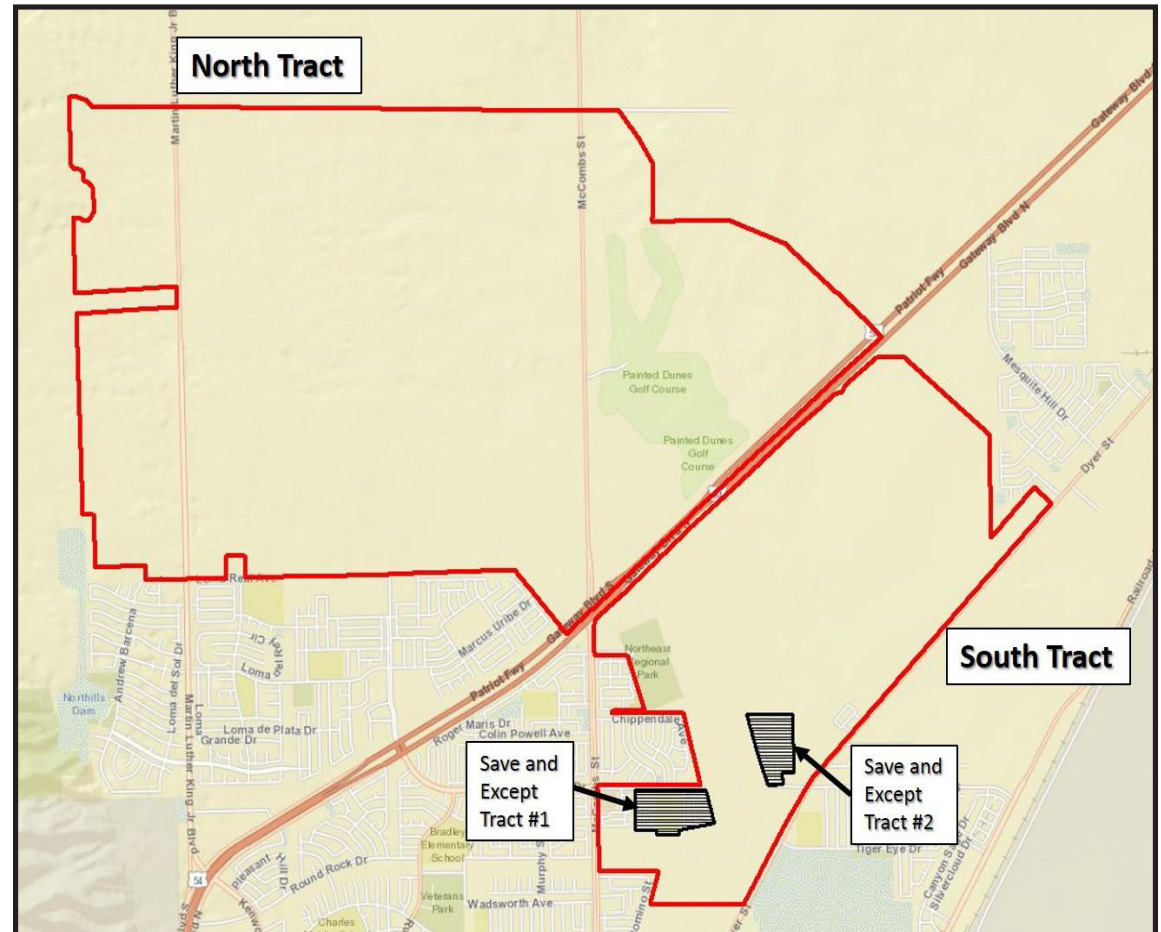
Southwest along the northern ROW boundary for Gateway Boulevard to the point it meets the southern corner of Property ID 170635, thence

North along the western boundary of Property ID 170635 to the point it meets the easement south of Property ID 41136, thence

West along the southern boundary of the easement to the point it meets the southeast corner of Property ID 204429, thence

West along the southern boundary of Property ID 204429, continuing north, west, then south, excluding from the boundaries an area for a future El Paso Water reservoir and pump station, which is approximately 6 acres, thence

Continuing west along the southern boundary of Property ID 204429 to the point it meets the eastern ROW boundary of Martin Luther King Jr. Boulevard, thence



TIRZ Boundary

West to the western ROW boundary of Martin Luther King Jr. Boulevard to the point it meets Property ID 334854, thence

West along the southern boundary of Property ID 334854 to the point it meets the northern boundary of Property ID 157540, thence

North approximately 350 feet, thence

West approximately 1,300 feet to the point it meets the EPNG Pipeline Road, thence

North along said road approximately 1,300 feet, thence

West approximately 300 feet, thence

Continuing north bisecting Property ID 33854 to the point it meets the southern boundary of Property ID 172653, thence

Continuing north bisecting Property ID 172635, thence east approximately 2,700 feet, north approximately 500 feet, then west approximately 2,700 feet, excluding from the boundaries the Roundhouse trailhead and the access road to the Roundhouse trail, providing an approximately 250 feet buffer on either side, thence

Continuing north through Property ID 172635, thence

Northeast providing for an approximately 100-foot buffer around Goon's Loop, thence

Continuing north to the southern boundary of Property ID 291053, thence

Continuing north, bisecting Property ID 291053 for approximately 1,000 feet, thence

East to the point it meets Property ID 268070, thence

East to the point it meets the western boundary of Property ID 269716, thence

East to the point it meets the western boundary Property ID 174776, thence

East to the point it meets the western boundary of Property ID 381572, thence

East to the point it meets the western boundary Property ID 352147, thence

Continuing east to the eastern boundary of Property ID 352147 and then across the easement to the point it meets the northwest corner of Property ID 72532, thence

Continuing east to the northeast corner of Property ID 72532, which is the point of beginning.

South Tract:

Beginning at the northwest corner of Property ID 336577 then east to the northeast corner of Property ID 336577, thence

East along the northern boundary then south along the northeast boundary then south along the eastern boundary to the point it meets the southern boundary, thence

South along the southern boundary of Property ID 336577 to the point it meets the northern boundary of Property ID 154771, thence

Northeast along the northern boundary of Property ID 154771 to the point it meets the boundary of Property ID 619912, thence

Northeast along the northern boundary of Property ID 619912 to the point it meets the southwest boundary of Property ID 622334, thence

South along the boundary of Property ID 619912 to the point it meets the western ROW boundary of Dyer Street, thence

South along the western ROW boundary of Dyer Street to the point it meets the southeast corner of Property ID 266123, thence

West along the southern boundary of Property ID 266123, thence

North and west along the western boundary of Property ID 266123 to the point it meets the eastern ROW boundary of McCombs Street, thence

North along the eastern ROW boundary of McCombs Street to the point it meets the northern ROW boundary of Sean Haggerty Drive, thence

East along the northern ROW boundary of Sean Haggerty Drive to the point it meets the southeast corner of Property ID 298402, thence

North along the eastern boundary of Property ID 298402 to the point it meets the southeast corner of Property ID 47626 and the boundary of Property ID 178655 thence

Continuing north along the boundary of Property ID 178655 to the point it meets the northeast corner of Property ID 155283, thence

West along the boundary of Property ID 178655 to the point it meets the northwest corner of Property ID 141681, thence

West to the northeast corner of Property ID 55846, thence

TIRZ Boundary

Continuing along the boundary of Property ID 178655 to the point it meets the southeast corner of Property ID 147012, thence

North along the boundary of Property ID 55846 to the point it meets the southwest corner of Property ID 678789 and the eastern ROW boundary of McCombs Street, thence

North along the eastern ROW boundary of McCombs Street to the point it meets the southern ROW boundary of Gateway North Boulevard, thence

East along the southern ROW boundary of Gateway North Boulevard to the point it meets the northwest corner of Property ID 336577, which is the point of beginning.

Save and Except, Tract 1:

Beginning at the northwest corner of Property ID 283192 where it meets the southern ROW boundary of Sean Haggerty Drive, thence

East along the southern ROW boundary of Sean Haggerty to the point it meets the northeast corner of Property ID 266123, thence

South along the western boundary of Property ID 266123 to the point it meets the southeast corner of Property ID 17050, thence

West along the northern boundary of Property ID 266123 to the point it meets the southwest corner of Property ID 39822, thence

North along the western boundary of Property ID 39822 to the point it meets the southwest corner of Property ID 215633, thence

North along the western boundary of Property ID 215633 to the point it meets the southwest corner of Property ID 365665, thence

North along the western boundary of Property ID 365665 to the point it meets the southwest corner of Property ID 214473, thence

North along the western boundary of Property ID 214473 to the point it meets the southwest corner of Property ID 407589, thence

North along the western boundary of Property ID 407589 to the point it meets the southwest corner of Property ID 191622, thence

North along the western boundary of Property ID 191622 to the point it meets the southwest corner of Property ID 176476, thence

North along the western boundary of Property ID 176476 to the point it meets the southwest corner of Property ID 41452, thence

North along the western boundary of Property ID 41452 to the point it meets the southwest corner of Property ID 322912, thence

North along the western boundary of Property ID 322912 to the point it meets the southwest corner of Property ID 83937, thence

North along the western boundary of Property ID 83937 to the point it meets the southwest corner of Property ID 283192, thence

North along the western boundary of Property ID 283192 to the point it meets the southern ROW boundary of Sean Haggerty Drive, which is the point of beginning.

Save and Except, Tract 2:

Beginning at the northwest corner of Property ID 163505 where it meets the boundary of Property ID 178655, thence

East along the boundary of Property ID 178655 to the point it meets Property ID 221583, thence

South along the boundary of Property ID 178655 to the point it meets the northeast corner of Property ID 94231, thence

West along the boundary of Property ID 178655 to the point it meets Property ID 254379, thence

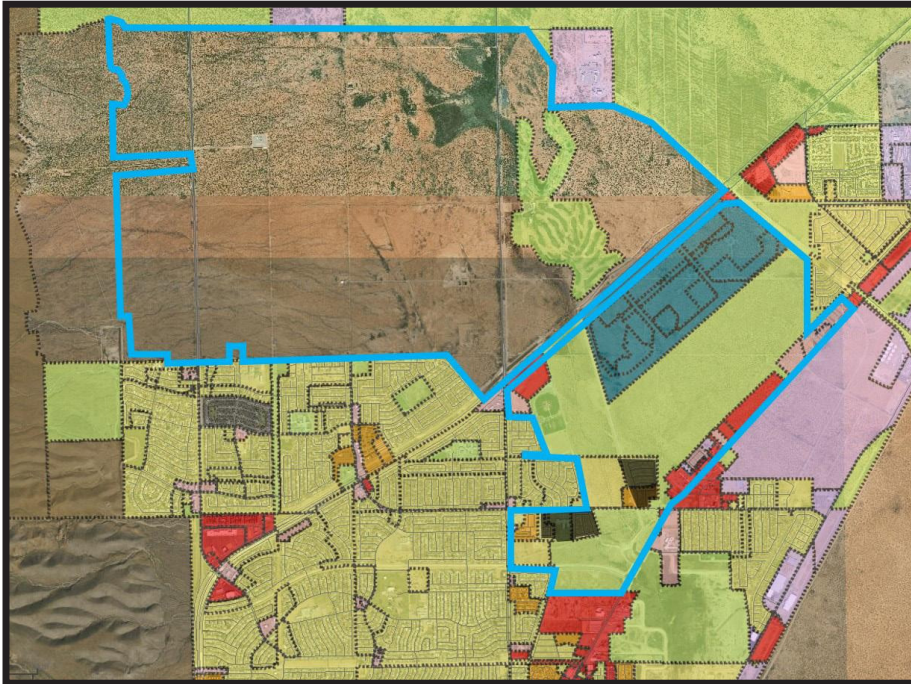
South along the boundary of Property ID 178655 to the point it meets the northern ROW boundary of Sean Haggerty Drive, thence

West along the northern ROW boundary of Sean Haggerty Drive to the point it meets the eastern ROW boundary of Stonebridge Drive, thence

West to the western ROW boundary of Stonebridge Drive to the point it meets the eastern boundary of Property ID 178655, thence

North along the eastern boundary of Property ID 178655 to the point it meets the northwest corner of Property ID 163505, which is the point of beginning.

Current Conditions



Land Use

The TIRZ contains primarily vacant land. The existing development includes multifamily development, a golf course, and commercial uses including light industrial.

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.

