

**Project Plan and Financing Plan
for
Tax Increment Financing
Reinvestment Zone Number Three
(TIRZ Number Three),
City of Rowlett, Texas**

April 19, 2017

Prepared by

Stein Planning, LLC

For the City of

Rowlett 
On the Water. On the Move.

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Section 1: Objective

The objective of Rowlett Tax Increment Financing Zone Number Three is remaking Downtown Rowlett as a desirable town center offering a range of activities, including municipal government, regional transportation, recreation, commerce and living. If Downtown Rowlett makes a positive impression on Rowlett's residents and visitors, all Rowlett benefits from the perception of Rowlett as a place people want to be.

An engaging Downtown Rowlett that respects both history and contemporary aspirations has been a public vision for years. The City finds that designating this Tax Increment Financing Reinvestment Zone can facilitate both redevelopment and development of vacant land according to plans such as the Downtown Strategic Plan of 2012.

Section 2: What Is Tax Increment Financing?

Tax increment financing ("TIF") is a tool local governments in Texas have used since 1986 to finance public improvements within defined areas that have unique challenges or opportunities for economic development. Statute law authorizing municipalities to designate and manage tax increment financing is found in Chapter 311 of the Texas Tax Code (the "TIF Act").

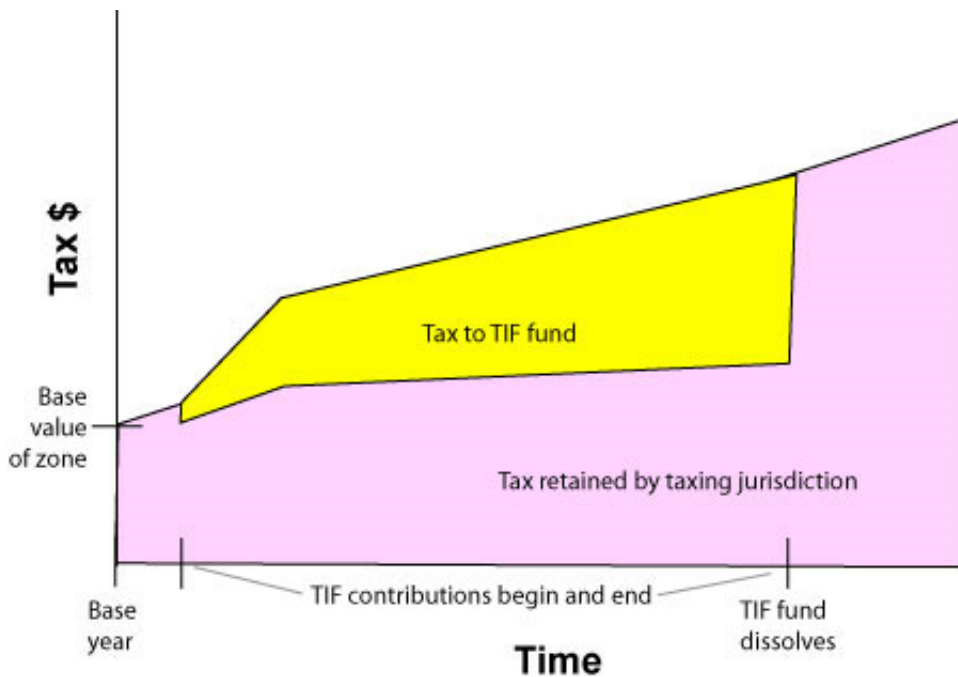
A municipality makes an area eligible for tax increment financing by designating a tax increment financing reinvestment zone, commonly called either a "TIRZ," or "TIF zone". Municipal taxes on the assessed value of real property in the TIRZ in the year it was designated (the "base year") continue flowing as usual to citywide funds, but all or part of whatever tax proceeds from greater total real property value in the TIRZ flows to a dedicated fund ("TIF fund") for a specified term of years. Other local taxing jurisdictions sometimes participate in TIF programs, but they are not required to participate.

Money that flows to a TIF fund may be disbursed according to contractual agreements to pay "project costs" that have been identified within a project plan and financing plan for the TIRZ ("TIRZ plan"), provided specific performance criteria within the relevant agreement have been met. Typical performance criteria include meeting specific design standards and construction within a specific time. Grants from the TIF fund must accord with the TIF project plan and financing plan ("TIRZ plan") approved by a Board of Directors ("Board") and the City Council, as prescribed by the TIF Act. The TIRZ plan may be amended from time to time, following procedure set within the TIF Act. The TIF Act allows cash accumulated by the TIF fund to be spent for a broad range of public infrastructure improvements in the TIRZ (and some outside the TIRZ) and for economic development grants within the TIRZ.

Exhibit A illustrates how rising tax revenue from greater appraised real property value in a TIF zone flows with time to a TIF fund and to a taxing jurisdiction's general fund. The sloped lines depict tax revenue in the zone rising with time. Real property taxes retained from the zone for the general use by the City will rise sharply upon termination of the TIF zone. No City taxes or fees except a defined percentage or otherwise-defined portion of real property tax increments will flow to the TIF fund. Business personal property taxes and sales tax will not flow to the TIF fund.

Inclusion of property in a TIRZ does not change the tax rate for the property. Tax rates in a zone are the same as tax rates outside the zone, but otherwise within the same taxing jurisdictions.

**Exhibit A:
Real Property Tax Flow with Tax Increment Financing**



This exhibit illustrates a general concept. It is not scaled to reflect magnitudes of annual tax increases or exact proportions of flow to the TIF fund versus the general fund.

This TIRZ plan assumes the City of Rowlett will participate with 50% of its real property tax increment for a term of twenty years after base year 2017, ending with taxes levied in the fiscal year ending September 30, 2037. The final year of tax increments will be received in the fiscal year ending September 30, 2038.

Section 3: Reinvestment Zone Description

The boundaries of Rowlett TIF Reinvestment Zone Number Three are as described in the ordinance designating the zone. Those boundaries include approximately 225 acres in taxable and tax-exempt accounts plus adjacent public rights-of-way, making a total of 268 acres. Exhibit B is a map of the TIF zone. All property parcels outlined on Exhibit B and all intervening and adjacent rights-of-way are intentionally within the TIRZ.

Exhibit C is another map of the TIRZ, showing existing uses and conditions. The aerial image in Exhibit C shows that several tracts in the TIRZ are vacant land. The TIRZ in its present state meets the condition of Section 311.005(a)(1) of the TIF Act in that it substantially arrests or impairs the sound growth of the municipality designating the zone, retards the provision of housing accommodations or constitutes an economic or social liability and a menace to the public safety or welfare in its present condition and use because of the presence of:

- (1) A substantial number of substandard, slum, deteriorated, or deteriorating structures;
- (2) The predominance of defective or inadequate sidewalk or street layout;
- (3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.

The zone meets other statutory tests for designating a zone in that:

- (1) Less than 30% of the land in the zone was used for residential purposes as of its date of designation;
- (2) Together with all other reinvestment zones and industrial districts within Rowlett, the total percentage of the appraised value of taxable real property in such zones was less than the statutory maximum of 50%. The January 1, 2016 total appraised value of real property in the TIRZ liable for taxation by Rowlett is believed to be \$52,274,327 or approximately 1.63% of the estimated taxable value of real property in Rowlett, based on values from the Dallas Central Appraisal District. The base value of the TIRZ will be the value liable for taxation by the City of Rowlett in tax year 2017. Certified values for January 1, 2017 will not be available until late July 2017.