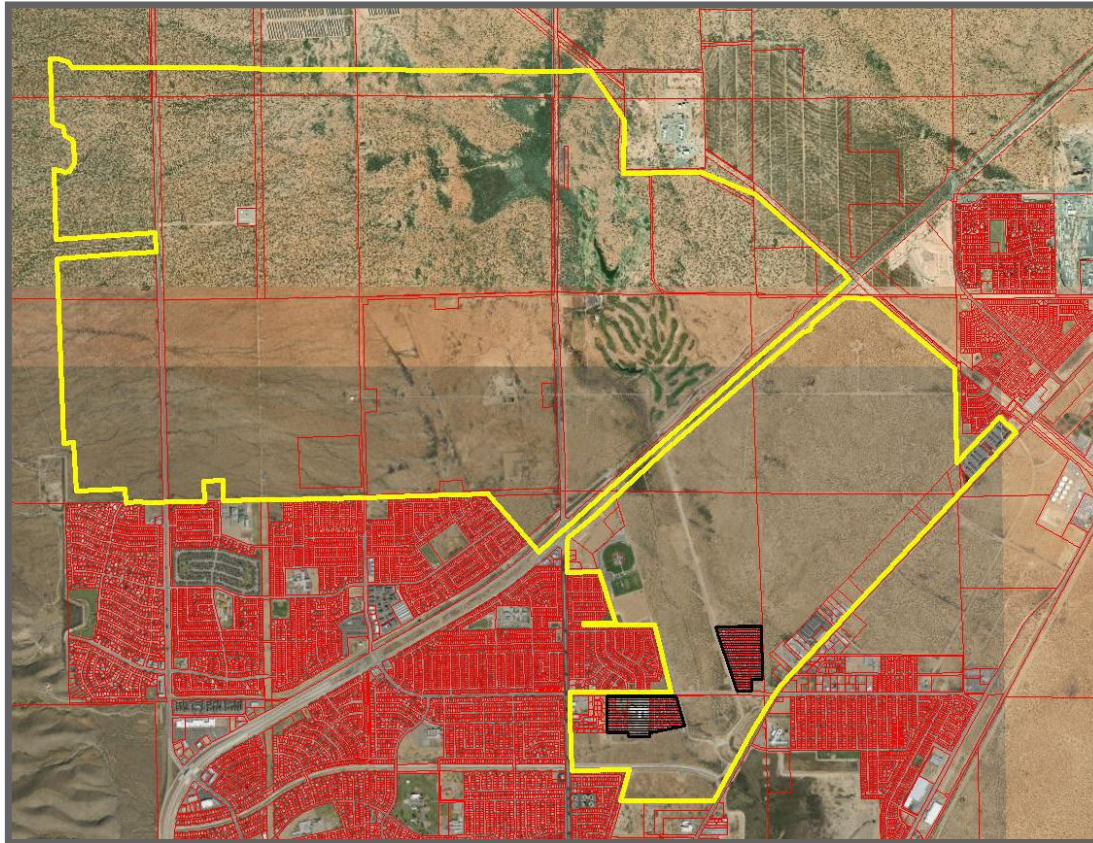
Zoning

The majority of the property within the north tract of the TIRZ is zoned G-MU, general mixed use, with a master zoning plan in place. The golf course is zoned R-F: Ranch & Farm District (yellow green).

The property within the south tract of the TIRZ is currently zoned as SCZ T3: Smartcode Transect Zone (blue), R-F: Ranch & Farm District (yellow green), C-2: Commercial District (pink), and C-3: Commercial District (red), and A-2: Apartment District (orange).

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 Conditions



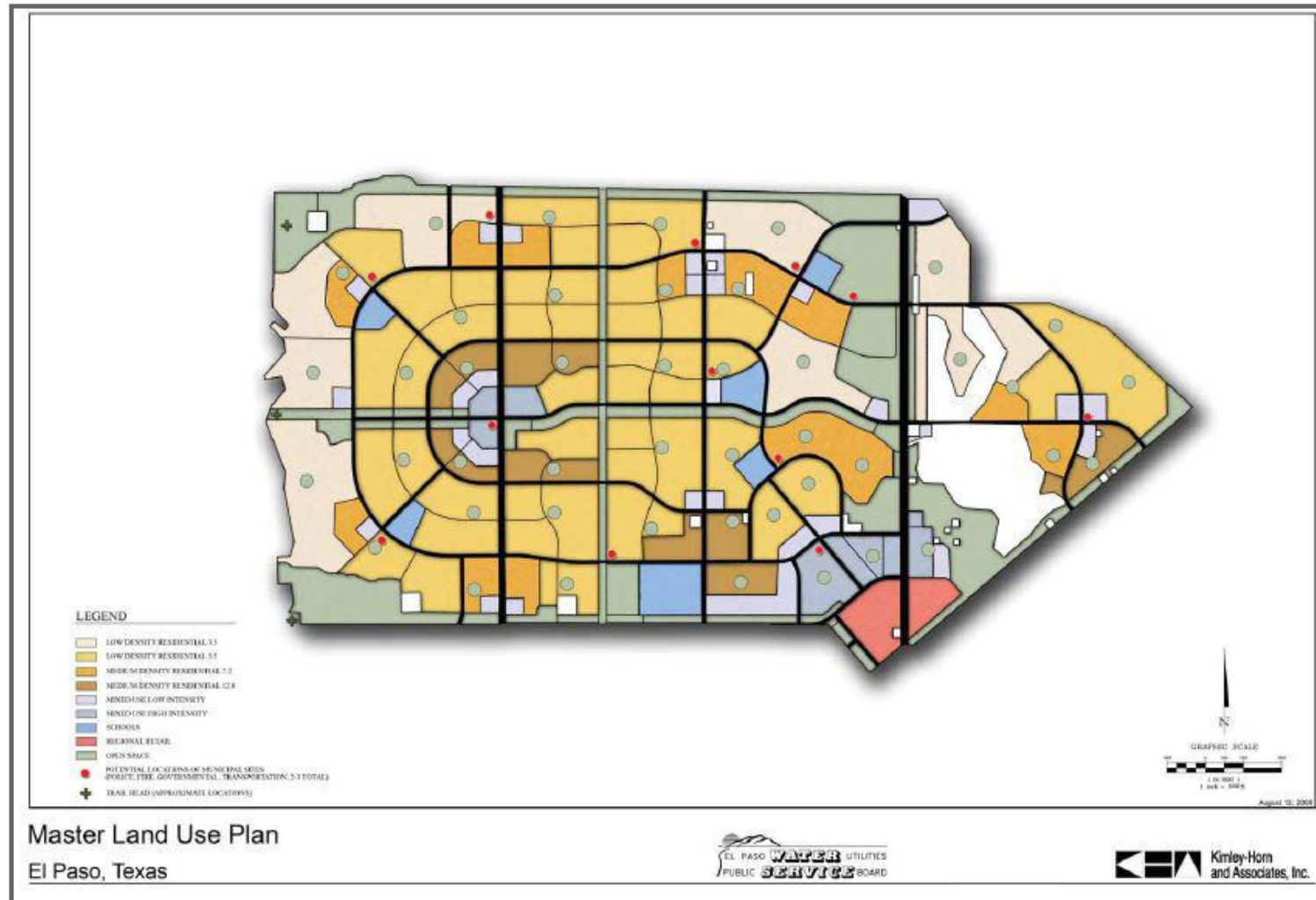
Current Ownership Information

There are currently 100 parcels within Tax Increment Reinvestment Zone #13, with various owners. Some parcels are only partially within the TIRZ boundaries.

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

The 2017 estimated base taxable value is \$49,757,954.

Proposed Development



The proposed TIRZ #13 development is expected to facilitate the construction of a large scale mixed-use development including both residential and commercial development at varying levels of density.

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #13 that will be financed by in part by incremental real property tax generated within the TIRZ.

TIRZ #13

Proposed Project Costs		
Water Facilities and Improvements	\$ 21,998,600	7.5%
Sanitary Sewer Facilities and Improvements	\$ 29,331,467	10.0%
Storm Water Facilities and Improvements	\$ 29,331,467	10.0%
Transit/Parking Improvements	\$ 43,997,201	15.0%
Street and Intersection Improvements*	\$ 73,328,668	25.0%
*Including but not limited to the Sean Haggerty Extension - Estimated at \$25,000,000		
Open Space, Park and Recreation Facilities and Improvements	\$ 58,662,934	20.0%
Economic Development Grants	\$ 29,331,467	10.0%
Administrative Costs	\$ 7,332,867	2.5%
	\$ 293,314,672	100.0%

It is anticipated that funds used for open space improvements may include wayfinding within the TIRZ to better connect future development and improve public access to existing and new trailheads. Additionally, it is anticipated that funding may be used to develop and maintain new trails and trailheads for both active and passive recreational uses throughout TIRZ and particularly throughout the northern tract.

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

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

Anticipated Development

The proposed TIRZ #13 development is predominately a large scale mixed-use development 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.

	Units	Square Feet	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value
LOW DENSITY RESIDENTIAL 3.5					
RESIDENTIAL	2,690		2050	\$400,000	\$1,076,000,000
					\$1,076,000,000
LOW DENSITY RESIDENTIAL 5.5					
RESIDENTIAL	9,518		2050	\$200,000	\$1,903,600,000
					\$1,903,600,000
MEDIUM DENSITY RESIDENTIAL 7.2					
RESIDENTIAL	3,139		2050	\$235,000	\$737,665,000
					\$737,665,000
MEDIUM DENSITY RESIDENTIAL 12.0					
RESIDENTIAL	3,840		2050	\$150,000	\$576,000,000
					\$576,000,000
MIXED USE LOW INTENSITY					
COMMERCIAL		3,397,700	2050	\$100	\$339,770,000
					\$339,770,000
MIXED USE HIGH INTENSITY					
COMMERCIAL		3,110,100	2050	\$150	\$466,515,000
					\$466,515,000
REGIONAL RETAIL					
COMMERCIAL		2,430,600	2050	\$175	\$425,355,000
					\$425,355,000
Total	19,187	8,938,400			\$5,524,905,000

Output @ Year	2054
GROSS	293,314,672

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 33% of its real property increment.

Debt Service

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

Economic Feasibility Study

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

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

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

Real Property Tax		YEARS 2020-2052	
City of El Paso	0.80343000	33.00%	0.2651319
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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
3.17970500			0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
3.17970500			0.0000000

City Sales Tax Rate	0.0200000	0.00%	0.0000000
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

Financial Feasibility Analysis

35 YEAR LDR3.5 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
El Paso County	0.45269400	0.00%	0.0000000
EPCC	0.14163800	0.00%	0.0000000
University Medical	0.25194300	0.00%	0.0000000
El Paso I.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.17970500		0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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LOW DENSITY RESIDENTIAL 3.5

Year	ABEA UNITS/SF	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
RESIDENTIAL	2050	2,690	\$ 400,000.00	\$ 1,076,000.00	\$ -	\$ -	\$ -
TOTAL			1,076,000.00	-	-	-	-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of El Paso	25.3%	\$ 178,176,994	=	\$ 178,176,994	+	\$ -	+	\$ -
El Paso County	14.2%	\$ 100,394,131	=	\$ 100,394,131	+	\$ -	+	\$ -
EPCC	4.5%	\$ 31,411,116	=	\$ 31,411,116	+	\$ -	+	\$ -
University Medical	7.9%	\$ 55,873,500	=	\$ 55,873,500	+	\$ -	+	\$ -
El Paso I.S.D.	48.1%	\$ 339,308,716	=	\$ 339,308,716	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 705,164,457	=	\$ 705,164,457	\$ -	\$ -	\$ -	\$ -
	100.0%		100.0%		0.0%			0.0%

TOTAL PARTICIPATION	TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$ 58,798,408	=	\$ 58,798,408	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 58,798,408		\$ 58,798,408		\$ -		\$ -
	100.0%	100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	18.5%	\$ 119,378,586	=	\$ 119,378,586	+	\$ -	+	\$ -	
El Paso County	15.5%	\$ 100,394,131	=	\$ 100,394,131	+	\$ -	+	\$ -	
EPCC	4.9%	\$ 31,411,116	=	\$ 31,411,116	+	\$ -	+	\$ -	
University Medical	8.6%	\$ 55,873,500	=	\$ 55,873,500	+	\$ -	+	\$ -	
El Paso I.S.D.	52.5%	\$ 339,308,716	=	\$ 339,308,716	+	\$ -	+	\$ -	
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
	100.0%	\$ 646,368,049		\$ 646,368,049		\$ -		\$ -	
		100.0%		100.0%		0.0%		0.0%	

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																							
Calendar Year			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	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 Taxable Value			%	3%	7%	10%	13%	17%	20%	23%	26%	30%	33%	36%	40%	43%	46%	50%	53%	56%	59%	63%	66%	69%	73%	76%	79%	83%	86%	89%	92%	96%	100%	100%	100%	100%	100%	100%	
REAL PROPERTY			RV	-	35,835,800	71,326,600	106,846,800	142,354,800	177,862,000	213,370,600	248,878,800	284,386,800	319,894,800	355,402,800	390,910,800	426,418,800	461,926,800	497,434,800	532,942,800	568,450,800	603,958,800	639,466,800	674,974,800	710,482,800	745,990,800	781,498,800	817,006,800	852,514,800	888,022,800	923,530,800	959,038,800	994,546,800	1,030,054,800	1,065,562,800	1,101,070,800	1,136,578,800	1,172,086,800	1,207,594,800	
City of El Paso			-	-	287,875	575,151	862,427	1,149,703	1,436,979	1,724,255	2,011,531	2,298,807	2,586,083	2,873,359	3,160,635	3,447,911	3,735,187	4,022,463	4,309,739	4,597,015	4,884,291	5,171,567	5,458,843	5,746,119	6,033,395	6,320,671	6,607,947	6,895,223	7,182,499	7,469,775	7,757,051	8,044,327	8,331,603	8,618,879	8,906,155	9,193,431	9,480,707	9,767,983	
El Paso County			-	-	182,204	322,944	463,684	604,424	745,164	885,904	1,026,644	1,167,384	1,308,124	1,448,864	1,589,604	1,730,344	1,871,084	1,991,824	2,112,564	2,233,304	2,354,044	2,474,784	2,595,524	2,716,264	2,837,004	2,957,744	3,078,484	3,199,224	3,319,964	3,440,704	3,561,444	3,682,184	3,802,924	3,923,664	4,044,404	4,165,144	4,285,884		
EPCC			-	-	50,750	92,045	135,285	178,525	221,765	265,005	308,245	351,485	394,725	437,965	481,205	524,445	567,685	610,925	654,165	697,405	740,645	783,885	827,125	870,365	913,605	956,845	1,000,085	1,043,325	1,086,565	1,129,805	1,173,045	1,216,285	1,259,525	1,302,765	1,346,005	1,389,245	1,432,485		
University Medical			-	-	80,275	139,735	209,195	278,655	348,115	417,575	487,035	556,495	625,955	695,415	764,875	834,335	903,795	973,255	1,042,715	1,112,175	1,181,635	1,251,095	1,320,555	1,390,015	1,459,475	1,528,935	1,598,395	1,667,855	1,737,315	1,806,775	1,876,235	1,945,695	2,015,155	2,084,615	2,154,075	2,223,535	2,292,995		
El Paso I.S.D.			-	-	548,211	1,096,422	1,644,633	2,192,844	2,741,055	3,289,266	3,837,477	4,385,688	4,933,899	5,482,110	6,030,321	6,578,532	7,126,743	7,674,954	8,223,165	8,771,376	9,319,587	9,867,798	10,416,009	10,964,220	11,512,431	12,060,642	12,608,853	13,157,064	13,705,275	14,253,486	14,801,697	15,349,908	15,898,119	16,446,330	16,994,541	17,542,752	18,090,963		
Other			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total			-	-	1,138,214	2,276,428	3,414,642	4,552,856	5,691,070	6,829,284	7,967,498	9,105,712	10,243,926	11,382,140	12,520,354	13,658,568	14,796,782	15,934,996	17,073,210	18,211,424	19,349,638	20,487,852	21,626,066	22,764,280	23,902,494	25,040,708	26,178,922	27,317,136	28,455,350	29,593,564	30,731,778	31,870,000	32,998,214	34,136,428	35,274,642	36,412,856			
PERSONAL PROPERTY			RV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of El Paso			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
El Paso County			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EPCC			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
University Medical			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
El Paso I.S.D.			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX			%	-	0%	0%	3%	7%	10%	13%	17%	20%	23%	26%	30%	33%	36%	40%	43%	46%	50%	53%	56%	59%	63%	66%	69%	73%	76%	79%	83%	86%	89%	92%	96%	100%	100%	100%	100%
Total			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY			RV	-	48,325,170	97,150,340	145,825,510	194,500,680	243,175,850	291,851,020	340,526,190	389,201,360	437,876,530	486,551,700	535,226,870	583,902,040	632,577,210	681,252,380	729,927,550	778,602,720	827,277,890	875,953,060	924,628,230	973,303,400	1,021,978,570	1,070,653,740	1,119,328,910	1,168,004,080	1,216,679,250	1,265,354,420	1,314,029,590	1,362,704,760	1,411,379,930	1,460,055,100	1,508,730,270	1,557,405,440	1,606,080,610		
City of El Paso			-	-	287,875	575,151	862,427	1,149,703	1,436,979	1,724,255	2,011,531	2,298,807	2,586,083	2,873,359	3,160,635	3,447,911	3,735,187	4,022,463	4,309,739	4,597,015	4,884,291	5,171,567	5,458,843	5,746,119	6,033,395	6,320,671	6,607,947	6,895,223	7,182,499	7,469,775	7,757,051	8,044,327	8,331,603	8,618,879	8,906,155	9,193,431			
El Paso County			-	-	182,204	322,944	463,684	604,424	745,164	885,904	1,026,644	1,167,384	1,308,124	1,448,864	1,589,604	1,730,344	1,871,084	1,991,824	2,112,564	2,233,304	2,354,044	2,474,784	2,595,524	2,716,264	2,837,004	2,957,744	3,078,484	3,199,224	3,319,964	3,440,704	3,561,444	3,682,184	3,802,924	3,923,664	4,044,404	4,165,144			
EPCC			-	-	50,750	92,045	135,285	178,525	221,765	265,005	308,245	351,485	394,725	437,965	481,205	524,445	567,685	610,925	654,165	697,405	740,645	783,885	827,125	870,365	913,605	956,845	1,000,085	1,043,325	1,086,565	1,129,805	1,173,045	1,216,285	1,259,525	1,302,765	1,346,005	1,389,245			
University Medical			-	-	80,275	139,735	209,195	278,655	348,115	417,575	487,035	556,495	625,955	695,415	764,875	834,335	903,795	973,255	1,042,715	1,112,175	1,181,635	1,251,095	1,320,555	1,390,015	1,459,475	1,528,935	1,598,395	1,667,855	1,737,315	1,806,775	1,876,235	1,945,695	2,015,155	2,084,615	2,154,075	2,223,535			
El Paso I.S.D.			-	-	548,211	1,096,422	1,644,633	2,192,844	2,741,055	3,289,266	3,837,477	4,385,688	4,933,899	5,482,110	6,030,321	6,578,532	7,126,743	7,674,954	8,223,165	8,771,376	9,319,587	9,867,798	10,416,009	10,964,220	11,512,431	12,060,642	12,608,853	13,157,064	13,705,275	14,253,486	14,801,697	15,349,908	15,898,119	16,446,330	16,994,541	17,542,752			
Other			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
PARTICIPATION			RV	-	48,325,170	97,150,340	145,825,510	194,500,680	243,175,850	291,851,020	340,526,190	389,201,360	437,876,530	486,551,700	535,226,870	583,902,040	632,577,210	681,252,380	729,927,550	778,602,720	827,277,890	875,953,060	924,628,230	973,303,400	1,021,978,570	1,070,653,740	1,119,328,910	1,168,004,080	1,216,679,250	1,265,354,420	1,314,029,590	1,362,704,760	1,411,379,930	1,460,055,100	1,508,730,270	1,557,405,440	1,606,080,610		
REAL PROPERTY			Taxable Value	-	35,835,800	71,326,600	106,846,800	142,354,800	177,862,000	213,370,600	248,878,800	284,386,800	319,894,800	355,402,800	390,910,800	426,418,800	461,926,800	497,434,800	532,942,800	568,450,800	603,958,800	639,466,800	674,974,800	710,482,800	745,990,800	781,498,800	817,006,800	852,514,800	888,022,800	923,530,800	959,038,800	994,546,800	1,030,054,800	1,065,562,800	1,101,070,800	1,136,578,800	1,172,086,800		
City of El Paso			-	-	48,325,170	97,150,340	145,825,510	194,500,680	243,175,850	291,851,020	340,526,190	389,201,360	437,876,530	486,551,700	535,226,870	583,902,040	632,577,210	681,252,380	729,927,550	778,602,720	827,277,890	875,953,060	924,628,230	973,303,400	1,021,978,570	1,070,653,740	1,119,328,910	1,168,004,080	1,216,679,250	1,265,354,420	1,314,029,590	1,362,704,760	1,411,379,930	1,460,055,100	1,508,730,270	1,557,405,440	1,606,080,610		
El Paso County			-	-	182,204	322,944	463,684	604,424	745,164	885,904	1,026,644	1,167,384	1,308,124	1,448,864	1,589,604	1,730,344	1,871,084	1,991,824	2,112,564	2,233,304	2,354,044	2,474,784	2,595,524	2,716,264	2,837,004	2,957,744	3,078,484	3,199,224	3,319,964	3,440,704	3,561,444	3,682,184	3,802,924	3,923,664	4,044,404	4,165,144			

Financial Feasibility Analysis

35 YEAR - LDR5.5 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
El Paso County	0.45269400	0.00%	0.0000000
EPCC	0.14163800	0.00%	0.0000000
University Medical	0.25194300	0.00%	0.0000000
El Paso I.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.17970500		0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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LOW DENSITY RESIDENTIAL 5.5		AREA	REAL PROPERTY	PERSONAL PROPERTY	SALES	
Year		SF	\$ / SF	\$ / SF	TAX VALUE	TAX VALUE
RESIDENTIAL	2050	9,518	\$ 200,000.00	\$ -	\$ -	
TOTAL					1,903,600,000	-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	25.3%	\$ 315,220,935	= \$ 315,220,935	+ \$ -	+ \$ -
El Paso County	14.2%	\$ 177,611,772	= \$ 177,611,772	+ \$ -	+ \$ -
EPCC	4.5%	\$ 55,570,819	= \$ 55,570,819	+ \$ -	+ \$ -
University Medical	7.9%	\$ 98,848,323	= \$ 98,848,323	+ \$ -	+ \$ -
El Paso I.S.D.	48.1%	\$ 600,286,311	= \$ 600,286,311	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 1,247,538,161	= \$ 1,247,538,161	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 104,022,909	= \$ 104,022,909	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 104,022,909	= \$ 104,022,909	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	18.8%	\$ 211,198,027	= \$ 211,198,027	+ \$ -	+ \$ -
El Paso County	15.5%	\$ 177,611,772	= \$ 177,611,772	+ \$ -	+ \$ -
EPCC	4.9%	\$ 55,570,819	= \$ 55,570,819	+ \$ -	+ \$ -
University Medical	8.6%	\$ 98,848,323	= \$ 98,848,323	+ \$ -	+ \$ -
El Paso I.S.D.	52.5%	\$ 600,286,311	= \$ 600,286,311	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 1,143,515,252	= \$ 1,143,515,252	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36			
TOTAL TAX REVENUE																																									
REAL PROPERTY	Taxable Value	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054			
		%	%	%	3%	7%	10%	13%	17%	20%	23%	26%	29%	32%	35%	38%	41%	44%	47%	50%	53%	56%	59%	62%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	95%	98%	100%	100%			
		-	-	63,399,680	126,208,680	189,027,480	251,846,280	314,665,080	377,483,880	440,302,680	503,121,480	565,940,280	628,759,080	691,577,880	754,396,680	817,215,480	880,034,280	942,853,080	1,005,671,880	1,068,490,680	1,131,309,480	1,194,128,280	1,256,947,080	1,319,765,880	1,382,584,680	1,445,403,480	1,508,222,280	1,571,041,080	1,633,859,880	1,696,678,680	1,759,497,480	1,822,316,280	1,885,135,080	1,947,953,880	2,010,772,680	2,073,591,480	2,136,410,280	2,199,229,080			
	PV	-	-	599,295	1,013,988	1,518,703	2,023,418	2,528,133	3,032,848	3,537,563	4,042,278	4,546,993	5,051,629	5,556,344	6,061,069	6,565,784	7,070,499	7,575,199	8,079,879	8,584,573	9,089,260	9,593,950	10,098,640	10,603,330	11,108,020	11,612,710	12,117,400	12,622,090	13,126,780	13,631,470	14,136,160	14,640,850	15,145,540	15,650,230	16,154,920	16,659,610	17,164,300	17,668,990			
City of El Paso		-	-	286,962	571,339	855,716	1,140,093	1,424,470	1,708,847	1,993,224	2,277,601	2,561,978	2,846,355	3,130,732	3,415,109	3,699,486	3,983,863	4,268,239	4,552,616	4,836,993	5,121,370	5,405,747	5,690,124	5,974,501	6,258,878	6,543,255	6,827,632	7,112,009	7,396,386	7,680,763	7,965,140	8,249,517	8,533,894	8,818,271	9,102,648	9,387,025	9,671,402	9,955,779			
El Paso County		-	-	89,764	179,759	269,754	359,749	449,744	539,739	629,734	719,729	809,724	899,719	989,714	1,079,709	1,169,704	1,259,699	1,349,694	1,439,689	1,529,684	1,619,679	1,709,674	1,799,669	1,889,664	1,979,659	2,069,654	2,159,649	2,249,644	2,339,639	2,429,634	2,519,629	2,609,624	2,699,619	2,789,614	2,879,609	2,969,604	3,059,599	3,149,594	3,239,589		
EPCC		-	-	158,706	317,874	476,242	634,558	792,777	951,044	1,109,312	1,267,579	1,425,847	1,584,114	1,742,382	1,900,650	2,058,917	2,217,185	2,375,452	2,533,720	2,691,987	2,850,255	3,008,523	3,166,790	3,325,058	3,483,326	3,641,594	3,800,862	3,959,130	4,117,398	4,275,666	4,433,934	4,592,202	4,750,470	4,908,738	5,067,006	5,225,274	5,383,542	5,541,810	5,700,078		
University Medical		-	-	969,869	1,939,869	2,899,869	3,869,869	4,839,869	5,809,869	6,779,869	7,749,869	8,719,869	9,689,869	10,659,869	11,629,869	12,599,869	13,569,869	14,539,869	15,509,869	16,479,869	17,449,869	18,419,869	19,389,869	20,359,869	21,329,869	22,299,869	23,269,869	24,239,869	25,209,869	26,179,869	27,149,869	28,119,869	29,089,869	30,059,869	31,029,869	32,000,000	32,970,000	33,940,000	34,910,000	35,880,000	
El Paso I.S.D.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total		-	-	2,615,611	4,613,664	6,818,316	8,807,369	10,805,421	12,803,474	14,801,527	16,800,580	18,799,633	20,798,686	22,797,739	24,796,792	26,795,845	28,794,898	30,793,951	32,793,004	34,792,057	36,791,110	38,790,163	40,789,216	42,788,269	44,787,322	46,786,375	48,785,428	50,784,481	52,783,534	54,782,587	56,781,640	58,780,693	60,779,746	62,778,799	64,777,852	66,776,905	68,775,958	70,775,011	72,774,064	74,773,117	
	PV	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	GROSS	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391	85,493,391	95,493,391	105,493,391	115,493,391	125,493,391	135,493,391	145,493,391	155,493,391	165,493,391	175,493,391	185,493,391	195,493,391	205,493,391	215,493,391	225,493,391	235,493,391	245,493,391	255,493,391	265,493,391	275,493,391	285,493,391	295,493,391	305,493,391	315,493,391	325,493,391	335,493,391	345,493,391	355,493,391	365,493,391	375,493,391	385,493,391
	NET	-	-	15,493,391	25,493,391	35,493,391	45,493,391	55,493,391	65,493,391	75,493,391,																															