Exhibit B: Rowlett TIRZ Number Three Boundaries

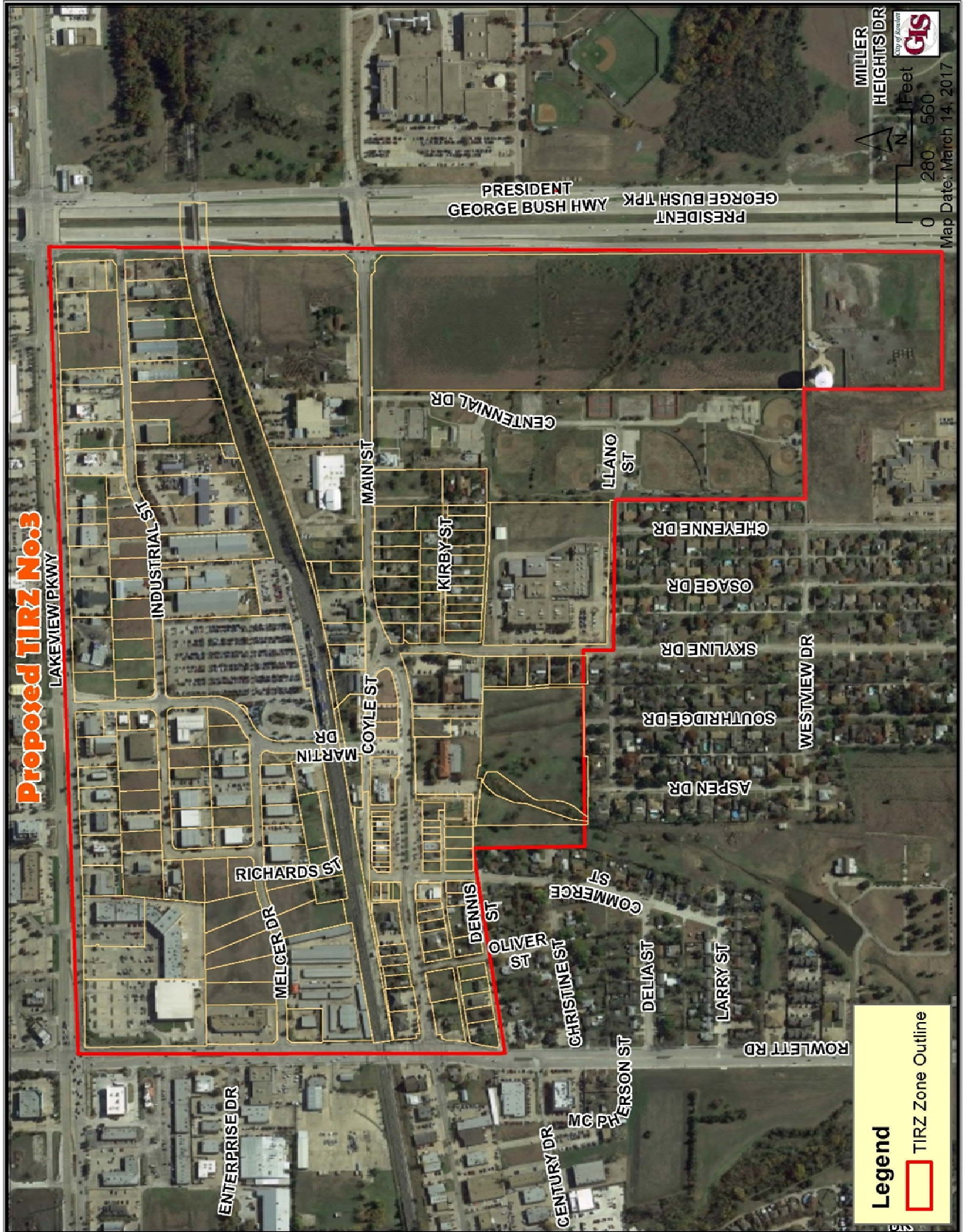
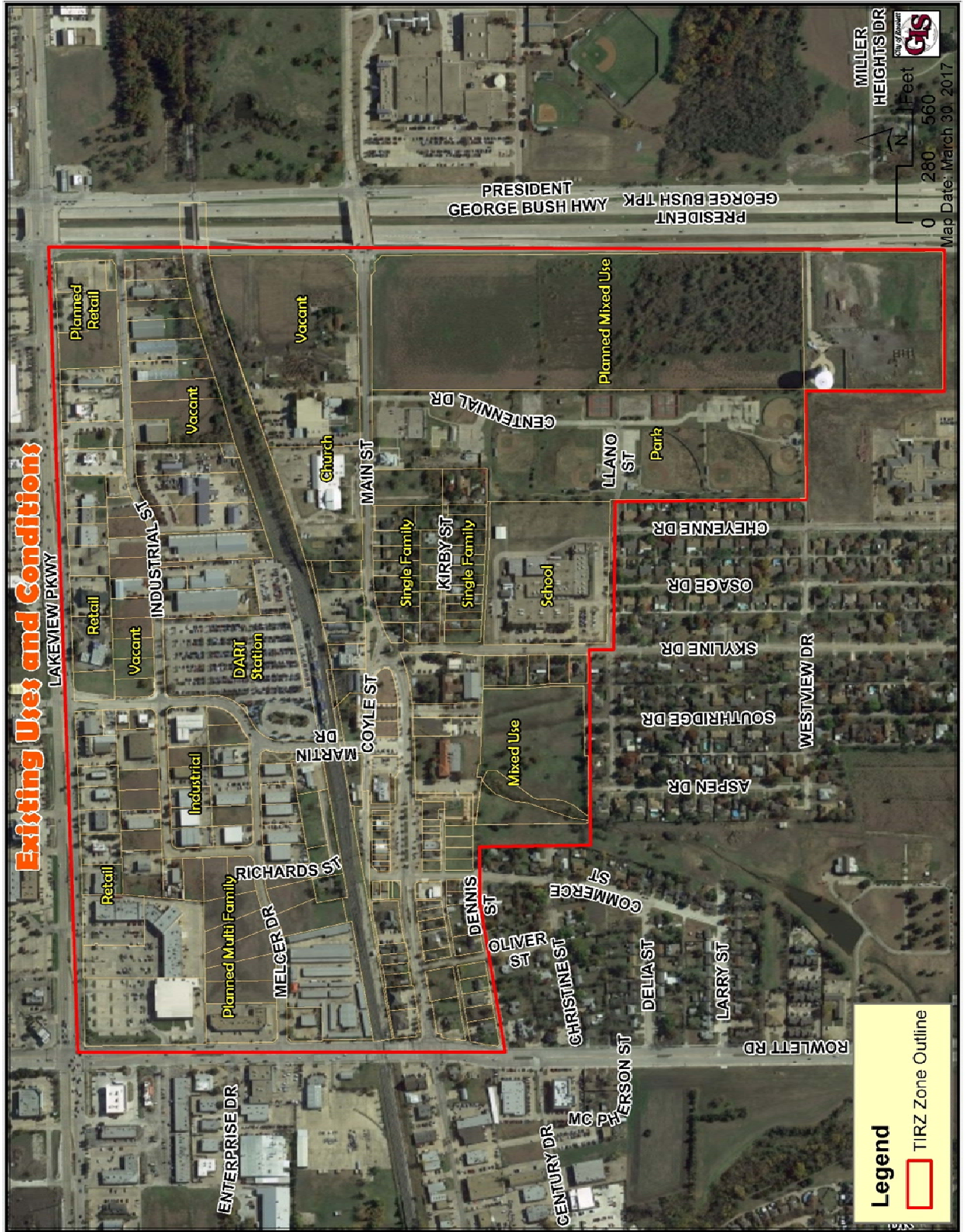


Exhibit C: Downtown TIRZ Existing Uses and Conditions



Section 4: Development and Funding with Tax Increment Financing

With sufficient public infrastructure improvements, the City of Rowlett anticipates TIRZ Three could develop in general accord with Exhibit D, also characterized by the uses, floor areas and phasing displayed in Schedule 1. That development program anticipates 1,263 new residences and approximately 222,000 square feet of new non-residential floor area by 2034. If construction cost of that development were to average \$200 per square foot of floor area, that would amount to nearly \$325 million of private investment (“nonproject” costs) within the TIRZ, in uninflated 2017 dollars. Taxable values for commercial properties in Texas are notoriously lower than actual costs to construct or actual trading values, however. In today’s dollars, that prospective new development has estimated taxable value of \$175 million, per Schedule 1. Actual development may occur earlier or later causing the development’s volume and value to differ significantly from estimates.

If development occurs according to the Schedule 1 assumptions about taxable value, development timing, inflation and a stable tax rate, the estimated cumulative total City real property tax increments from within the TIRZ would approach \$29 million for the twenty-year term of 2018 through 2037, per Schedule 2, column (j). Discounted annually at a constant 4%, that cumulative \$29 million is the equivalent of almost \$17 million in 2017 dollars.

Rowlett commits to the Downtown TIF fund 50% of real property tax earned on value growth within the TIRZ boundary for a term of twenty years after 2017. This twenty-year cash flow to the TIF fund is forecast at approximately \$14.3 million (from Schedule 2, column (k)). Discounted annually at a constant 4%, that cumulative \$14.3 million equates to \$8.3 million in 2017 dollars (Schedule 2, column (n)). Dallas County may be invited to participate in TIRZ Number Three when Rowlett can make a case that County participation will enable construction of the County’s standard \$15 million or more of added taxable value within a horizon of three years.

The development proposed in Schedule 1 is less likely without improved infrastructure in Downtown. Schedule 3 identifies categories of improvements necessary or useful for realizing the community vision for Downtown. The Schedule 3 items are mostly public infrastructure improvements within the TIRZ. Total estimated cost for improvements and TIRZ administrative expense is about \$25.2 million in current dollars, before inflation.

With anticipated cumulative TIF fund receipts and the proposed TIF project cost list both expressed in 2017 values, the difference between anticipated receipts of \$8.3 million and the TIRZ project cost list of \$25.2 million is a shortfall of \$16.9 million in current (2017) dollars. That means that some -- but not all -- of the project costs identified in Schedule 3 can be paid from the TIF fund. To fund the balance of listed project costs, supplemental funding will need to come from some combination of City operating

budgets, municipal bonds for capital improvements or grants from State, Federal or private sources. Alternatively, some of the project cost items might not be constructed.

Projects funded or financed by the TIF fund must be consistent with the TIRZ project plan and financing plan. Texas law enables a city to include in its TIRZ project plan and financing plan public improvements within the TIRZ, limited categories of public improvements outside the TIRZ and economic development grants (for project within the TIRZ) authorized by Chapter 380 of the Texas Local Government Code. The TIRZ project plan and financing plan may be amended by the City Council, following due process, including receipt of a recommendation from the TIF Board regarding the proposed amendment.

Rowlett will have administrative expenses to manage the TIF fund. These include time for personnel to support meetings of the TIRZ Board and City Council that relate to TIRZ business, to account for receipts, disbursements, assets and liabilities of the TIF fund, to prepare an annual report of the TIRZ as required by law and to conduct other TIRZ administrative business. Actual, documented, reasonable expenses for municipal administration of the TIRZ are entitled to reimbursement before all other claims to TIF fund assets. Administrative expenses are included as TIRZ project costs in Schedule 3.