Financial Feasibility Analysis

35 YEAR - MDR7.2 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
El Paso County	0.45269400	0.00%	0.0000000
EPCC	0.14163800	0.00%	0.0000000
University Medical	0.25194300	0.00%	0.0000000
El Paso I.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.17970500		0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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MEDIUM DENSITY RESIDENTIAL 7.2		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
RESIDENTIAL	2050	3,139	\$	235,000.00	\$	737,665.000	\$	-
TOTAL				737,665.000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	25.3%	\$ 122,151,424	= \$ 122,151,424	+ \$ -	+ \$ -
El Paso County	14.2%	\$ 66,826,428	= \$ 66,826,428	+ \$ -	+ \$ -
EPCC	4.5%	\$ 21,534,276	= \$ 21,534,276	+ \$ -	+ \$ -
University Medical	7.9%	\$ 38,304,764	= \$ 38,304,764	+ \$ -	+ \$ -
El Paso I.S.D.	48.1%	\$ 232,617,253	= \$ 232,617,253	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 483,434,144	\$ 483,434,144	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 40,309,970	= \$ 40,309,970	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 40,309,970	\$ 40,309,970	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	18.5%	\$ 81,841,454	= \$ 81,841,454	+ \$ -	+ \$ -
El Paso County	15.5%	\$ 66,826,428	= \$ 66,826,428	+ \$ -	+ \$ -
EPCC	4.9%	\$ 21,534,276	= \$ 21,534,276	+ \$ -	+ \$ -
University Medical	8.6%	\$ 38,304,764	= \$ 38,304,764	+ \$ -	+ \$ -
El Paso I.S.D.	52.5%	\$ 232,617,253	= \$ 232,617,253	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 443,124,174	\$ 443,124,174	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																										
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36				
TOTAL TAX REVENUE																																										
REAL PROPERTY	% OCCUPIED	2018	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%			
	Feasible Value	-	-	-	24,564,245	48,907,760	73,250,135	97,593,080	121,936,025	146,278,970	170,621,915	194,964,860	219,307,805	243,650,750	267,993,695	292,336,640	316,679,585	341,022,530	365,365,475	389,708,420	414,051,365	438,394,310	462,737,255	487,080,200	511,423,145	535,766,090	560,109,035	584,451,980	608,794,925	633,137,870	657,480,815	681,823,760	706,166,705	730,509,650	754,852,595	779,195,540	803,541,681					
City of El Paso	PV	-	-	-	197,307	392,835	588,514	784,092	979,671	1,175,249	1,370,828	1,566,406	1,761,985	1,957,563	2,153,142	2,348,720	2,544,299	2,739,877	2,935,456	3,131,034	3,326,613	3,522,191	3,717,770	3,913,348	4,108,927	4,304,505	4,500,084	4,695,663	4,891,241	5,086,820	5,282,398	5,477,977	5,673,556	5,869,134	6,064,713	6,260,292	6,455,871	6,651,450	6,847,029	7,042,608		
El Paso County	PV	-	-	-	111,201	221,402	331,603	441,784	551,965	662,146	772,327	882,508	992,689	1,102,870	1,213,051	1,323,232	1,433,413	1,543,594	1,653,775	1,763,956	1,874,137	1,984,318	2,094,499	2,204,680	2,314,861	2,425,042	2,535,223	2,645,404	2,755,585	2,865,766	2,975,947	3,086,128	3,196,309	3,306,490	3,416,671	3,526,852	3,637,033	3,747,214	3,857,395	3,967,576	4,077,757	
EPCC	PV	-	-	-	34,792	69,584	104,376	139,168	173,960	208,752	243,544	278,336	313,128	347,920	382,712	417,504	452,296	487,088	521,880	556,672	591,464	626,256	661,048	695,840	730,632	765,424	800,216	835,008	869,800	904,592	939,384	974,176	1,008,968	1,043,760	1,078,552	1,113,344	1,148,136	1,182,928	1,217,720	1,252,512	1,287,304	
University Medical	PV	-	-	-	61,888	123,776	185,664	247,552	309,440	371,328	433,216	495,104	556,992	618,880	680,768	742,656	804,544	866,432	928,320	990,208	1,052,096	1,113,984	1,175,872	1,237,760	1,299,648	1,361,536	1,423,424	1,485,312	1,547,200	1,609,088	1,670,976	1,732,864	1,794,752	1,856,640	1,918,528	1,980,416	2,042,304	2,104,192	2,166,080	2,227,968	2,289,856	
El Paso I.S.D.	PV	-	-	-	375,633	751,266	1,126,899	1,502,532	1,878,165	2,253,798	2,629,431	2,995,064	3,360,697	3,726,330	4,091,963	4,457,596	4,823,229	5,188,862	5,554,495	5,920,128	6,285,761	6,651,394	7,017,027	7,382,660	7,748,293	8,113,926	8,479,559	8,845,192	9,210,825	9,576,458	9,942,091	10,307,724	10,673,357	11,038,990	11,404,623	11,770,256	12,135,889	12,501,522	12,867,155	13,232,788	13,598,421	13,964,054
Total	PV	-	-	-	781,071	1,562,142	2,343,213	3,124,284	3,905,355	4,686,426	5,467,497	6,248,568	7,029,639	7,810,710	8,591,781	9,372,852	10,153,923	10,934,994	11,716,065	12,497,136	13,278,207	14,059,278	14,840,349	15,621,420	16,402,491	17,183,562	17,964,633	18,745,704	19,526,775	20,307,846	21,088,917	21,869,988	22,651,059	23,432,130	24,213,201	25,000,000	25,786,800	26,573,600	27,360,400	28,147,200	28,934,000	29,720,800
PERSONAL PROPERTY																																										
City of El Paso	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
El Paso County	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EPCC	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
University Medical	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
El Paso I.S.D.	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX																																										
% OCCUPIED	Feasible Value	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%				
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																																										
City of El Paso	PV	-	-	-	197,307	392,835	588,514	784,092	979,671	1,175,249	1,370,828	1,566,406	1,761,985	1,957,563	2,153,142	2,348,720	2,544,299	2,739,877	2,935,456	3,131,034	3,326,613	3,522,191	3,717,770	3,913,348	4,108,927	4,304,505	4,500,084	4,695,663	4,891,241	5,086,820	5,282,398	5,477,977	5,673,556	5,869,134	6,064,713	6,260,292	6,455,871	6,651,450	6,847,029	7,042,608		
El Paso County	PV	-	-	-	111,201	221,402	331,603	441,784	551,965	662,146	772,327	882,508	992,689	1,102,870	1,213,051	1,323,232	1,433,413	1,543,594	1,653,775	1,763,956	1,874,137	1,984,318	2,094,499	2,204,680	2,314,861	2,425,042	2,535,223	2,645,404	2,755,585	2,865,766	2,975,947	3,086,128	3,196,309	3,306,490	3,416,671	3,526,852	3,637,033	3,747,214	3,857,395	3,967,576	4,077,757	
EPCC	PV	-	-	-	34,792	69,584	104,376	139,168	173,960	208,752	243,544	278,336	313,128	347,920	382,712	417,504	452,296	487,088	521,880	556,672	591,464	626,256	661,048	695,840	730,632	765,424	800,216	835,008	869,800	904,592	939,384	974,176	1,008,968	1,043,760	1,078,552	1,113,344	1,148,136	1,182,928	1,217,720	1,252,512	1,287,304	
University Medical	PV	-	-	-	61,888	123,776	185,664	247,552	309,440	371,328	433,216	495,104	556,992	618,880	680,768	742,656	804,544	866,432	928,320	990,208	1,052,096	1,113,984	1,175,872	1,237,760	1,299,648	1,361,536	1,423,424	1,485,312	1,547,200	1,609,088	1,670,976	1,732,864	1,794,752	1,856,640	1,918,528	1,980,416	2,042,304	2,104,192	2,166,080	2,227,968	2,289,856	
El Paso I.S.D.	PV	-	-	-	375,633	751,266	1,126,899	1,502,532	1,878,165	2,253,798	2,629,431	2,995,064	3,360,697	3,726,330	4,091,963	4,457,596	4,823,229	5,188,862	5,554,495	5,920,128	6,285,761	6,651,394	7,017,027	7,382,660	7,748,293	8,113,926	8,479,559	8,845,192	9,210,825	9,576,458	9,942,091	10,307,724	10,673,357	11,038,990	11,404,623	11,770,256	12,135,889	12,501,522	12,867,155	13,232,788	13,598,421	13,964,054
Total	PV	-	-	-	781,071	1,562,142	2,343,213	3,124,284	3,905,355	4,686,426	5,467,497	6,248,568	7,029,639	7,810,710	8,591,781	9,372,852	10,153,923	10,934,994	11,716,065	12,497,136	13,278,207	14,059,278	14,840,349	15,621,420	16,402,491	17,183,562	17,964,633	18,745,704	19,526,775	20,307,846	21,088,917	21,869,988	22,651,059	23,432,130	24,213,201	25,000,000	25,786,800	26,573,600	27,360,400	28,147,200	28,934,000	29,720,800
PARTICIPATION																																										
REAL PROPERTY	Feasible Value	-	-	-	24,564,245	48,907,760	73,250,135	97,593,080	121,936,025	146,278,970	170,621,915	194,964,860	219,307,805	243,650,750	267,993,695	292,336,640	316,679,585	341,022,530	365,365,475	389,708,420	414,051,365	438,394,310	462,737,255	487,080,200	511,423,145	535,766,090	560,109,035	584,451,980	608,794,925	633,137,870	657,480,815	681,823,760	706,166,705	730,509,650	754,852,595	779,195,540	803,541,681					
City of El Paso	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
El Paso County	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
EPCC	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
University Medical	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
El Paso I.S.D.	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Other	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
PERSONAL PROPERTY	Feasible Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
City of El Paso	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					

Financial Feasibility Analysis

35 YEAR - MDR12 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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MEDIUM DENSITY RESIDENTIAL 12.0		Year	AREA SF	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
RESIDENTIAL	2050	3,840	\$	150,000	\$ 576,000,000	\$	-	\$	-
TOTAL					\$ 576,000,000		\$ -		\$ -

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	25.3%	\$ 95,380,993	=	\$ 95,380,993	+	\$ -	+	\$ -
El Paso County	14.2%	\$ 53,742,583	=	\$ 53,742,583	+	\$ -	+	\$ -
EPCC	4.5%	\$ 16,814,873	=	\$ 16,814,873	+	\$ -	+	\$ -
University Medical	7.9%	\$ 29,909,978	=	\$ 29,909,978	+	\$ -	+	\$ -
El Paso I.S.D.	48.1%	\$ 181,637,379	=	\$ 181,637,379	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 377,485,806		\$ 377,485,806	\$	-	\$	-
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION	TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$ 31,475,728	=	\$ 31,475,728	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 31,475,728		\$ 31,475,728		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	18.5%	\$ 63,905,265	=	\$ 63,905,265	+	\$ -	+	\$ -
El Paso County	15.5%	\$ 53,742,583	=	\$ 53,742,583	+	\$ -	+	\$ -
EPCC	4.9%	\$ 16,814,873	=	\$ 16,814,873	+	\$ -	+	\$ -
University Medical	8.6%	\$ 29,909,978	=	\$ 29,909,978	+	\$ -	+	\$ -
El Paso I.S.D.	52.5%	\$ 181,637,379	=	\$ 181,637,379	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 346,010,078		\$ 346,010,078		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35		
TOTAL TAX REVENUE		% OCCUPIED	2010	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%																																					
	Taxable Value		19,186,800	38,188,800	57,190,800	76,204,800	95,212,800	114,220,800	133,230,800	152,240,800	171,244,800	190,252,800	209,260,800	228,268,800	247,276,800	266,284,800	285,292,800	304,300,800	323,308,800	342,316,800	361,324,800	380,332,800	399,340,800	418,348,800	437,356,800	456,364,800	475,372,800	494,380,800	513,388,800	532,396,800	551,404,800	570,412,800	589,420,800	608,428,800	627,436,800	646,444,800	665,452,800		
	IV																																						
	City of El Paso			154,104	306,820	459,536	612,252	764,968	917,684	1,070,400	1,223,116	1,375,832	1,528,548	1,681,264	1,833,980	1,986,696	2,139,412	2,292,128	2,444,844	2,597,560	2,750,276	2,902,992	3,055,708	3,208,424	3,361,140	3,513,856	3,666,572	3,819,288	3,972,004	4,124,720	4,277,436	4,430,152	4,582,868	4,735,584	4,888,300	5,041,016	5,193,732	5,346,448	
	El Paso County			86,830	172,678	259,526	346,375	433,223	520,071	606,919	693,768	780,616	867,464	954,312	1,041,160	1,128,008	1,214,856	1,301,704	1,388,552	1,475,400	1,562,248	1,649,096	1,735,944	1,822,792	1,909,640	1,996,488	2,083,336	2,170,184	2,257,032	2,343,880	2,430,728	2,517,576	2,604,424	2,691,272	2,778,120	2,864,968	2,951,816	3,038,664	
	EPCC			21,617	54,000	81,612	107,850	134,088	160,326	186,564	212,802	239,040	265,278	291,516	317,754	343,992	370,230	396,468	422,706	448,944	475,182	501,420	527,658	553,896	580,134	606,372	632,610	658,848	685,086	711,324	737,562	763,800	789,996	816,192	842,388	868,584	894,780	920,976	
	University Medical																																						
El Paso I.S.D.				43,325	96,214	144,103	191,993	239,882	287,771	335,661	383,550	431,439	479,329	527,218	575,107	622,997	670,886	718,775	766,665	814,554	862,443	910,333	958,222	1,006,111	1,054,001	1,101,890	1,149,779	1,197,668	1,245,558	1,293,447	1,341,336	1,389,226	1,437,115	1,485,005	1,532,894	1,580,784	1,628,673		
Other				293,465	586,289	879,111	1,165,935	1,456,759	1,747,583	2,038,407	2,329,231	2,620,055	2,910,879	3,201,703	3,492,527	3,783,351	4,074,175	4,364,999	4,655,823	4,946,647	5,237,471	5,528,295	5,819,119	6,109,943	6,400,767	6,691,591	6,982,415	7,273,239	7,564,063	7,854,887	8,145,711	8,436,535	8,727,359	9,018,183	9,309,007	9,599,831	9,890,655		
Total				609,993	1,214,971	1,816,058	2,423,058	3,027,446	3,631,684	4,236,263	4,840,681	5,445,079	6,049,478	6,653,876	7,258,274	7,862,673	8,467,071	9,071,469	9,675,868	10,280,266	10,884,664	11,489,063	12,093,461	12,697,859	13,302,258	13,906,656	14,511,054	15,115,453	15,719,851	16,324,249	16,928,648	17,533,046	18,137,444	18,741,843	19,346,241	19,950,639	20,555,038		
PERSONAL PROPERTY	% OCCUPIED	0%																																					
	Taxable Value		0%	0%	3%	7%	10%	13%	17%	20%	23%	26%	30%	33%	36%	40%	43%	46%	50%	53%	56%	59%	63%	66%	69%	73%	76%	79%	83%	86%	89%	92%	96%	99%	100%	100%	100%		
	IV																																						
	City of El Paso																																						
	El Paso County																																						
	EPCC																																						
	University Medical																																						
El Paso I.S.D.																																							
Total																																							
SALES TAX	% OCCUPIED	0%																																					
	Taxable Value		0%	0%	3%	7%	10%	13%	17%	20%	23%	26%	30%	33%	36%	40%	43%	46%	50%	53%	56%	59%	63%	66%	69%	73%	76%	79%	83%	86%	89%	92%	96%	99%	100%	100%	100%		
	IV																																						
	City of El Paso																																						
	El Paso County																																						
	EPCC																																						
	University Medical																																						
El Paso I.S.D.																																							
Total																																							
SUMMARY	% OCCUPIED	0%																																					
	Taxable Value		0%	0%	3%	7%	10%	13%	17%	20%	23%	26%	30%	33%	36%	40%	43%	46%	50%	53%	56%	59%	63%	66%	69%	73%	76%	79%	83%	86%	89%	92%	96%	99%	100%	100%	100%		
	IV																																						
	City of El Paso																																						
	El Paso County																																						
	EPCC																																						
	University Medical																																						
El Paso I.S.D.																																							
Total																																							
PARTICIPATION	Taxable Value		19,186,800	38,188,800	57,190,800	76,204,800	95,212,800	114,220,800	133,230,800	152,240,800	171,244,800	190,252,800	209,260,800	228,268,800	247,276,800	266,284,800	285,292,800	304,300,800	323,308,800	342,316,800	361,324,800	380,332,800	399,340,800	418,348,800	437,356,800	456,364,800	475,372,800	494,380,800	513,388,800	532,396,800	551,404,800	570,412,800	589,420,800	608,428,800	627,436,800	646,444,800			
	IV																																						
	6,051,913		50,854	101,251	151,647	202,043	252,440	302,836	353,232	403,628	454,025	504,421	554,817	605,213	655,610	706,006	756,402	806,798	857,195	907,591	957,987	1,008,384	1,058,780	1,109,176	1,159,572	1,209,969	1,260,365	1,310,761	1,361,157	1,411,554	1,461,950	1,512,346	1,562,743	1,613,139	1,663,535	1,713,932			
	IV																																						
	City of El Paso																																						
	El Paso County																																						
	EPCC																																						
University Medical																																							
El Paso I.S.D.																																							
Total			38,844	78,041	117,647	202,043	322,440	506,836	791,232	1,075,628	1,360,024	1,644,420	1,928,816	2,213,212	2,497,608	2,782,004	3,066,400	3,350,796	3,635,192	3,919,588	4,203,984	4,488,380	4,772,776	5,057,172	5,341,568	5,625,964	5,910,360	6,194,756	6,479,152	6,763,548	7,047,944	7,332,340	7,616,736	7,901,132	8,185,528	8,469,924			
PERSONAL PROPERTY	Taxable Value																																						
	IV																																						
	6,051,913		50,854	101,251	151,647	202,043	252,440	302,836	353,232	403,628	454,025	504,421	554,817	605,213	655,610	706,006	756,402	806,798	857,195	907,591	957,987	1,008,384	1,058,780	1,109,176	1,159,572	1,209,969	1,260,365	1,310,											

Financial Feasibility Analysis

35 YEAR - MULI : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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MIXED USE LOW INTENSITY		Year	AREA SF	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
COMMERCIAL	2050	3,397,700	\$	100	\$ 339,770,000	\$ 5.00	\$ 16,988,500	\$ 200.00	\$ 679,540,000
TOTAL		3,397,700			\$ 339,770,000		\$ 16,988,500		\$ 679,540,000

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.3%	\$	95,380,993	=	\$	95,380,993	+	\$	-
El Paso County	14.2%	\$	53,742,583	=	\$	53,742,583	+	\$	-
EPCC	4.5%	\$	16,814,873	=	\$	16,814,873	+	\$	-
University Medical	7.9%	\$	29,909,978	=	\$	29,909,978	+	\$	-
El Paso I.S.D.	48.1%	\$	181,637,379	=	\$	181,637,379	+	\$	-
Other	0.0%	\$	-	=	\$	-	+	\$	-
	100.0%		377,485,806			377,485,806		\$	-
		100.0%				100.0%		0.0%	0.0%

TOTAL PARTICIPATION	TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$ 31,475,728	=	\$ 31,475,728	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 31,475,728		\$ 31,475,728		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	18.5%	\$ 63,905,265	=	\$ 63,905,265	+	\$ -	+	\$ -	
El Paso County	15.5%	\$ 53,742,583	=	\$ 53,742,583	+	\$ -	+	\$ -	
EPCC	4.9%	\$ 16,814,873	=	\$ 16,814,873	+	\$ -	+	\$ -	
University Medical	8.6%	\$ 29,909,978	=	\$ 29,909,978	+	\$ -	+	\$ -	
El Paso I.S.D.	52.5%	\$ 181,637,379	=	\$ 181,637,379	+	\$ -	+	\$ -	
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
	100.0%	\$ 346,010,078		\$ 346,010,078		\$ -		\$ -	
		100.0%		100.0%		0.0%		0.0%	

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																													
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	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 Taxable Value	0%	0%	3%	7%	10%	15%	17%	20%	22%	25%	28%	30%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%							
	\$V	-	-	11,343,441	22,658,711	44,951,571	66,163,981	87,376,391	108,588,801	129,801,211	151,013,621	172,226,031	193,438,441	214,650,851	235,863,261	257,075,671	278,288,081	299,490,491	320,702,901	341,915,311	363,127,721	384,340,131	405,552,541	426,764,951	447,977,361	469,189,771	490,402,181	511,614,591	532,827,001	554,039,411	575,251,821	596,464,231	617,676,641	638,889,051	660,101,461	681,313,871	702,526,281	723,738,691							
City of El Paso		-	-	65,003	160,887	271,071	381,154	451,238	541,322	631,406	721,490	811,574	901,658	991,741	1,081,825	1,171,909	1,261,993	1,352,077	1,442,161	1,532,245	1,622,329	1,712,413	1,802,497	1,892,581	1,982,665	2,072,749	2,162,833	2,252,917	2,342,999	2,433,083	2,523,167	2,613,251	2,703,335	2,793,419	2,883,503	2,973,587	3,063,671	3,153,755							
City of El Paso		-	-	12,129	30,197	50,226	70,255	85,284	100,313	115,342	130,371	145,400	160,429	175,458	190,487	205,516	220,545	235,574	250,603	265,632	280,661	295,690	310,719	325,748	340,777	355,806	370,835	385,864	400,893	415,922	430,951	445,980	460,999	476,018	491,037	506,056	521,075	536,094							
EPCC		-	-	16,025	39,068	63,699	79,550	95,401	111,252	127,103	142,954	158,805	174,656	190,507	206,358	222,209	238,060	253,911	269,762	285,613	301,464	317,315	333,166	349,017	364,868	380,719	396,570	412,421	428,272	444,123	459,974	475,825	491,676	507,527	523,378	539,229	555,080	570,931							
University Medical		-	-	18,826	40,766	66,803	83,522	100,241	116,960	133,679	150,398	167,117	183,836	200,555	217,274	233,993	250,712	267,431	284,150	300,869	317,588	334,307	351,026	367,745	384,464	401,183	417,902	434,621	451,340	468,059	484,778	501,497	518,216	534,935	551,654	568,373	585,092	601,811							
El Paso I.S.D.		-	-	173,109	344,619	516,229	687,739	859,249	1,030,759	1,202,269	1,373,779	1,545,289	1,716,799	1,888,309	2,059,819	2,231,329	2,402,839	2,574,349	2,745,859	2,917,369	3,088,879	3,260,389	3,431,899	3,603,409	3,774,919	3,946,429	4,117,939	4,289,449	4,460,959	4,632,469	4,803,979	4,975,489	5,146,999	5,318,509	5,489,019	5,659,529	5,830,039	5,999,549							
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
Total		-	-	359,743	716,244	1,072,686	1,429,327	1,788,849	2,142,730	2,498,892	2,854,414	3,211,935	3,568,477	3,924,998	4,281,519	4,638,040	4,994,561	5,351,082	5,707,603	6,064,124	6,420,645	6,777,165	7,132,677	7,489,194	7,844,715	8,200,236	8,555,757	8,911,278	9,266,799	9,622,320	9,977,841	10,333,362	10,688,883	11,044,404	11,399,925	11,755,446	12,110,967								
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	3%	7%	10%	13%	17%	20%	22%	25%	28%	30%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%								
	\$V	-	-	555,717	1,126,338	1,698,958	2,247,879	2,806,199	3,365,820	3,925,440	4,485,061	5,044,681	5,604,301	6,163,921	6,723,541	7,283,161	7,842,781	8,402,401	8,962,021	9,521,641	10,081,261	10,640,881	11,200,501	11,760,121	12,319,741	12,879,361	13,438,981	14,000,001	14,559,621	15,119,241	15,678,861	16,238,481	16,798,101	17,357,721	17,917,341	18,476,961	19,036,581								
City of El Paso		-	-	4,545	9,090	13,534	18,068	22,502	27,036	31,570	36,104	40,638	45,172	50,001	54,634	59,267	63,900	68,533	73,166	77,799	82,432	87,065	91,698	96,331	100,964	105,597	110,230	114,863	119,496	124,129	128,762	133,395	138,028	142,661	147,294	151,927	156,560								
City of El Paso		-	-	2,561	5,092	7,637	10,173	12,713	15,250	17,788	20,326	22,864	25,402	27,940	30,478	33,016	35,554	38,092	40,630	43,168	45,706	48,244	50,782	53,320	55,858	58,396	60,934	63,472	66,010	68,548	71,086	73,624	76,162	78,700	81,238	83,776									
EPCC		-	-	801	1,602	2,399	3,195	3,997	4,792	5,588	6,384	7,180	7,976	8,772	9,568	10,364	11,160	11,956	12,752	13,548	14,344	15,140	15,936	16,732	17,528	18,324	19,120	19,916	20,712	21,508	22,304	23,100	23,896	24,692	25,488	26,284									
University Medical		-	-	1,425	2,838	4,250	5,663	7,075	8,488	9,900	11,312	12,725	14,137	15,550	16,962	18,375	19,787	21,199	22,612	24,024	25,437	26,849	28,262	29,674	31,087	32,499	33,912	35,324	36,736	38,148	39,561	40,974	42,386	43,799	45,211	46,624									
El Paso I.S.D.		-	-	8,005	16,010	24,015	32,020	39,995	47,970	55,945	63,920	71,895	79,870	87,845	95,820	103,795	111,770	119,745	127,720	135,695	143,670	151,645	159,620	167,595	175,570	183,545	191,520	199,495	207,470	215,445	223,420	231,395	239,370	247,345	255,320	263,295									
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
Total		-	-	2,441,241	4,882,482	7,323,726	9,764,965	12,206,204	14,647,443	17,088,682	19,529,921	21,971,160	24,412,400	26,853,639	29,294,878	31,736,117	34,177,356	36,618,595	39,059,834	41,501,073	43,942,312	46,383,551	48,824,790	51,266,029	53,707,268	56,148,507	58,589,746	61,030,985	63,472,224	65,913,463	68,354,702	70,795,941	73,237,180	75,678,419	78,119,658	80,560,897									
SALES TAX	% OCCUPIED Taxable Value	0%	0%	3%	7%	10%	13%	17%	20%	22%	25%	28%	30%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%								
	\$V	-	-	22,028,682	45,053,802	67,478,322	89,903,142	112,327,962	134,752,782	157,177,602	179,602,422	202,027,242	224,452,062	246,876,882	269,301,702	291,726,522	314,151,342	336,576,162	358,999,982	381,423,802	403,847,622	426,271,442	448,700,262	471,125,082	493,549,902	515,974,722	538,399,542	560,824,362	583,249,182	605,674,002	628,098,822	650,523,642	672,948,462	695,373,282	717,798,102	740,222,922									
Total		-	-	452,574	901,079	1,348,568	1,796,932	2,245,395	2,693,858	3,142,321	3,590,784	4,039,247	4,487,710	4,936,173	5,384,636	5,833,099	6,281,562	6,730,025	7,178,488	7,626,951	8,075,414	8,523,877	8,972,340	9,420,803	9,869,266	10,317,729	10,766,192	11,214,655	11,663,118	12,111,581	12,560,044	13,008,507	13,456,970	13,905,433	14,353,896	14,802,359									
SUMMARY																																													
	\$V	-	-	548,022	1,091,106	1,634,191	2,177,275	2,720,359	3,263,444	3,806,528	4,349,613	4,892,697	5,435,782	5,978,866	6,521,951	7,065,035	7,608,120	8,151,204	8,694,288	9,237,373	9,780,457	10,323,542	10,866,626	11,409,711	11,952,795	12,495,880	13,038,964	13,582,049	14,125,133	14,668,218	15,211,302	15,754,386	16,297,471	16,840,555	17,383,639	17,926,723									
City of El Paso		-	-	8,977,180	17,954,360	26,931,540	35,908,720	44,885,900	53,863,080	62,840,260	71,817,440	80,794,620	89,771,800	98,748,980	107,726,160	116,703,340	125,680,520	134,657,700	143,634,880	152,612,060	161,589,240	170,566,420	179,543,600	188,520,780	197,497,960	206,475,140	215,452,320	224,429,500	233,406,680	242,383,860	251,361,040	260,338,220	269,315,400	278,292,580	287,269,760	296,246,940									
EPCC		-	-	801	1,602	2,399	3,195	3,997	4,792	5,588	6,384	7,180	7,976	8,772	9,568	10,364	11,160	11,956	12,752	13,548	14,344	15,140	15,936	16,732	17,528	18,324	19,120	19,916	20,712	21,508	22,304	23,100	23,896	24,692	25,488										
University Medical		-	-	1,425	2,838	4,250	5,663	7,075	8,488	9,900	11,312	12,725	14,137	15,550	16,962	18,375	19,787	21,199	22,612	24,024	25,437	26,849	28,262	29,674	31,087	32,499	33,912	35,324	36,736	38,148	39,561	40,974	42,386	43,799	45,211	46,624									
El Paso I.S.D.		-	-	8,005	16,010	24,015	32,020	39,995	47,970	55,945	63,920	71,895	79,870	87,845	95,820	103,795	111,770	119,745	127,720	135,695	143,670	151,645	159,620	167,595	175,570	183,545	191,520	199,495	207,470	215,445	223,420	231,395	239,370	247,345	255,320	263,295									
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Total		-	-	81,737,338	163,474,676	245,212,014	326,948,342	408,684,670	490,420,998	572,157,326	653,893,654	735,629,982	817,366,310	899,102,638	980,838,966	1,062,575,294	1,144,311,622	1,226,047,950	1,307,784,278	1,389,519,606	1,471,255,934	1,552,992,262	1,634,728,590	1,716,464,918	1,798,201,246	1,879,937,574	1,961,673,902	2,043,410,230	2,125,146,558	2,206,882,886	2,288,619,214	2,370,355,542	2,452,091,870	2,533,828,198	2										