There are three ways to pay for TIRZ projects using money from the TIF fund:

- 1) **Pay-as-you-go.** Money is accumulated in the TIF fund and eventually cash is disbursed to pay all or part of a project cost.
Pros: No fund liabilities. No financing cost.
Cons: Can take many years to accumulate cash to pay for a project. Annual cost inflation will outpace annual interest earned on cash balances in TIF fund
- 2) **Developer financing.** A developer constructs a project cost item according to agreed specifications or pays the cost of a project cost item, using either assets or cash loaned by investors, accepting in return a cash flow from the TIF fund, with or without interest payments.
Pros: Projects cost items can be built earlier than with the pay-as-you-go method. The obligation to reimburse the developer or developer's assignee can be limited to only the revenue flowing to the TIF fund and need not be a general obligation of the city. Reimbursement is contingent on performance in accord with a development agreement. A developer may be willing to accept more variation in annual payments than the specified dollar payments typically required by bond buyers. A developer may be able to exchange an entitlement to receivables from the TIF fund for cash from a third-party investor, although at a discounted rate.
Cons: A developer may need interest or a financing fee from the TIF fund to make the deal feasible. Developers will value early cash more than late cash. Projects without clear benefit to a developer's project might be unsuited for developer financing.
- 3) **Bonds.** Investors pay cash for bonds or similar notes in exchange for regular payments of interest and principal. Payments are secured by cash flow to the TIF

fund and possibly by secondary sources, including the full faith and credit of the city.

Pros: Projects cost items can be built earlier than with the pay-as-you-go method. The obligation to reimburse the developer or developer's assignee can be limited to only the revenue flowing to the TIF fund.

Cons: To be marketable, investors must foresee imminent cash flow sufficient for regular debt service payments. Bonds secured by only TIF fund revenue require a greater interest rate than bonds secured by a general obligation of the city.

Rowlett has no present plan to issue bonds, certificates of obligation or other debt obligations secured by cash flow to the TIF fund. The City of Rowlett retains a possibility, but no obligation, to authorize bonds using the TIF fund as security in accord with State enabling law.

Texas law requires that a project plan for tax increment financing must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any, of the county, if applicable. There are no pending proposals to change any of these items.

To the best knowledge of City officials, no residents will be displaced, voluntarily or involuntarily, by construction of any public improvement identified on Schedule 3, "Project Costs." Consequently, there is no need for a program to relocate people involuntarily displaced by implementing the TIRZ plan.

This TIRZ plan forecasts real property tax receipts throughout the duration of the TIRZ. The following tax streams earned within the TIRZ will not flow to the TIF fund, but to the City's general funds for operations and debt service.

- Business personal property tax
- Municipal sales tax
- State grants of mixed beverage taxes

A hotel is part of the prospective development program assumed for the Downtown Rowlett TIRZ. A hotel would generate municipal hotel occupancy tax at a current rate of 7% of taxable guest room sales, a significantly greater local tax rate than the 1% municipal sales tax. Chapter 351 of the Texas Tax Code limits hotel occupancy tax to these specific uses:

- 1) Convention Centers and Visitor Information Centers. The acquisition of sites for and the construction, improvement, enlarging, equipping, repairing operation and maintenance of convention facilities or visitor information centers, or both;
- 2) Registration of Convention Delegates. The furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
- 3) Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry. Advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;

4) Promotions of the Arts that Directly Promote Tourism and the Hotel and Convention Industry. The encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms,

5) Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry. Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums;

6) Sporting Event Expenses that Substantially Increase Economic Activity at Hotels. Expenses including promotional expenses directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the city or its vicinity.

The most probable application of hotel occupancy tax to development in the TIRZ appears to be item 1, relating to convention facilities. A hotel may have (or share) convention facilities that qualify for funding from the hotel occupancy tax.

Although not allocating tax increments to Rowlett TIRZ Three, other taxing jurisdictions will reap windfall receipts consequent to development of the TIRZ. Dallas Area Rapid Transit will earn sales tax from development in the TIRZ. The following jurisdictions will earn new real property tax and business personal property tax from TIRZ development:

- Garland Independent School District
- Dallas County
- Dallas County Hospital District
- Dallas County Community College District
- Dallas County School Equalization District

**Exhibit D:
Proposed Improvements to and Uses of Real Property in Downtown Rowlett**

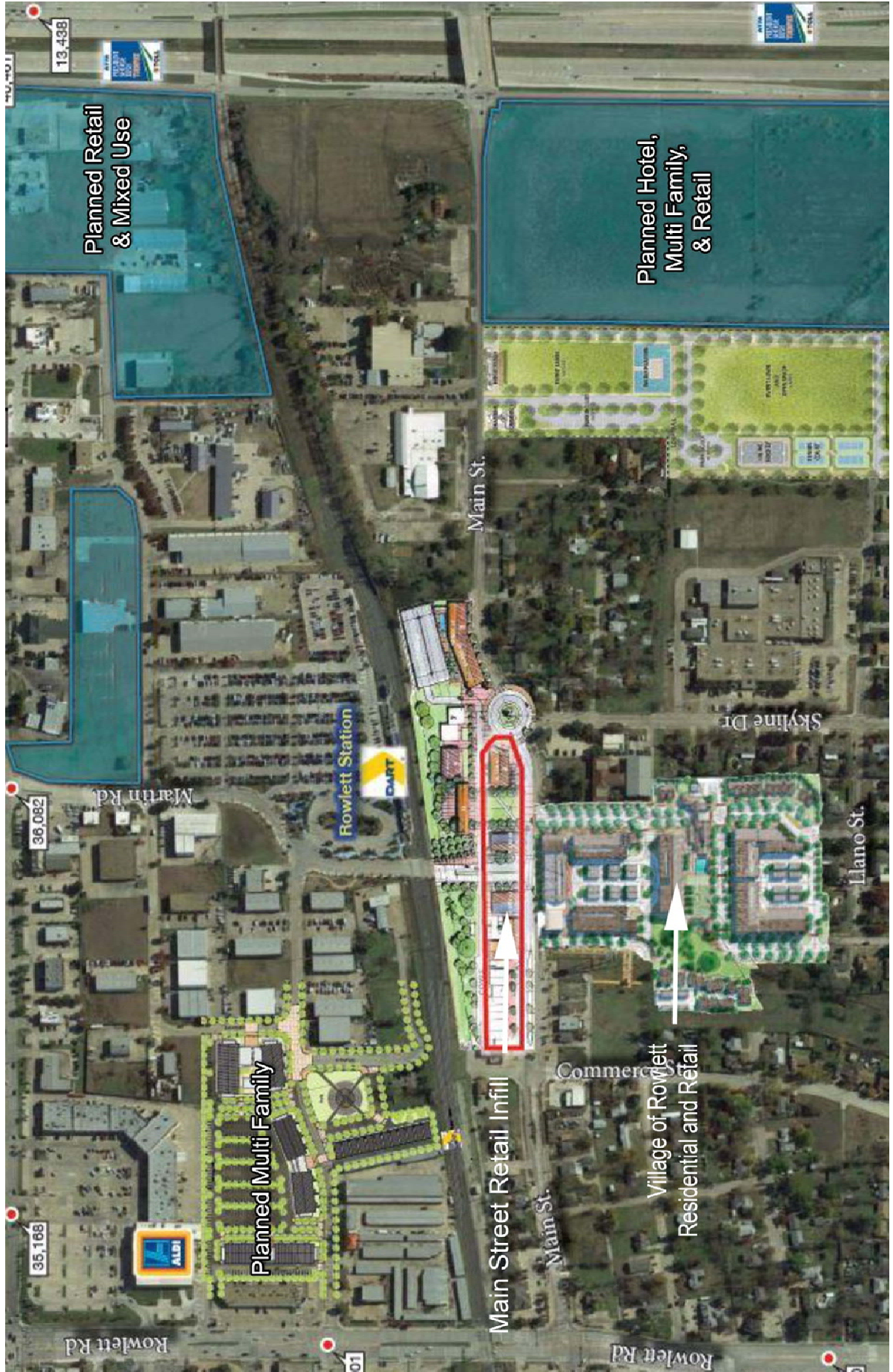
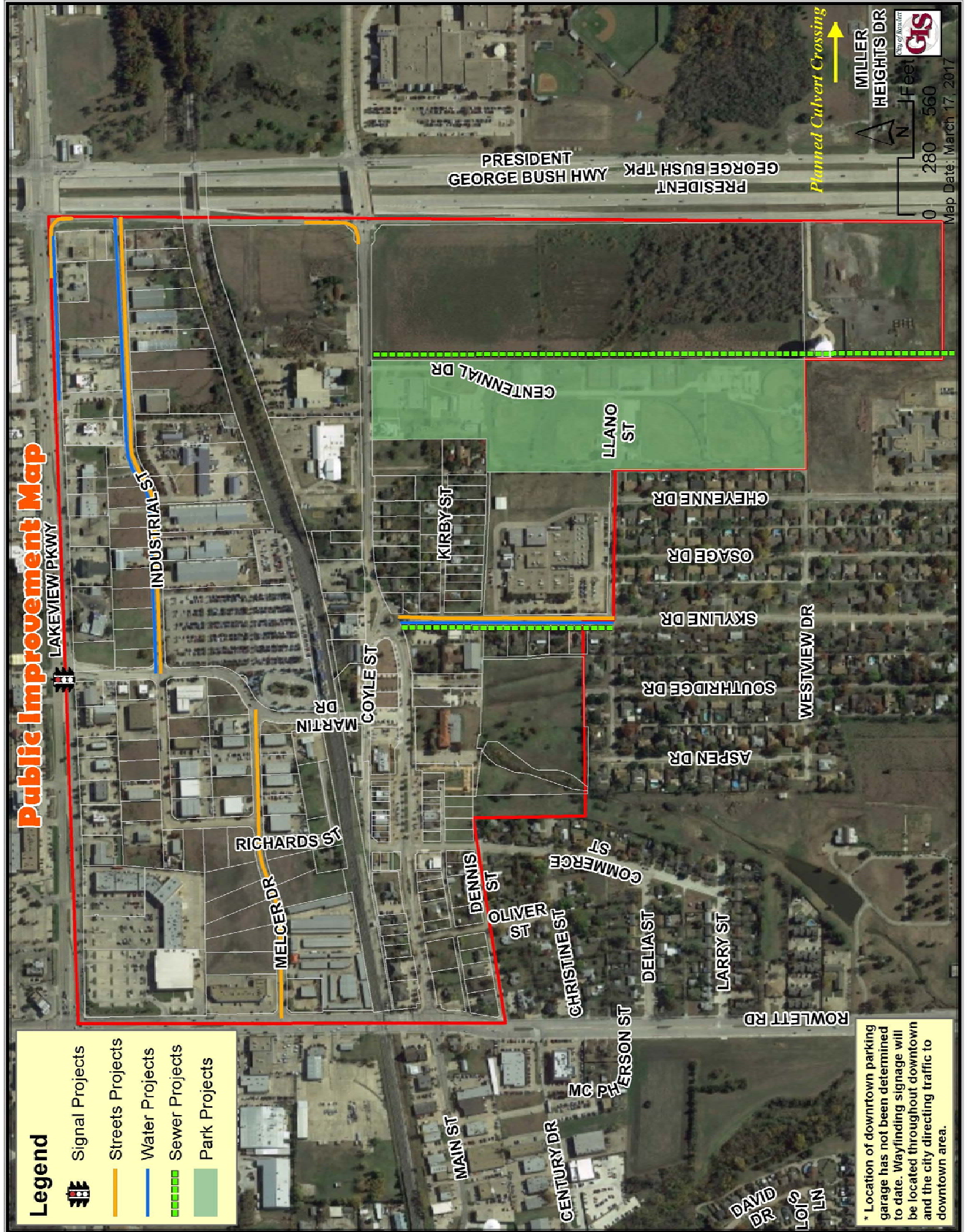