Financial Feasibility Analysis

35 YEAR - MUHI : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
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.	1.52000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17979500		0.2651319

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.	1.52000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17979500		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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MIXED USE HIGH INTENSITY		Year	AREA	REAL PROPERTY	PERSONAL PROPERTY	SALES								
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE						
COMMERCIAL	2050	3,110,100	\$	150	\$	466,515,000	\$	5.00	\$	15,550,500	\$	200.00	\$	622,020,000
TOTAL			3,110,100			466,515,000				15,550,500				622,020,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of El Paso	25.3%	\$ 95,380,993	=	\$ 95,380,993	+	\$ -	+	\$ -
El Paso County	14.2%	\$ 53,742,583	=	\$ 53,742,583	+	\$ -	+	\$ -
EPCC	4.5%	\$ 16,814,873	=	\$ 16,814,873	+	\$ -	+	\$ -
University Medical	7.9%	\$ 29,909,978	=	\$ 29,909,978	+	\$ -	+	\$ -
El Paso I.S.D.	48.1%	\$ 181,637,379	=	\$ 181,637,379	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 377,465,806	=	\$ 377,465,806	\$ -	\$ -	\$ -	\$ -
		100.0%	100.0%	0.0%		0.0%		0.0%

TOTAL PARTICIPATION	TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$ 31,475,728	=	\$ 31,475,728	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 31,475,728		\$ 31,475,728	\$ -			\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	18.5%	\$ 63,905,265	=	\$ 63,905,265	+	\$ -	+	\$ -
El Paso County	15.5%	\$ 53,742,583	=	\$ 53,742,583	+	\$ -	+	\$ -
EPCC	4.9%	\$ 16,814,873	=	\$ 16,814,873	+	\$ -	+	\$ -
University Medical	8.6%	\$ 29,909,978	=	\$ 29,909,978	+	\$ -	+	\$ -
El Paso I.S.D.	52.5%	\$ 181,637,379	=	\$ 181,637,379	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 346,010,078		\$ 346,010,078		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																							
Calendar Year																																							
TOTAL TAX REVENUE																																							
REAL PROPERTY																																							
2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054																																							
N OCCUPIED 0% 0% 0% 7% 10% 13% 17% 20% 23% 26% 29% 32% 35% 38% 41% 45% 50% 55% 58% 60% 65% 68% 73% 76% 79% 83% 86% 89% 92% 95% 98% 100% 100% 100% 100%																																							
Taxable Value - 11,314,341 22,526,791 33,736,161 44,951,571 56,163,981 67,378,391 78,588,801 89,801,211 101,013,621 112,226,031 123,438,441 134,650,851 145,863,261 157,075,671 168,288,081 179,500,491 190,712,901 201,925,311 213,137,721 224,350,131 235,562,541 246,774,951 257,987,361 269,199,771 280,412,181 291,624,591 302,837,001 314,049,411 325,261,821 336,474,231 347,686,641 358,899,051 370,111,461 381,323,871 392,536,281																																							
City of El Paso 14,396,100 - - - - - 96,903 180,987 271,071 361,154 451,238 541,322 631,406 721,490 811,574 901,658 991,741 1,081,825 1,171,909 1,262,002 1,342,161 1,532,244 1,622,328 1,712,412 1,802,496 1,892,580 1,982,664 2,072,748 2,162,832 2,252,916 2,342,999 2,433,083 2,523,167 2,613,251 2,703,335 2,793,420 2,883,504 2,973,588 3,063,672 3,153,756 3,243,840 3,333,924 3,424,008 3,514,092 3,604,176 3,694,260 3,784,344 3,874,428 3,964,512 4,054,596 4,144,680 4,234,764 4,324,848 4,414,932 4,505,016 4,595,100 4,685,184 4,775,268 4,865,352 4,955,436 5,045,520 5,135,604 5,225,688 5,315,772 5,405,856 5,495,940 5,586,024 5,676,108 5,766,192 5,856,276 5,946,360 6,036,444 6,126,528 6,216,612 6,306,696 6,396,780 6,486,864 6,576,948 6,667,032 6,757,116 6,847,200 6,937,284 7,027,368 7,117,452 7,207,536 7,297,620 7,387,704 7,477,788 7,567,872 7,657,956 7,748,040 7,838,124 7,928,208 8,018,292 8,108,376 8,198,460 8,288,544 8,378,628 8,468,712 8,558,796 8,648,880 8,738,964 8,829,048 8,919,132 9,009,216 9,099,300 9,189,384 9,279,468 9,369,552 9,459,636 9,549,720 9,639,804 9,729,888 9,819,972 9,910,056 10,000,140 10,090,224 10,180,308 10,270,392 10,360,476 10,450,560 10,540,644 10,630,728 10,720,812 10,810,896 10,900,980 10,991,064 11,081,148 11,171,232 11,261,316 11,351,400 11,441,484 11,531,568 11,621,652 11,711,736 11,801,820 11,891,904 11,981,988 12,072,072 12,162,156 12,252,240 12,342,324 12,432,408 12,522,492 12,612,576 12,702,660 12,792,744 12,882,828 12,972,912 13,062,996 13,153,080 13,243,164 13,333,248 13,423,332 13,513,416 13,603,500 13,693,584 13,783,668 13,873,752 13,963,836 14,053,920 14,144,004 14,234,088 14,324,172 14,414,256 14,504,340 14,594,424 14,684,508 14,774,592 14,864,676 14,954,760 15,044,844 15,134,928 15,225,012 15,315,096 15,405,180 15,495,264 15,585,348 15,675,432 15,765,516 15,855,600 15,945,684 16,035,768 16,125,852 16,215,936 16,306,020 16,396,104 16,486,188 16,576,272 16,666,356 16,756,440 16,846,524 16,936,608 17,026,692 17,116,776 17,206,860 17,296,944 17,387,028 17,477,112 17,567,196 17,657,280 17,747,364 17,837,448 17,927,532 18,017,616 18,107,700 18,197,784 18,287,868 18,377,952 18,468,036 18,558,120 18,648,204 18,738,288 18,828,372 18,918,456 19,008,540 19,098,624 19,188,708 19,278,792 19,368,876 19,458,960 19,549,044 19,639,128 19,729,212 19,819,296 19,909,380 19,999,464 20,089,548 20,179,632 20,269,716 20,359,800 20,449,884 20,539,968 20,630,052 20,720,136 20,810,220 20,900,304 20,990,388 21,080,472 21,170,556 21,260,640 21,350,724 21,440,808 21,530,892 21,620,976 21,711,060 21,801,144 21,891,228 21,981,312 22,071,396 22,161,480 22,251,564 22,341,648 22,431,732 22,521,816 22,611,900 22,701,984 22,792,068 22,882,152 22,972,236 23,062,320 23,152,404 23,242,488 23,332,572 23,422,656 23,512,740 23,602,824 23,692,908 23,782,992 23,873,076 23,963,160 24,053,244 24,143,328 24,233,412 24,323,496 24,413,580 24,503,664 24,593,748 24,683,832 24,773,916 24,864,000 24,954,084 25,044,168 25,134,252 25,224,336 25,314,420 25,404,504 25,494,588 25,584,672 25,674,756 25,764,840 25,854,924 25,945,008 26,035,092 26,125,176 26,215,260 26,305,344 26,395,428 26,485,512 26,575,596 26,665,680 26,755,764 26,845,848 26,935,932 27,026,016 27,116,100 27,206,184 27,296,268 27,386,352 27,																																							

Financial Feasibility Analysis

35 YEAR - RR : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.2651319

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.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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REGIONAL RETAIL	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES							
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE						
COMMERCIAL	2050	2,430,600	\$	175	\$	425,355,000	\$	5.00	\$	12,153,000	\$	200.00	\$	486,120,000
TOTAL					\$	425,355,000		\$	12,153,000		\$	486,120,000		

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES				
City of El Paso	25.3%	\$	95,380,993	=	\$	95,380,993	+	\$	-	+	\$	-
El Paso County	14.2%	\$	53,742,583	=	\$	53,742,583	+	\$	-	+	\$	-
EPCC	4.5%	\$	16,814,873	=	\$	16,814,873	+	\$	-	+	\$	-
University Medical	7.9%	\$	29,909,978	=	\$	29,909,978	+	\$	-	+	\$	-
El Paso I.S.D.	48.1%	\$	181,637,379	=	\$	181,637,379	+	\$	-	+	\$	-
Other	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
	100.0%		377,485,806		\$	377,485,806		\$	-		\$	-
			100.0%			100.0%			0.0%			0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 31,475,728	= \$ 31,475,728	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
100.0%		\$ 31,475,728	\$ 31,475,728	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of El Paso	18.5%	\$ 63,905,265	=	\$ 63,905,265	+	\$ -	+	\$ -
El Paso County	15.5%	\$ 53,742,583	=	\$ 53,742,583	+	\$ -	+	\$ -
EPCC	4.9%	\$ 16,814,873	=	\$ 16,814,873	+	\$ -	+	\$ -
University Medical	8.6%	\$ 29,909,978	=	\$ 29,909,978	+	\$ -	+	\$ -
El Paso I.S.D.	52.5%	\$ 181,637,379	=	\$ 181,637,379	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 346,010,078		\$ 346,010,078		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

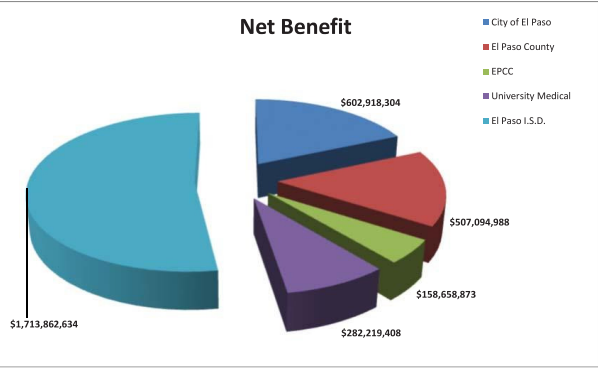
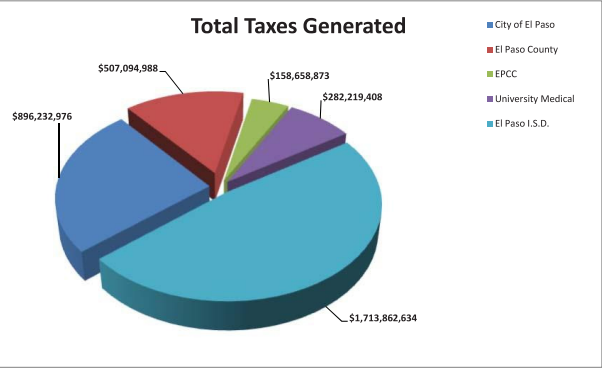
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