Exhibit E: Proposed Public Improvement Projects in the Downtown TIRZ



Schedule 1: Prospective New Development Assumptions for the Downtown Rowlett TIRZ

Notes:

Development volumes and timing are estimates by the City Department of Development Services, based on permits, preliminary plans and possibilities.

Residence counts assume an average of 1,100 square feet of gross floor area per rental residence except at the Village of Rowlett.

Floor area at the Village of Rowlett includes approximately 26,000 square feet for retail and library use.

Restaurants and small offices may be included within the "retail" structures.

Taxable real property values per square foot are estimates by Stein Planning, LLC, based on values of comparable properties by DFW metropolitan area appraisal districts, with particular attention to properties in Rowlett and nearby cities. See the appendix of comparables.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Primary Use	Site	Approx. Net Land Area (Sq. Ft.)	Approx. Gross Floor Area (Sq. Ft.)	Floor Coverage of Net Site Area	Residences	Estimated Stabilized Taxable Real Property Value, in 2016 Dollars		Construction Completed in Calendar Year	Value Added to Tax Roll on Jan. 1,
						Per Sq. Ft. of Improvements	Total Taxable		
Multi-family rental and retail	Village of Rowlett (Main)	150,174	313,217	2.09	249	\$105	\$32,887,785	2017	2018
Multi-family rental residences	Global (Main @ PGBT)	420,000	407,000	0.97	370	\$105	\$42,735,000	2020	2021
Multi-family rental residences	Global (Main @ PGBT)	280,000	264,000	0.94	240	\$105	\$27,720,000	2023	2024
Multi-family rental residences	Global (Main @ PGBT)	240,000	198,000	0.83	180	\$105	\$20,790,000	2025	2026
Multi-family rental residences	Nurock (Melcer Drive)	288,864	220,000	0.76	200	\$105	\$23,100,000	2022	2023
Multi-family rental residences	Commerce @ Dennis	28,000	26,400	0.94	24	\$105	\$2,772,000	2024	2025
Multi-family subtotal		1,407,038	1,428,617	1.02	1,263		\$150,004,785		
Retail (1a)	Global (Main @ PGBT)	50,000	11,000	0.22		\$135	\$1,485,000	2020	2021
Retail (1b)	Global (Main @ PGBT)	80,000	18,000	0.23		\$135	\$2,430,000	2023	2024
Retail (1b)	Global (Main @ PGBT)	90,000	20,000	0.22		\$135	\$2,700,000	2024	2025
Retail (1b)	Global (Main @ PGBT)	90,000	18,000	0.20		\$135	\$2,430,000	2026	2027
Retail (3a)	Global (Main @ PGBT)	80,000	17,000	0.21		\$135	\$2,295,000	2029	2030
Retail (3a)	Global (Main @ PGBT)	40,000	5,000	0.13		\$135	\$675,000	2030	2031
Retail (4a)	Global (Main @ PGBT)	70,000	13,500	0.19		\$135	\$1,822,500	2032	2033
Retail (4a)	Global (Main @ PGBT)	70,000	13,500	0.19		\$135	\$1,822,500	2034	2035
Retail	Main Street	6,250	6,000	0.96		\$135	\$810,000	2022	2023
Retail	Main Street	4,470	4,000	0.89		\$135	\$540,000	2025	2026
Retail subtotal		580,720	126,000	0.22			\$17,010,000		
100-room hotel (700 SF/unit)	Global (Main @ PGBT)	95,000	70,000	0.74		\$120	\$8,400,000	2024	2025
Total		2,082,758	1,624,617	0.78	1,263		\$175,414,785		

**Schedule 2:
Forecast Taxable Real Property Values, City Real Property Tax Increments
and Receipts for the Downtown Rowlett TIF Fund**

Notes:

The base value for the TIRZ will be the value taxable for 2017, from the certified appraisal roll, as adjusted. The 2017 value is necessarily an estimate until the certified roll is published in July 2017. The 2017 estimate assumes a \$10 million value increase from 2016 (rounded), with \$8 million of that due to partial completion of the Village of Rowlett. Estimates of taxable values added by construction, before inflation, are drawn from another schedule. Taxable value adjustments from the previous year assume constant annual net inflation, appreciation and depreciation. Annual adjustments will fluctuate. The tax rate is assumed constant. Actual rates will be set annually. Estimated year 1 value added is net of estimated value carried forward by the Village of Rowlett from previous years. The grant for Village of Rowlett transfers part of an existing obligation from the City general fund to the TIF fund, to the extent tax increments from the Village of Rowlett are received by the TIF fund.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
TIRZ Year	Taxable Value for Jan. 1,	Tax Collected by Jan. 31,	Taxable Value Carried from Prior Year, If 2.00% Annual Increases After 2017	Taxable Value Added by New Developments in the TIRZ in 2016 Dollars, Before Inflation	Taxable Value Added by New Developments in the TIRZ in Year Before Appraisal Date With Constr. Cost Inflation @ 4.0% Since 2017	TIRZ Real Property Value Taxable by City	City Property Tax Levy, If Per \$100	Captured Appraised Value (Current year taxable, minus 2017 taxable)	City Tax Increment (Real property tax growth since base year)	Total City Tax Increment to TIF Fund @ 50%	City Tax to TIF Fund, Net of Payment for Village of Rowlett Grant	Cumulative Total City Tax Increments to TIF Fund	2017 Present Value of Cum. Revenue to TIF Fund @ 4.0% Annual Discounts	This Year's City Real Property Tax From TIRZ Applied to City General Fund
-1	2016	2017				\$52,274,327	\$411,489							\$411,489
Base	2017	2018				\$62,000,000	\$488,047	\$0	\$0	\$0	\$0	\$0	\$0	\$488,047
1	2018	2019	\$63,240,000	\$22,766,115	\$23,676,760	\$86,916,760	\$684,185	\$24,916,760	\$196,138	\$98,069	\$4,880	\$98,069	\$90,670	\$586,116
2	2019	2020	\$88,655,095	\$0	\$0	\$88,655,095	\$697,869	\$26,655,095	\$209,822	\$104,911	\$9,062	\$202,980	\$183,936	\$592,958
3	2020	2021	\$90,428,197	\$0	\$0	\$90,428,197	\$711,826	\$28,428,197	\$223,779	\$111,890	\$13,327	\$314,869	\$279,579	\$599,937
4	2021	2022	\$92,236,761	\$34,372,785	\$40,211,297	\$132,448,057	\$1,042,595	\$70,448,057	\$554,548	\$277,274	\$175,943	\$592,143	\$507,478	\$765,321
5	2022	2023	\$135,097,019	\$0	\$0	\$135,097,019	\$1,063,447	\$73,097,019	\$575,400	\$287,700	\$183,546	\$879,843	\$734,852	\$775,747
6	2023	2024	\$137,798,959	\$23,910,000	\$30,253,778	\$168,052,737	\$1,322,866	\$106,052,737	\$834,819	\$417,409	\$310,375	\$1,297,253	\$1,052,049	\$905,457
7	2024	2025	\$171,413,791	\$30,150,000	\$39,675,343	\$211,089,135	\$1,661,637	\$149,089,135	\$1,173,589	\$586,795	\$476,823	\$1,884,047	\$1,480,814	\$1,074,842
8	2025	2026	\$215,310,917	\$13,872,000	\$18,984,790	\$234,295,707	\$1,844,313	\$172,295,707	\$1,356,265	\$678,133	\$565,165	\$2,562,180	\$1,957,261	\$1,166,180
9	2026	2027	\$238,981,621	\$21,330,000	\$30,359,241	\$269,340,862	\$2,120,179	\$207,340,862	\$1,632,131	\$816,066	\$700,042	\$3,378,246	\$2,508,565	\$1,304,113
10	2027	2028	\$274,727,679	\$2,430,000	\$3,596,994	\$278,324,673	\$2,190,897	\$216,324,673	\$1,702,849	\$851,425	\$732,284	\$4,229,670	\$3,061,635	\$1,339,472
11	2028	2029	\$283,891,166	\$0	\$0	\$283,891,166	\$2,234,715	\$221,891,166	\$1,746,667	\$873,334	\$751,013	\$5,103,004	\$3,607,116	\$1,361,381
12	2029	2030	\$289,568,990	\$0	\$0	\$289,568,990	\$2,279,409	\$227,568,990	\$1,791,362	\$895,681	\$770,117	\$5,998,685	\$4,145,039	\$1,383,728
13	2030	2031	\$295,360,370	\$2,295,000	\$3,821,344	\$299,181,713	\$2,355,078	\$237,181,713	\$1,867,030	\$933,515	\$804,644	\$6,932,200	\$4,684,121	\$1,421,562
14	2031	2032	\$305,165,348	\$675,000	\$1,168,882	\$306,334,229	\$2,411,380	\$244,334,229	\$1,923,333	\$961,667	\$829,421	\$7,893,867	\$5,218,100	\$1,449,714
15	2032	2033	\$312,460,914	\$0	\$0	\$312,460,914	\$2,459,608	\$250,460,914	\$1,971,561	\$985,780	\$985,780	\$8,879,647	\$5,744,416	\$1,473,828
16	2033	2034	\$318,710,132	\$1,822,500	\$3,413,508	\$322,123,640	\$2,535,670	\$260,123,640	\$2,047,623	\$1,023,812	\$1,023,812	\$9,903,459	\$6,270,014	\$1,511,859
17	2034	2035	\$328,566,113	\$0	\$0	\$328,566,113	\$2,586,384	\$266,566,113	\$2,098,336	\$1,049,168	\$1,049,168	\$10,952,627	\$6,787,913	\$1,537,215
18	2035	2036	\$335,137,435	\$1,822,500	\$3,692,051	\$338,829,486	\$2,667,174	\$276,829,486	\$2,179,127	\$1,089,563	\$1,089,563	\$12,042,190	\$7,305,066	\$1,577,611
19	2036	2037	\$345,606,076	\$0	\$0	\$345,606,076	\$2,720,518	\$283,606,076	\$2,232,470	\$1,116,235	\$1,116,235	\$13,158,425	\$7,814,501	\$1,604,282
20	2037	2038	\$352,518,197	\$0	\$0	\$352,518,197	\$2,774,928	\$290,518,197	\$2,286,881	\$1,143,440	\$1,143,440	\$14,301,866	\$8,316,281	\$1,631,488
Total for years 1-20				\$155,445,900	\$198,853,986		\$38,364,677		\$28,603,732	\$14,301,866	\$12,734,641			\$24,062,811

**Schedule 3:
TIRZ Number Three Project Costs, in 2017 Dollars**

Notes:

TIF project costs are items that will be paid using revenue to the TIF fund. All other expenditures are nonproject costs.

Project cost line items and cost estimates in current (2017) dollars are provided by the City of Rowlett.

Cost estimates are approximate and do not include inflation after 2017.

Similar public improvements may be substituted for the kinds, numbers and locations of proposed public works or improvements listed in this schedule.

Municipal administrative expenses of the TIF program are senior to all other claims on TIF cash resources.

The economic feasibility of funding ALL line items on this schedule plus inflation and finance costs using only money dedicated to the TIF fund is unlikely. Supplemental funding will likely be required to construct the full list of items.

	(b) Cost Estimate in 2017 Dollars
(a) Tax Increment Financing Projects	
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Economic development grant	
Portion of grant executed in 2014 for improvements at Village of Rowlett	\$1,117,718
Parking	
Parking structure design and construction	\$8,000,000
Transportation	
Wayfinding (signage specs, placement, signs)	
Industrial Street reconstruction from Melcer to PGBT	
Melcer Street reconstruction from Rowlett Road to Martin	
Skyline reconstruction from Main to Llano	
Martin traffic signal at SH 66	
Right turn lane on PGBT at Main	
Right turn lane on SH 66 at PGBT	
Centennial Drive reconstruction	
Miller Heights culvert crossing	
Subtotal	\$10,975,000
Water/Wastewater	
Industrial 8" waterline from PGBT to Martin	
SH 66 12" waterline from Applebee's to PGBT	
Skyline water improvements	
Skyline sanitary sewer improvements	
Sanitary sewer rehabilitation and replacements	
Water line replacements	
PGBT sanitary sewer	
Subtotal	\$4,700,000
Administration	
Municipal administrative costs of TIRZ program @ \$25,000 +(\$20,000 x 20 years)	\$425,000
Total	\$25,217,718

Appendix 1:

Real Property Accounts and Values in the Downtown Rowlett TIRZ, Jan. 1, 2016

Notes:

Accounts and values are representations of January, 1, 2016 conditions. Appraised and taxable values are from the Dallas Central Appraisal District. Some measurements of land area from the City of Rowlett are approximate and based on GIS measurements. Others are from DCAD records. Accounts are arranged in descending order of taxable value.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
DCAD Account	Owner or Tenant	Site Address	Approx. Land SF	Appraised Improvements	Appraised Land	Appraised Total	Taxable by City	Exempt Value	Land per SF
44022600010010000	JAHCO TIMBERLAKE LP	3502 LAKEVIEW PKWY	166,826	\$1,939,440	\$2,335,560	\$4,275,000	\$4,275,000	\$0	\$14.00
440142200101R0000	LONE STAR SELF STORAGE	3500 MELCER DR	180,662	\$2,677,630	\$720,780	\$3,398,410	\$3,398,410	\$0	\$3.99
44022600010010200	ACAR FERIT & AYSE	3528 LAKEVIEW PKWY	76,530	\$2,015,310	\$1,071,420	\$3,086,730	\$3,086,730	\$0	\$14.00
44017110000000000	CATT WAY II ASSOC LTD PS	3500 LAKEVIEW PKWY	196,861	\$78,830	\$1,701,170	\$1,780,000	\$1,780,000	\$0	\$8.64
440003000A01R0000	SD APPLE PROPERTIES I LLC	46168 LAKEVIEW PKWY	53,753	\$973,530	\$752,540	\$1,726,070	\$1,726,070	\$0	\$14.00
440150800A3R1AR00	IC VILLAGE OF ROWLETT LP	3900 MAIN	108,247	\$1,232,830	\$455,720	\$1,688,550	\$1,688,550	\$0	\$4.21
44016560010010000	NGUYEN HUNG MANH	5000 ROWLETT RD	68,067	\$1,127,660	\$272,340	\$1,400,000	\$1,400,000	\$0	\$4.00
44016550050190000	GUZMAN MFG INC	4206 INDUSTRIAL ST	64,408	\$1,134,980	\$161,020	\$1,296,000	\$1,296,000	\$0	\$2.50
44003400010010000	PF CAPITAL V LLC	4300 LAKEVIEW PKWY	40,116	\$685,700	\$561,850	\$1,247,550	\$1,247,550	\$0	\$14.01
44016550050210000	AUSTIN HARDWARE & SUPPLY	4302 INDUSTRIAL ST	75,795	\$817,300	\$182,700	\$1,000,000	\$1,000,000	\$0	\$2.41
440003000A03A0000	ROWLETT ICE CREAM HOLDINGS LLC	4510 LAKEVIEW PKWY	39,159	\$436,400	\$533,120	\$969,520	\$969,520	\$0	\$13.61
440012101C0010000	KELLY MOORE PAINT CO INC	3702 LAKEVIEW PKWY	24,487	\$607,200	\$342,800	\$950,000	\$950,000	\$0	\$14.00
44016640010010000	DEBBIE ANN'S PPTIES LTD	4100 LAKEVIEW PKWY	54,424	\$132,960	\$759,630	\$892,590	\$892,590	\$0	\$13.96
440165500412A0000	CCOY BOX	3905 MELCER DR	40,030	\$699,210	\$120,000	\$819,210	\$819,210	\$0	\$3.00
440018100A0010000	LAKEVIEW POWER EQUIPMENTINC	3902 LAKEVIEW PKWY	30,000	\$295,210	\$420,000	\$715,210	\$715,210	\$0	\$14.00
440165500406R0000	WING JOHN E & NANCY L	5009 MARTIN DR	39,555	\$580,500	\$119,440	\$699,940	\$699,940	\$0	\$3.02
65116565010170000	LOOKER PATRICIA	4414 LAKEVIEW PKWY	29,085	\$263,770	\$407,190	\$670,960	\$670,960	\$0	\$14.00
65116565010170000	HILLSIDE PARTNERS LLC	4424 LAKEVIEW PKWY	29,085	\$263,770	\$407,190	\$670,960	\$670,960	\$0	\$14.00
441004000A0010000	C E R P FOODS INC	3612 LAKEVIEW PKWY	30,008	\$199,930	\$419,580	\$619,510	\$619,510	\$0	\$13.98
440077001B0010000	S J LEE COMPANY INC	3802 LAKEVIEW PKWY	23,000	\$278,000	\$322,000	\$600,000	\$600,000	\$0	\$14.00
440017000101R0000	DANIELLS BRIDGE PARTNERS LLC	4406 LAKEVIEW PKWY	29,447	\$162,880	\$412,800	\$575,680	\$575,680	\$0	\$14.02
44009500030020000	DC ROWLETT C LLC	4725 LAKEVIEW PKWY	83,789	\$0	\$570,940	\$570,940	\$570,940	\$0	\$6.81
44016550050200000	4210 INDUSTRIAL LLC	4210 INDUSTRIAL ST	48,656	\$448,290	\$121,640	\$569,930	\$569,930	\$0	\$2.50
44009500020040000	LARRY DAGUE REAL ESTATE HOLDING	4720 INDUSTRIAL ST	32,605	\$484,600	\$74,950	\$559,550	\$559,550	\$0	\$2.30
440003000A2RA0000	SD APPLE PROPERTIES I LLC	4514 LAKEVIEW PKWY	40,680	\$0	\$547,570	\$547,570	\$547,570	\$0	\$13.46
440173000C02R0000	LG LAKEVIEW LLC	4802 LAKEVIEW PKWY	28,501	\$142,840	\$399,010	\$541,850	\$541,850	\$0	\$14.00
65116565010190000	LG LAKEVIEW LLC	4808 LAKEVIEW PKWY	37,452	\$1,000	\$524,330	\$525,330	\$525,330	\$0	\$14.00
44016620010010000	BPDT VENTURE ONE LLC	4902 ROWLETT RD	29,185	\$405,070	\$116,740	\$521,810	\$521,810	\$0	\$4.00
65116536040230000	FULTON BUILDING LLC THE	4113 MAIN ST	21,780	\$424,660	\$65,340	\$490,000	\$490,000	\$0	\$3.00
44016550030060000	JBL PARTNERS, LTD	4209 INDUSTRIAL ST	20,000	\$429,880	\$60,000	\$489,880	\$489,880	\$0	\$3.00
44016550050070000	DIBAR LLP	3810 MELCER DR	19,800	\$425,610	\$59,400	\$485,010	\$485,010	\$0	\$3.00
440077001A0010000	JACOB SUNNY E &	3810 LAKEVIEW PKWY	20,000	\$197,490	\$280,000	\$477,490	\$477,490	\$0	\$14.00
44016550040140000	CRESCENT LAND EQUITIES	3809 MELCER DR	11,900	\$427,650	\$35,700	\$463,350	\$463,350	\$0	\$3.00
44016550020150000	SOLO SYSTEMS INC	4001 INDUSTRIAL ST	40,000	\$335,350	\$120,000	\$455,350	\$455,350	\$0	\$3.00
44001440010010000	BFS RETAIL & COMMERCIAL	3604 LAKEVIEW PKWY	30,158	\$20,500	\$420,780	\$441,280	\$441,280	\$0	\$13.95
44016550050080000	DIBAR LLP	3902 MELCER DR	18,400	\$367,020	\$55,200	\$422,220	\$422,220	\$0	\$3.00
44016570010010000	BLOCK DAVID V INVESTMENTS LLC	4010 LAKEVIEW PKWY	17,071	\$168,640	\$238,000	\$406,640	\$406,640	\$0	\$13.94
440165200A0010000	ROAN BOBBY INVESTMENTS LLC	3509 MAIN ST	18,436	\$326,240	\$73,760	\$400,000	\$400,000	\$0	\$4.00
44000760010010000	BUTLER BARRY L	3613 MAIN ST	27,296	\$311,930	\$81,810	\$393,740	\$393,740	\$0	\$3.00
44016550040020000	N & J HOLDINGS LLC	3902 INDUSTRIAL ST	20,313	\$341,390	\$51,000	\$392,390	\$392,390	\$0	\$2.51
44016550040030000	LOTT WALTER P & AMY L	3906 INDUSTRIAL ST	17,000	\$337,800	\$51,000	\$388,800	\$388,800	\$0	\$3.00

Appendix 1:

Real Property Accounts and Values in the Downtown Rowlett TIRZ, Jan. 1, 2016

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
DCAD Account	Owner or Tenant	Site Address	Approx. Land SF	Appraised Improvements	Appraised Land	Appraised Total	Taxable by City	Exempt Value	Land per SF
65116536040090000	D4 CONSTRUCTION SERVICES LLC	4121 MAIN ST	35,837	\$280,180	\$107,420	\$387,600	\$387,600	\$0	\$3.00
44016550050090000	DIBAR LLP	3906 MELCER DR	17,100	\$335,700	\$51,300	\$387,000	\$387,000	\$0	\$3.00
65116565010200100	SCHEEL GST FAMILY TRUST	4410 LAKEVIEW PKWY	23,544	\$41,430	\$329,620	\$371,050	\$371,050	\$0	\$14.00
44016550040040000	MC HYATT HOLDINGS LLC	3910 INDUSTRIAL ST	17,000	\$313,000	\$51,000	\$364,000	\$364,000	\$0	\$3.00
44016550040010000	CAMERON 1992 LTD &	3810 INDUSTRIAL ST	17,000	\$306,750	\$51,000	\$357,750	\$357,750	\$0	\$3.00
44009500020070000	R I S REAL ESTATE HOLDINGS LLC	4620 INDUSTRIAL ST	38,888	\$259,280	\$97,220	\$356,500	\$356,500	\$0	\$2.50
44009500020060000	R I S REAL ESTATE HOLDINGS LLC	4628 INDUSTRIAL ST	35,786	\$267,030	\$89,470	\$356,500	\$356,500	\$0	\$2.50
44016550050100000	DIBAR LLP	3910 MELCER DR	15,700	\$278,900	\$47,100	\$326,000	\$326,000	\$0	\$3.00
440165200A02R0000	BOBBY ROAN INVESTMENTS LLC	3521 MAIN ST	16,180	\$249,450	\$48,530	\$297,980	\$297,980	\$0	\$3.00
44009500020090100	MOR PAC SPECIALTIES INC	4604 INDUSTRIAL ST	21,527	\$229,760	\$66,710	\$296,470	\$296,470	\$0	\$3.10
44000500000170000	SCHRADE PPTIES LP	3805 MAIN ST	2,250	\$271,640	\$22,500	\$294,140	\$294,140	\$0	\$10.00
44016550050200100	4210 INDUSTRIAL LLC	4210 INDUSTRIAL ST	15,208	\$246,290	\$45,620	\$291,910	\$291,910	\$0	\$3.00
44016550050060000	617 WEST MOORE LIMITED CO	3806 MELCER DR	21,885	\$224,870	\$65,660	\$290,530	\$290,530	\$0	\$3.00
44016550020100000	BENGE JIM &	3805 INDUSTRIAL ST	45,783	\$150,770	\$129,540	\$280,310	\$280,310	\$0	\$2.83
44016550020120000	RUSHING KENNETH D	3901 INDUSTRIAL ST	20,000	\$210,000	\$60,000	\$270,000	\$270,000	\$0	\$3.00
44000500000370000	SCHRADE PPTIES LP	3820 MAIN ST	4,500	\$205,840	\$45,000	\$250,840	\$250,840	\$0	\$10.00
440155000001R0000	DANIELS BRADLEY B & DEBORAH &	4518 ROWLETT RD	16,917	\$167,300	\$67,310	\$234,610	\$234,610	\$0	\$3.98
44000500000160000	SCHRADE PPTIES LP	3809 MAIN ST	2,790	\$192,420	\$27,900	\$220,320	\$220,320	\$0	\$10.00
44016550040100000	RIALCE CORPORATION	4001 MELCER DR	19,966	\$160,000	\$60,000	\$220,000	\$220,000	\$0	\$3.01
44000500000140000	MILLENIUM ROAD HOLDINGS LLC	3813 MAIN ST	2,115	\$197,850	\$21,150	\$219,000	\$219,000	\$0	\$10.00
44009500020090000	MOR PAK SPECIALTIES INC	4600 INDUSTRIAL ST	81,111	\$0	\$218,510	\$218,510	\$218,510	\$0	\$2.69
65034760510270000	IC VILLAGE OF ROWLETT LP	3908 MAIN	318,380	\$0	\$201,730	\$201,730	\$201,730	\$0	\$0.63
44000500000150000	MILLENIUM ROAD HOLDINGS LLC	3811 MAIN ST	2,385	\$168,800	\$25,200	\$194,000	\$194,000	\$0	\$10.57
44000500000610000	ROAN BOBBY	4700 ROWLETT RD	26,685	\$83,710	\$106,290	\$190,000	\$190,000	\$0	\$3.98
44016550020090000	SCHRADE STEVEN &	5013 INDUSTRIAL ST	19,844	\$100,440	\$61,200	\$161,640	\$161,640	\$0	\$3.08
65116535030800000	LAMBERT JESSE H &	3909 RICHARDS ST	26,350	\$81,310	\$79,050	\$160,360	\$160,360	\$0	\$3.00
44016550030110000	TROTTER BILL	4405 INDUSTRIAL ST	13,339	\$119,880	\$31,590	\$151,470	\$151,470	\$0	\$2.37
44000500000130000	SMITH & DUNN CO	3817 MAIN ST	2,340	\$132,190	\$17,810	\$150,000	\$150,000	\$0	\$7.61
44019500010030000	ARMSTRONG BILLY &	4501 SKYLINE DR	15,110	\$117,330	\$23,000	\$140,330	\$140,330	\$0	\$1.52
65034736030100000	MOORE STEVEN D & SANDRA K	4216 MAIN ST	17,480	\$125,000	\$12,600	\$137,600	\$137,600	\$0	\$0.72
65116536040110000	ORTIZ ALONDRA M	4209 MAIN ST	24,445	\$46,820	\$88,350	\$135,170	\$135,170	\$0	\$3.61
44019500010050000	SPRADLING STEVEN	4405 SKYLINE DR	12,600	\$105,830	\$23,000	\$128,830	\$128,830	\$0	\$1.83
440150800A0010100	IC VILLAGE OF ROWLETT LP	4000 MAIN	25,744	\$0	\$128,720	\$128,720	\$128,720	\$0	\$5.00
44019500010040000	FIELDS KRISTIAN MATTHEW & CATHEI	4409 SKYLINE DR	14,000	\$98,580	\$23,000	\$121,580	\$121,580	\$0	\$1.64
65116536040240000	SLATER CHARLES	4117 MAIN ST	21,780	\$54,660	\$65,340	\$120,000	\$120,000	\$0	\$3.00
44016550020170000	ITANI MOHAMAD ALI ET AL	5101 MARTIN DR	12,913	\$73,120	\$46,440	\$119,560	\$119,560	\$0	\$3.60
65116535030010000	ESPINOZA JUAN & MARIA I	3721 RICHARDS ST	18,600	\$18,240	\$100,210	\$118,450	\$118,450	\$0	\$5.39
44000500000100000	MILLENIUM RD HOLDINGS LLC	3829 MAIN ST	2,250	\$95,490	\$22,500	\$117,990	\$117,990	\$0	\$10.00
44009500020080000	MOR PAK SPECIALTIES INC	4612 INDUSTRIAL ST	43,818	\$0	\$104,960	\$104,960	\$104,960	\$0	\$2.40
44016550020010000	TXNV LAND LLC	3601 MELCER DR	38,487	\$0	\$103,140	\$103,140	\$103,140	\$0	\$2.68
65116565010060000	LG LAKEVIEW LLC	5201 INDUSTRIAL ST	7,247	\$0	\$101,840	\$101,840	\$101,840	\$0	\$14.05
65034736030090000	REIMER KEITH B &	4210 MAIN ST	18,153	\$89,170	\$12,600	\$101,770	\$101,770	\$0	\$0.69
44016550050030000	TXNV LAND LLC	3702 MELCER DR	42,827	\$0	\$100,650	\$100,650	\$100,650	\$0	\$2.35
44016550020020000	TXNV LAND LLC	3605 MELCER DR	35,477	\$0	\$95,070	\$95,070	\$95,070	\$0	\$2.68
44016550020030000	TXNV LAND LLC	3609 MELCER DR	35,155	\$0	\$94,490	\$94,490	\$94,490	\$0	\$2.69
65116535030040000	LANDSCAPE SOURCE &	3825 RICHARDS ST	28,507	\$0	\$94,070	\$94,070	\$94,070	\$0	\$3.30

Appendix 1:

Real Property Accounts and Values in the Downtown Rowlett TIRZ, Jan. 1, 2016

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
DCAD Account	Owner or Tenant	Site Address	Approx. Land SF	Appraised Improvements	Appraised Land	Appraised Total	Taxable by City	Exempt Value	Land per SF
44016550020050000	TXNV LAND LLC	3705 MELCER DR	33,848	\$0	\$93,790	\$93,790	\$93,790	\$0	\$2.77
65116535030070000	MARTIN HAZEL BEATRICE	4005 COYLE ST	33,282	\$10,000	\$81,540	\$91,540	\$91,540	\$0	\$2.45
44016550020180000	RYAN JOHNNIE	5105 MARTIN DR	6,403	\$65,470	\$25,610	\$91,080	\$91,080	\$0	\$4.00
44000500000080000	MILLENNIUM ROAD HOLDINGS LLC	3841 MAIN ST	2,250	\$69,120	\$17,120	\$86,240	\$86,240	\$0	\$7.61
65034736030150000	MCCORGARY MARY	4107 KIRBY ST	10,191	\$74,920	\$10,800	\$85,720	\$85,720	\$0	\$1.06
440150800A0020000	IC VILLAGE OF ROWLETT LP	3910 MAIN	16,183	\$0	\$80,920	\$80,920	\$80,920	\$0	\$5.00
44015500000050000	WYLLIE CYP PPIES LTD	3601 DENNIS ST	9,940	\$50,100	\$29,820	\$79,920	\$79,920	\$0	\$3.00
65034736030080000	A & R TEXAS PROPERTIES LLC	4114 MAIN ST	16,019	\$66,860	\$12,600	\$79,460	\$79,460	\$0	\$0.79
44016550020040000	TXNV LAND LLC	3701 MELCER DR	32,677	\$0	\$78,300	\$78,300	\$78,300	\$0	\$2.40
65034736030170000	JOHNSON LARRY A &	4226 MAIN ST	24,956	\$62,930	\$13,500	\$76,430	\$76,430	\$0	\$0.54
44000500000390000	ROACH DEMA	3830 MAIN ST	3,150	\$44,500	\$31,500	\$76,000	\$76,000	\$0	\$10.00
44016550050040000	TXNV LAND LLC	3706 MELCER DR	25,802	\$0	\$69,180	\$69,180	\$69,180	\$0	\$2.68
44000500000690000	TRANH ANH	3602 MAIN ST	6,616	\$82,150	\$19,850	\$102,000	\$67,000	\$35,000	\$3.00
44015500000070000	HERRIN JAMES &	3609 DENNIS ST	13,160	\$27,070	\$39,480	\$66,550	\$66,550	\$0	\$3.00
44016550020080000	ALL SOLUTIONS LTD	5009 INDUSTRIAL ST	21,144	\$0	\$65,100	\$65,100	\$65,100	\$0	\$3.08
65034736030130000	WILMINGTON TRUST N A	4213 KIRBY ST	8,916	\$53,740	\$10,800	\$64,540	\$64,540	\$0	\$1.21
65034736030110000	GARRETT JAN	4218 MAIN ST	17,423	\$51,740	\$12,600	\$64,340	\$64,340	\$0	\$0.72
65034736030120000	BROWN MARK & TRENDIA BROWN	4222 MAIN ST	17,408	\$51,740	\$12,600	\$64,340	\$64,340	\$0	\$0.72
44016550020070000	TXNV LAND LLC	3805 INDUSTRIAL ST	24,817	\$0	\$63,030	\$63,030	\$63,030	\$0	\$2.54
440235300A0010000	KLOOSTRA M LEON &	3522 MAIN ST	21,000	\$0	\$62,860	\$62,860	\$62,860	\$0	\$2.99
44009500020050000	LARRY DAGUE REAL ESTATE HOLDING	4718 INDUSTRIAL ST	35,656	\$0	\$62,110	\$62,110	\$62,110	\$0	\$1.74
65034736030070100	BEAIRD JOHN K	4110 MAIN ST	15,730	\$48,730	\$12,600	\$61,330	\$61,330	\$0	\$0.80
44018600010010000	SLATER CHARLES	4007 COYLE ST	20,753	\$0	\$60,770	\$60,770	\$60,770	\$0	\$2.93
44016550020110000	SHERMAC INC	3817 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550040130000	CRESCENT LAND EQUITIES	3903 MELCER DR	19,859	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.02
44016550020130000	ROWLETT BUSINESS PARK	3905 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550020140000	ROWLETT BUSINESS PARK	3909 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550030020000	UNLIMITED GROUP LP	4105 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550030030000	UNLIMITED GROUP LP	4109 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550030040000	GRISETA VITO	4201 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550030050000	GRISETA VITO	4205 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
44016550030070000	SCHEEL GST FAMILY TRUST	4301 INDUSTRIAL ST	20,000	\$0	\$60,000	\$60,000	\$60,000	\$0	\$3.00
65034736030040000	EDGINTON HEATHER F &	4328 KIRBY ST	39,543	\$75,880	\$18,000	\$93,880	\$58,880	\$35,000	\$0.46
44016550030080000	SCHEEL LAWRENCE W &	4305 INDUSTRIAL ST	20,000	\$0	\$57,780	\$57,780	\$57,780	\$0	\$2.89
44000500000720000	GLASGOW GROUP LLC THE	3706 MAIN ST	6,580	\$35,880	\$19,800	\$55,680	\$55,680	\$0	\$3.01
44016550030090000	HILLSIDE PARTNERS LLC	4309 INDUSTRIAL ST	19,236	\$0	\$54,840	\$54,840	\$54,840	\$0	\$2.85
44019500010010000	ARMENDARIZ CELIA LIFE ESTATE	4509 SKYLINE DR	18,036	\$29,920	\$23,000	\$52,920	\$52,920	\$0	\$1.28
65034736030220000	PELTON THELMA	4301 KIRBY ST	9,560	\$42,080	\$10,800	\$52,880	\$52,880	\$0	\$1.13
44016550020060000	TXNV LAND LLC	3803 INDUSTRIAL ST	24,124	\$0	\$52,530	\$52,530	\$52,530	\$0	\$2.18
44016550040050000	BAILEY JOHN W	3914 INDUSTRIAL ST	20,095	\$0	\$51,000	\$51,000	\$51,000	\$0	\$2.54
440150800A3R3AR00	3840 MAIN LLC	3840 MAIN ST	8,082	\$1,520	\$48,480	\$50,000	\$50,000	\$0	\$6.00
44000500000530000	DELEON ANSELMO &	3525 MAIN ST	7,996	\$25,370	\$24,080	\$49,450	\$49,450	\$0	\$3.01
44015500000090000	BRYANT RONALD D	3701 DENNIS ST	21,675	\$23,220	\$60,480	\$83,700	\$48,700	\$35,000	\$2.79
44016550030010000	MASCOLO FLORA M	4101 INDUSTRIAL ST	17,738	\$0	\$47,790	\$47,790	\$47,790	\$0	\$2.69
44000500000510000	GALVAN JOSE GUADALUPE	3605 MAIN ST	6,974	\$26,710	\$21,000	\$47,710	\$47,710	\$0	\$3.01
44000500000710000	HENNIG LARRY DON	3614 MAIN ST	13,255	\$42,710	\$39,710	\$82,420	\$47,420	\$35,000	\$3.00