MIXED USE LOW INTENSITY		REVENUE 5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0	11,314,341	22,526,751	33,739,161	44,951,571	56,163,981	67,376,391	78,588,801	89,801,211	101,013,621	112,226,031	123,438,441	134,650,851	145,863,261	157,075,671	168,288,081	179,500,491	190,712,901	201,925,311	213,137,721	224,350,131	235,562,541	246,774,951	257,987,361	269,199,771	280,412,181	291,624,591	302,837,001	314,049,411	325,261,821	336,474,231	347,686,641	358,899,051	370,111,461	381,323,871	392,536,281	403,748,691	414,961,101	426,173,511	437,385,921	448,598,331	459,810,741	471,023,151	482,235,561	493,447,971	504,660,381	515,872,791	527,085,201	538,297,611	549,510,021	560,722,431	571,934,841	583,147,251	594,359,661	605,572,071	616,784,481	627,996,891	639,209,301	650,421,711	661,634,121	672,846,531	684,058,941	695,271,351	706,483,761	717,696,171	728,908,581	740,120,991	751,333,401	762,545,811	773,758,221	784,970,631	796,183,041	807,395,451	818,607,861	829,820,271	841,032,681	852,245,091	863,457,501	874,669,911	885,882,321	897,094,731	908,307,141	919,519,551	930,731,961	941,944,371	953,156,781	964,369,191	975,581,601	986,794,011	998,006,421	1,009,218,831	1,020,431,241	1,031,643,651	1,042,856,061	1,054,068,471	1,065,280,881	1,076,493,291	1,087,705,701	1,098,918,111	1,110,130,521	1,121,342,931	1,132,555,341	1,143,767,751	1,154,980,161	1,166,192,571	1,177,404,981	1,188,617,391	1,199,829,801	1,211,042,211	1,222,254,621	1,233,467,031	1,244,679,441	1,255,891,851	1,267,104,261	1,278,316,671	1,289,529,081	1,300,741,491	1,311,953,901	1,323,166,311	1,334,378,721	1,345,591,131	1,356,803,541	1,368,015,951	1,379,228,361	1,390,440,771	1,401,653,181	1,412,865,591	1,424,078,001	1,435,290,411	1,446,502,821	1,457,715,231	1,468,927,641	1,480,140,051	1,491,352,461	1,502,564,871	1,513,777,281	1,524,989,691	1,536,202,101	1,547,414,511	1,558,626,921	1,569,839,331	1,581,051,741	1,592,264,151	1,603,476,561	1,614,688,971	1,625,901,381	1,637,113,791	1,648,326,201	1,659,538,611	1,670,751,021	1,681,963,431	1,693,175,841	1,704,388,251	1,715,600,661	1,726,813,071	1,738,025,481	1,749,237,891	1,760,450,301	1,771,662,711	1,782,875,121	1,794,087,531	1,805,299,941	1,816,512,351	1,827,724,761	1,838,937,171	1,850,149,581	1,861,361,991	1,872,574,401	1,883,786,811	1,894,999,221	1,906,211,631	1,917,424,041	1,928,636,451	1,939,848,861	1,951,061,271	1,962,273,681	1,973,486,091	1,984,698,501	1,995,910,911	2,007,123,321	2,018,335,731	2,029,548,141	2,040,760,551	2,051,972,961	2,063,185,371	2,074,397,781	2,085,610,191	2,096,822,601	2,108,035,011	2,119,247,421	2,130,459,831	2,141,672,241	2,152,884,651	2,164,097,061	2,175,309,471	2,186,521,881	2,197,734,291	2,208,946,701	2,220,159,111	2,231,371,521	2,242,583,931	2,253,796,341	2,265,008,751	2,276,221,161	2,287,433,571	2,298,645,981	2,309,858,391	2,321,070,801	2,332,283,211	2,343,495,621	2,354,708,031	2,365,920,441	2,377,132,851	2,388,345,261	2,399,557,671	2,410,770,081	2,421,982,491	2,433,194,901	2,444,407,311	2,455,619,721	2,466,832,131	2,478,044,541	2,489,256,951	2,500,469,361	2,511,681,771	2,522,894,181	2,534,106,591	2,545,318,999	2,556,531,409	2,567,743,819	2,578,956,229	2,590,168,639	2,601,381,049	2,612,593,459	2,623,805,869	2,635,018,279	2,646,230,689	2,657,443,099	2,668,655,509	2,679,867,919	2,691,080,329	2,702,292,739	2,713,505,149	2,724,717,559	2,735,929,969	2,747,142,379	2,758,354,789	2,769,567,199	2,780,779,609	2,791,992,019	2,803,204,429	2,814,416,839	2,825,629,249	2,836,841,659	2,848,054,069	2,859,266,479	2,870,478,889	2,881,691,299	2,892,903,709	2,904,116,119	2,915,328,529	2,926,540,939	2,937,753,349	2,948,965,759	2,960,178,169	2,971,390,579	2,982,602,989	2,993,815,399	3,005,027,809	3,016,240,219	3,027,452,629	3,038,665,039	3,049,877,449	3,061,089,859	3,072,302,269	3,083,514,679	3,094,727,089	3,105,939,499	3,117,151,909	3,128,364,319	3,139,576,729	3,150,789,139	3,162,001,549	3,173,213,959	3,184,426,369	3,195,638,779	3,206,851,189	3,218,063,599	3,229,275,999	3,240,488,409	3,251,700,819	3,262,913,229	3,274,125,639	3,285,338,049	3,296,550,459	3,307,762,869	3,318,975,279	3,330,187,689	3,341,399,999	3,352,612,409	3,363,824,819	3,375,037,229	3,386,249,639	3,397,462,049	3,408,674,459	3,419,886,869	3,431,099,279	3,442,311,689	3,453,524,099	3,464,736,509	3,475,948,919	3,487,161,329	3,498,373,739	3,509,586,149	3,520,798,559	3,532,010,969	3,543,223,379	3,554,435,789	3,565,648,199	3,576,860,609	3,588,073,019	3,599,285,429	3,610,497,839	3,621,710,249	3,632,922,659	3,644,135,069	3,655,347,479	3,666,559,889	3,677,772,299	3,688,984,709	3,700,197,119	3,711,409,529	3,722,621,939	3,733,834,349	3,745,046,759	3,756,259,169	3,767,471,579	3,778,683,989	3,789,896,399	3,801,108,809	3,812,321,219	3,823,533,629	3,834,746,039	3,845,958,449	3,857,170,859	3,868,383,269	3,879,595,679	3,890,808,089	3,902,020,499	3,913,232,909	3,924,445,319	3,935,657,729	3,946,869,939	3,958,082,349	3,969,294,759	3,980,507,169	3,991,719,579	4,002,931,989	4,014,144,399	4,025,356,809	4,036,569,219	4,047,781,629	4,058,994,039	4,070,206,449	4,081,418,859	4,092,631,269	4,103,843,679	4,115,056,089	4,126,268,499	4,137,480,909	4,148,693,319	4,159,905,729	4,171,118,139	4,182,330,549	4,193,542,959	4,204,755,369	4,215,967,779	4,227,180,189	4,238,392,599	4,249,604,999	4,260,817,409	4,272,029,819	4,283,242,229	4,294,454,639	4,305,667,049	4,316,879,459	4,328,091,869	4,339,304,279	4,350,516,689	4,361,729,099	4,372,941,509	4,384,153,919	4,395,366,329	4,406,578,739	4,417,791,149	4,429,003,559	4,440,215,969	4,451,428,379	4,462,640,789	4,473,853,199	4,485,065,609	4,496,278,019	4,507,490,429	4,518,702,839	4,529,915,249	4,541,127,659	4,552,340,069	4,563,552,479	4,574,764,889	4,585,977,299	4,597,189,709	4,608,402,119	4,619,614,529	4,630,826,939	4,642,039,349	4,653,251,759	4,664,464,169	4,675,676,579	4,686,888,989	4,698,101,399	4,709,313,809	4,720,526,219	4,731,738,629	4,742,951,039	4,754,163,449	4,765,375,859	4,776,588,269	4,787,800,679	4,799,013,089	4,810,225,499	4,821,437,909	4,832,650,319	4,843,862,729	4,855,075,139	4,866,287,549	4,877,499,959	4,888,712,369	4,899,924,779	4,911,137,189	4,922,349,599	4,933,562,009	4,944,774,419	4,955,986,829	4,967,199,239	4,978,411,649	4,989,624,059	5,000,836,469	5,012,048,879	5,023,261,289	5,034,473,699	5,045,686,109	5,056,898,519	5,068,110,929	5,079,323,339	5,090,535,749	5,101,748,159	5,112,960,569	5,124,172,979	5,135,385,389	5,146,597,799	5,157,810,209	5,169,022,619	5,180,235,029	5,191,447,439	5,202,659,849	5,213,872,259	5,225,084,669	5,236,297,079	5,247,509,489	5,258,721,899	5,269,934,309	5,281,146,719	5,292,359,129	5,303,571,539	5,314,783,949	5,325,996,359	5,337,208,769	5,348,421,179	5,359,633,589	5,370,845,999	5,382,058,409	5,393,270,819	5,404,483,229	5,415,695,639	5,426,908,049	5,438,120,459	5,449,332,869	5,460,545,279	5,471,757,689	5,482,969,999	5,494,182,409	5,505,394,819	5,516,607,229	5,527,819,639	5,539,032,049	5,550,244,459	5,561,456,869	5,572,669,279	5,583,881,689	5,595,094,099	5,606,306,509	5,617,518,919	5,628,731,329	5,639,943,739	5,651,156,149	5,662,368,559	5,673,580,969	5,684,793,379	5,696,005,789	5,707,218,199	5,718,430,609	5,729,643,019	5,740,855,429	5,752,067,839	5,763,280,249	5,774,492,659	5,785,705,069	5,796,917,479	5,808,129,889	5,819,342,299	5,830,554,709	5,841,767,119	5,852,979,529	5,864,191,939	5,875,404,349	5,886,616,759	5,897,829,169	5,909,041,579	5,920,253,989	5,931,466,399	5,942,678,809	5,953,891,219	5,965,103,629	5,976,316,039	5,987,528,449	5,998,740,859	6,009,953,269	6,021,165,679	6,032,378,089	6,043,590,499	6,054,802,909	6,066,015,319	6,077,227,729	6,088,440,139	6,099,652,549	6,110,864,959	6,122,077,369	6,133,289,779	6,144,502,189	6,155,714,599	6,166,927,009	6,178,139,419	6,189,351,829	6,200,564,239	6,211,776,649	6,222,989,059	6,234,201,469	6,245,413,879	6,256,626,289	6,267,838,699	6,279,051,109	6,290,263,519	6,301,475,929	6,312,688,339	6,323,900,749	6,335,113,159	6,346,325,569	6,357,537,979	6,368,750,389	6,379,962,799	6,391,175,209	6,402,387,619	6,413,599,999	6,424,812,409	6,436,024,819	6,447,237,229	6,458,449,639	6,469,662,049	6,480,874,459	6,492,086,869	6,503,299,279	6,514,511,689	6,525,724,099	6,536,936,509	6,548,148,919	6,559,361,329	6,570,573,739	6,581,786,149	6,592,998,559	6,604,210,969	6,615,423,379	6,626,635,789	6,637,848,199	6,649,051,609	6,660,264,019	6,671,476,429	6,682,688,839	6,693,901,249	6,705,113,659	6,716,326,069	6,727,538,479	6,738,750,889	6,749,963,299	6,761,175,709	6,772,388,119	6,783,600,529	6,794,812,939	6,806,025,349	6,817,237,759	6,828,450,169	6,839,662,579	6,850,874,989	6,862,087,399	6,873,299,809	6,884,512,219	6,895,724,629	6,906,937,039	6,918,149,449	6,929,361,859	6,940,574,269	6,951,786,679	6,963,000,089	6,974,212,499	6,985,424,909	6,996,637,319	7,007,849,729	7,019,062,139	7,030,274,549	7,041,486,959	7,052,699,369	

Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$896,232,976	\$293,314,672	\$602,918,304
El Paso County	\$507,094,988	\$0	\$507,094,988
EPCC	\$158,658,873	\$0	\$158,658,873
University Medical	\$282,219,408	\$0	\$282,219,408
El Paso I.S.D.	\$1,713,862,634	\$0	\$1,713,862,634
Total	\$3,558,068,879	\$293,314,672	\$3,264,754,207



Terms and Conditions

Projects Cost Estimates:

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

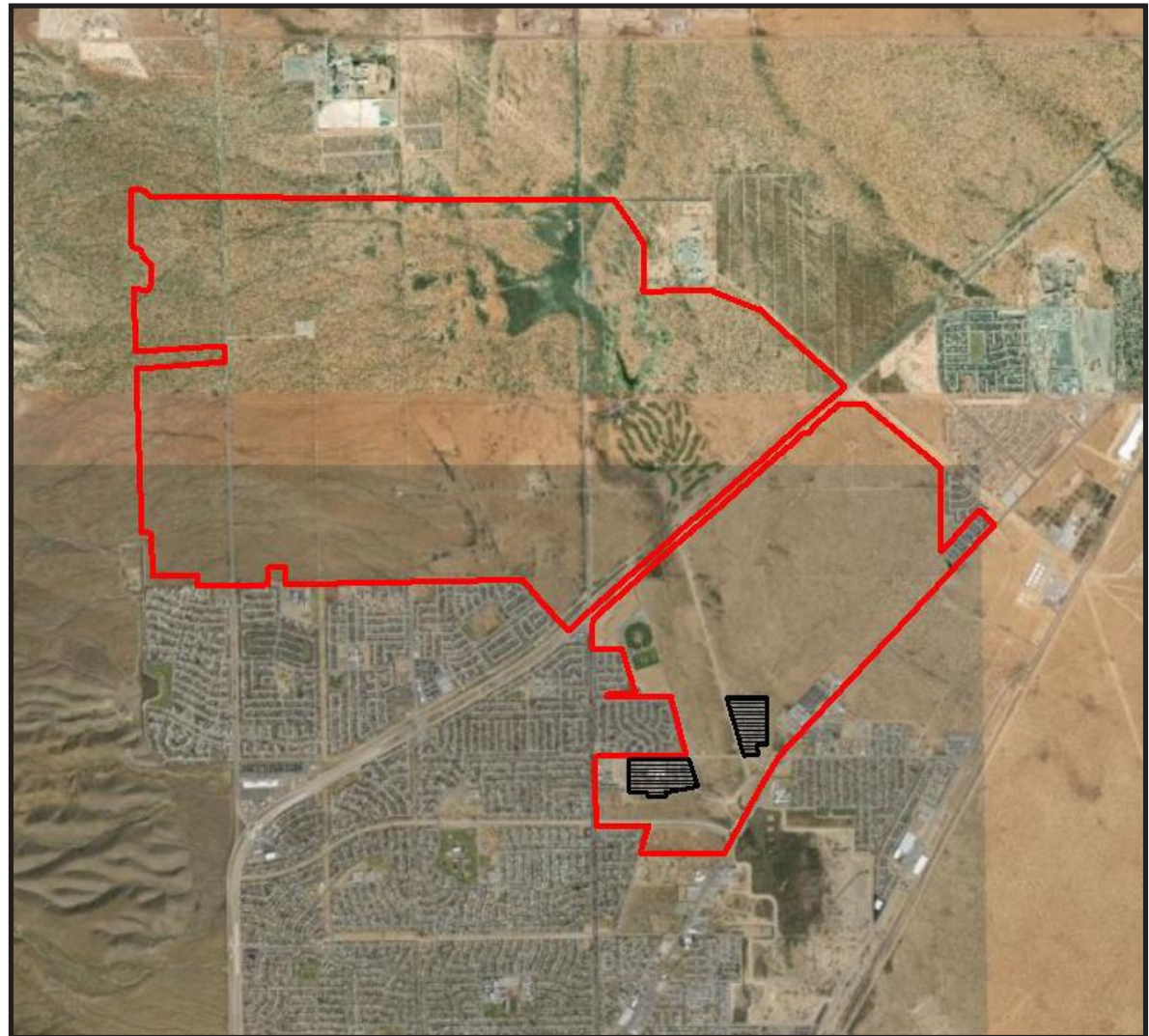
Length of TIRZ #13 in Years:

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

PROP_ID	LEGAL_DESC	Owner
680421	BLK 1 MCCOMBS EAST REPLAT A LOT 2B	RBC EL PASO GROUP INVESTMENTS LLC
680420	BLK 1 MCCOMBS EAST REPLAT A LOT 2A	EP PLAZA PARTNERS LP
678789	BLK 1 MCCOMBS EAST SWLY PT OF 1 (180.00 FT ON ST-IRREG ON N- 120.80 FT ON E-381.94 FT ON S) (66468.20 SQFT)	EP PLAZA PARTNERS LP
673028	BLK 1 MCCOMBS EAST PT OF 1 BEG 350 FT N OF SWC (131.96 FT ON ST- 240 FT ON N- 131.96 FT ON E- 240 FT ON S) (31670.4 SQ FT)	EP PLAZA PARTNERS LP
673026	BLK 1 MCCOMBS EAST PT OF 1 BEG 220 FT N OF SWC (130 FT ON ST- 240 FT ON N- 130 FT ON E- 240 FT ON S) (31200 SQ FT)	EP PLAZA PARTNERS LP
652420	BLK 1 MCCOMBS EAST 1 (EXC SWLY PTS) (7.8087 AC)	EP PLAZA PARTNERS LP
650311	81 TSP 1 SEC 22 T & P SURV (8.4731 AC) OUT OF SEC FOR XMPT PROPERTIES (SANDSTONE RANCH #9)	CITY OF EL PASO
644522	81 TSP 1 SEC 19 T & P SURV (50.7072 AC)	EL PASO INDEPENDENT SCHOOL DIST
642133	UNT 28 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642132	UNT 27 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642131	UNT 26 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642130	UNT 25 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642129	UNT 24 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642128	UNT 23 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642127	UNT 22 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642126	UNT 21 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642125	UNT 20 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642124	UNT 19 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642121	UNT 16 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642120	UNT 15 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642119	UNT 14 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642118	UNT 13 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642117	UNT 12 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642116	UNT 11 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642115	UNT 10 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642114	UNT 9 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642113	UNT 8 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642112	UNT 7 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642111	UNT 6 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642110	UNT 5 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642109	UNT 4 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642108	UNT 3 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642107	UNT 2 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642106	UNT 1 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642050	81 TSP 1 SEC 14 T & P SURV PT OF W 1/2 OF SECTION (5.01 AC)	EL PASO ELECTRIC CO
619914	BLK 1 NORTHERN LIGHTS LOT 3	CITY OF EL PASO
619913	BLK 1 NORTHERN LIGHTS LOT 2	CITY OF EL PASO
619912	BLK 1 NORTHERN LIGHTS LOT 1	EL PASO PLACE APARTMENTS LLC
594884	BLK 1 NORTH DESERT PALMS LOT 1	NORTH DESERT PALMS LTD
411958	80 TSP 1 SEC 29 T & P SURV TR 6-B (1.7599 AC)	AMG CONSULTANTS
411743	80 TSP 1 SEC 29 T & P SURV 1 (22.185 AC) 2-A (12.2613 AC) (234.4463 AC)	CITY OF EL PASO
411136	81 TSP 1 SEC 20 T & P SURV TR 3 (594.05 AC)	CITY OF EL PASO
409817	81 TSP 1 SEC 11 T & P SURV TR 2 (24.338 AC) & TR 3 (145.983 AC)	EL PASO ELECTRIC CO
381572	81 TSP 1 SEC 11 T & P SURV 4-A (163.111 AC) & 4-B (1.1670 AC) (164.278 AC)	CITY OF EL PASO
374132	80 TSP 1 SEC 20 T & P SURV TR 1-A (22.4058 AC)	CITY OF EL PASO
371451	80 TSP 1 SEC 17 T & P SURV TR 1-C-3 (17.645 AC)	CITY OF EL PASO
362126	81 TSP 1 SEC 13 T & P SURV (9.104 AC)	PEOPLE OF THE STATE OF TEXAS
361634	80 TSP 1 SEC 29 T & P SURV TR 3 (3.03 AC)	DYER BUSINESS PARK LLC

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	Owner
352147	81 TSP 1 SEC 12 T & P SURV TR 1 (427.9706 AC)	CITY OF EL PASO
351135	81 TSP 1 SEC 20 T & P SURV TR 4 (4.132 AC)	CITY OF EL PASO
348013	80 TSP 1 SEC 18 T & P SURV TR 5 (1.3801 AC)	EL PASO WATER UTILITIES PSB
337855	80 TSP 1 SEC 17 T & P SURV TR 1-C-2 (16.993 AC)	CITY OF EL PASO
336842	81 TSP 1 SEC 14 T & P SURV ELY PORTION (314.6185 AC)	CITY OF EL PASO
336577	80 TSP 1 SEC 20 T & P SURV TR 1 (529.253 AC)	CITY OF EL PASO
334854	81 TSP 1 SEC 18 T & P SURV (641.40 AC)	CITY OF EL PASO
331749	81 TSP 1 SEC 14 T & P SURV (309.6085 AC OF W 1/2 OF SECTION)	CITY OF EL PASO
326271	80 TSP 1 SEC 29 T & P SURV TR 2-C-3 (2.203 AC)	ABRAHAM EDWARD
295982	80 TSP 1 SEC 19 T & P SURV TR 1-A (138.269 AC)	CITY OF EL PASO
291053	81 TSP 1 SEC 10 T & P SURV (EXC NE PT) (598.487 AC)	CITY OF EL PASO
269716	81 TSP 1 SEC 11 T & P SURV TR 1-A (292.8005 AC)	CITY OF EL PASO
268070	81 TSP 1 SEC 11 T & P SURV TR 5 (14.066 AC)	CITY OF EL PASO
266123	80 TSP 1 SEC 31 T & P SURV TR 1-A (191.7004 AC)	CITY OF EL PASO
247528	80 TSP 1 SEC 19 T & P SURV TR 1 (492.611 AC)	CITY OF EL PASO
234575	80 TSP 1 SEC 29 T & P SURV 6-B-1 (0.2401 AC) & 6-D (2.00 AC) 1 (2.2401 AC)	SUN COUNTRY PROPERTIES
230643	80 TSP 1 SEC 29 T & P SURV TR 2-C (HOMESITE) (0.0275 AC)	KINCAID ROBERT A & HELEN
218824	80 TSP 1 SEC 18 T & P SURV 3-A (9.7651 AC) 5-A (0.1049 AC) (9.87 AC)	EPNG PIPELINE CO
204429	81 TSP 1 SEC 19 T & P SURV (570.9198 AC)	CITY OF EL PASO
202034	80 TSP 1 SEC 30 T & P SURV (6.198 AC)	PEOPLE OF THE STATE OF TEXAS
194760	81 TSP 1 SEC 13 T & P SURV (636.896 AC)	CITY OF EL PASO
190044	80 TSP 1 SEC 17 T & P SURV 4 (39.996 AC) & 5 (4.5538 AC) (44.5498 AC)	CITY OF EL PASO
186344	80 TSP 1 SEC 29 T & P SURV TR 2-C-1 (0.642 AC)	KINCAID ROBERT & HELEN
181911	80 TSP 1 SEC 21 T & P SURV TR 3-G (1.4603 AC)	STATE OF TEXAS
178655	80 TSP 1 SEC 30 T & P SURV (364.2961 AC)	CITY OF EL PASO
174776	81 TSP 1 SEC 14 T & P SURV (24.763 AC)	EL PASO ELECTRIC CO
173357	80 TSP 1 SEC 29 T & P SURV 2-B (2.525 AC) & 2-B-1 (0.23 AC) (2.755 AC)	MOWAD KENNETH P J
172653	81 TSP 1 SEC 15 T & P SURV (662.40 AC)	CITY OF EL PASO
170635	81 TSP 1 SEC 21 T & P SURV (121.1939 AC)	CITY OF EL PASO
162050	80 TSP 1 SEC 18 T & P SURV TR 3-C (5.8796 AC)	CITY OF EL PASO
155880	80 TSP 1 SEC 17 T & P SURV TR 1-C (4.137 AC)	HALLMARK BRUCE (RECEIVER)
154771	80 TSP 1 SEC 20 T & P SURV TR 2 (4.7033 AC)	STATE OF TEXAS
128990	81 TSP 1 SEC 20 T & P SURV TR 2 (9.115 AC)	PEOPLE OF THE STATE OF TEXAS
128161	81 TSP 1 SEC 10 T & P SURV (5.60 AC)	COUNTY OF EL PASO
120675	80 TSP 1 SEC 29 T & P SURV 6-A (1.00 AC) & 6-A-1 (1.00 AC) (2.00 AC)	DYER BUSINESS PARK
117626	80 TSP 1 SEC 17 T & P SURV TR 5-A (0.0262 AC)	EPNG PIPELINE CO
115588	80 TSP 1 SEC 29 T & P SURV TR 4 (3.03 AC)	DYER BUSINESS PARK LLC
113361	80 TSP 1 SEC 29 T & P SURV TR 6-E (2.00 AC)	DYER BUSINESS PARK
107733	80 TSP 1 SEC 29 T & P SURV TR 7-A (37.471 AC)	NEWMAN RANCH PARTNERS LP
107356	80 TSP 1 SEC 17 T & P SURV TR 4-A (0.094 AC)	EL PASO WATER UTILITIES PSB
89254	80 TSP 1 SEC 20 T & P SURV TR 5 (2.836 AC)	EL PASO WATER UTILITIES PSB
86001	80 TSP 1 SEC 29 T & P SURV TR 6-C (6.00 AC)	LUBAS JUAN
85276	81 TSP 1 SEC 22 T & P SURV (5.5787 AC)	EL PASO ELECTRIC CO
79547	80 TSP 1 SEC 31 T & P SURV TR 1-A-4 (7.87 AC)	CITY OF EL PASO
72532	80 TSP 1 SEC 7 T & P SURV 2-A (12.525 AC)	CITY OF EL PASO
64491	80 TSP 1 SEC 32 T & P SURV TR 1 (1.1644 AC)	CHASE BANK OF TEXAS (TR)
60424	BLK 1 NORTH DESERT PALMS LOT 2	TROPICANA BUILDING II LTD
51381	80 TSP 1 SEC 18 T & P SURV PONDING AREA (3.4435 AC)	PEOPLE OF THE STATE OF TEXAS

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	Owner
35952	80 TSP 1 SEC 29 T & P SURV TR 7-B (2.6348 AC)	DUDLEY PRICE LIMITED PARTNERSHIP
33554	80 TSP 1 SEC 18 T & P SURV TR 3 (447.3413 AC)	CITY OF EL PASO
31342	80 TSP 1 SEC 29 T & P SURV TR 7-B-1 (0.4664 AC)	STATE OF TEXAS
27314	80 TSP 1 SEC 29 T & P SURV TR 2-C-2 (0.4178 AC)	DYER BUSINESS PARK LLC