Appendix 1:

Real Property Accounts and Values in the Downtown Rowlett TIRZ, Jan. 1, 2016

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
DCAD Account	Owner or Tenant	Site Address	Approx. Land SF	Appraised Improvements	Appraised Land	Appraised Total	Taxable by City	Exempt Value	Land per SF
4400750000080000	STEVENS RANDALL G &	4222 KIRBY ST	9,603	\$37,390	\$9,000	\$46,390	\$46,390	\$0	\$0.94
44016570010020000	BLOCK DAVID V INVESTMENTS LLC	5107 MARTIN DR	8,000	\$13,700	\$32,000	\$45,700	\$45,700	\$0	\$4.00
44000500000330000	3800 MAINSTROW LLC	3802 MAIN ST	4,500	\$0	\$45,000	\$45,000	\$45,000	\$0	\$10.00
44000500000090000	SCHRADE PPTIES LP	3837 MAIN ST	2,250	\$22,500	\$22,500	\$45,000	\$45,000	\$0	\$10.00
44007500000040100	ALBA LARRY & ZOILA ALBA	4206 KIRBY ST	8,375	\$37,980	\$9,000	\$46,980	\$41,980	\$5,000	\$1.07
44000500000520000	MARQUEZ ROMEO P &	3601 MAIN ST	6,271	\$21,040	\$18,950	\$39,990	\$39,990	\$0	\$3.02
44000500000110000	MILLENNIUM RD HOLDINGS LLC	3825 MAIN ST	3,870	\$0	\$38,700	\$38,700	\$38,700	\$0	\$10.00
44000500000730000	SCHRADE PPTIES	3710 MAIN ST	6,464	\$18,350	\$19,450	\$37,800	\$37,800	\$0	\$3.01
65034736030050000	ROWLETT NEEDY CHILDRENS	4702 SKYLINE DR	10,093	\$25,720	\$10,800	\$36,520	\$36,520	\$0	\$1.07
44016550030100000	HILLSIDE PARTNERS LLC	4401 INDUSTRIAL ST	14,864	\$0	\$36,300	\$36,300	\$36,300	\$0	\$2.44
44007500000030000	HERRERA JOSE MARIA &	4202 KIRBY ST	7,525	\$27,020	\$9,000	\$36,020	\$36,020	\$0	\$1.20
65116535030030000	ALG TRANSPORT	3905 RICHARDS ST	8,925	\$0	\$35,700	\$35,700	\$35,700	\$0	\$4.00
44000500000190000	GHANFILI SHAUN H	4713 COMMERCE ST	3,600	\$13,690	\$21,600	\$35,290	\$35,290	\$0	\$6.00
44000500000210000	GHANFILI SHAUN	4701 COMMERCE ST	3,600	\$17,180	\$21,600	\$38,780	\$33,780	\$5,000	\$6.00
65034736030180000	CLARK SIDNEY	4311 KIRBY ST	16,572	\$21,720	\$11,700	\$33,420	\$33,420	\$0	\$0.71
65034736030200000	CLARK MARGARET FAYE	4310 KIRBY ST	13,763	\$18,610	\$11,700	\$30,310	\$30,310	\$0	\$0.85
44015500000060000	KLOOSTRA M LEON &	3605 DENNIS ST	9,940	\$0	\$29,820	\$29,820	\$29,820	\$0	\$3.00
44000500000400000	SCHRADE PPTIES L P	3838 MAIN ST	2,970	\$0	\$29,700	\$29,700	\$29,700	\$0	\$10.00
44000500000041000	SCHRADE PPTIES LP	3834 MAIN ST	3,057	\$0	\$28,800	\$28,800	\$28,800	\$0	\$9.42
44000500000070000	MILLENNIUM ROAD HOLDINGS LLC	3845 MAIN ST	2,250	\$0	\$27,500	\$27,500	\$27,500	\$0	\$12.22
44015500000030000	ALMY JONATHAN W &	3505 DENNIS ST	9,940	\$0	\$26,840	\$26,840	\$26,840	\$0	\$2.70
44016550050050000	TXNV LAND LLC	3802 MELCER DR	8,531	\$0	\$23,960	\$23,960	\$23,960	\$0	\$2.81
44015500000130000	SCHRADE PPTIES LP	3801 DENNIS ST	7,868	\$0	\$23,520	\$23,520	\$23,520	\$0	\$2.99
440150800A3R1AR00	INTEGRAL DEVELOPMENT LLC &	3900 MAIN	34,325	\$0	\$21,750	\$21,750	\$21,750	\$0	\$0.63
44007500000070000	CUELLAR JOSE M & CARMEL	4218 KIRBY ST	9,589	\$47,490	\$9,000	\$56,490	\$21,490	\$35,000	\$0.94
44015500000140000	SCHRADE PPTIES LP	3805 DENNIS ST	7,868	\$0	\$21,170	\$21,170	\$21,170	\$0	\$2.69
44015500000150000	SCHRADE PPTIES LP	3809 DENNIS ST	7,868	\$0	\$21,170	\$21,170	\$21,170	\$0	\$2.69
44015500000160000	SCHRADE PPTIES LP	3815 DENNIS ST	7,289	\$0	\$21,000	\$21,000	\$21,000	\$0	\$2.88
44000500000180000	SCHRADE PPTIES LP	3803 MAIN ST	1,938	\$0	\$19,510	\$19,510	\$19,510	\$0	\$10.07
65034736030060000	BALLEW CHARLES	4706 SKYLINE DR	7,896	\$41,180	\$10,800	\$51,980	\$16,980	\$35,000	\$1.37
65034736030230000	MOORE ORVAL RAY & CAROLYN	4201 KIRBY ST	5,396	\$42,880	\$9,000	\$51,880	\$16,880	\$35,000	\$1.67
440005000000740000	SCHRADE PPTIES LP	3716 MAIN ST	5,568	\$0	\$16,880	\$16,880	\$16,880	\$0	\$3.03
44007500000010000	TOMLINSON JOHNNY DEE	4106 KIRBY ST	9,048	\$39,800	\$9,000	\$48,800	\$13,800	\$35,000	\$0.99
65034736030040100	EQUITY TRUST CO	4310 MAIN ST	62,309	\$0	\$12,970	\$12,970	\$12,970	\$0	\$0.21
44016550050240100	CROWN COMMUNICATION INC	4300 INDUSTRIAL ST	5,336	\$0	\$12,010	\$12,010	\$12,010	\$0	\$2.25
65034736030190000	CLARK SIDNEY	4306 KIRBY ST	14,700	\$0	\$11,700	\$11,700	\$11,700	\$0	\$0.80
44007500000100000	BOYLE JOHN JOSEPH	4102 KIRBY ST	10,837	\$0	\$10,800	\$10,800	\$10,800	\$0	\$1.00
65116536040120000	ROWAN DENNIS MAX	4213 MAIN ST	9,120	\$0	\$10,800	\$10,800	\$10,800	\$0	\$1.18
65034736030160000	PELTON THELMA	4217 KIRBY ST	8,738	\$0	\$10,800	\$10,800	\$10,800	\$0	\$1.24
44007500000020000	BOYLE JOHN J & M SUSAN	4101 KIRBY ST	7,357	\$0	\$9,000	\$9,000	\$9,000	\$0	\$1.22
65034736030210000	CLARK MARGARET FAYE	4314 KIRBY ST	9,705	\$0	\$9,000	\$9,000	\$9,000	\$0	\$0.93
44015500000120000	GARCIA JUAN P	3709 DENNIS ST	8,400	\$18,110	\$25,200	\$43,310	\$8,310	\$35,000	\$3.00
44015500000110000	ZACHARY PETE JR	3705 DENNIS ST	8,533	\$19,680	\$23,520	\$43,200	\$8,200	\$35,000	\$2.76
440005000000350000	DELEON HECTOR	3810 MAIN ST	4,500	\$4,000	\$36,000	\$40,000	\$5,000	\$35,000	\$8.00
65034760510220100	GLOBAL INVESTMENT GROUP	4800 MAIN ST	1,435,738	\$2,000	\$1,436,130	\$1,438,130	\$4,637	\$1,433,493	\$1.00
65034736030140000	GARZA JOE & ANNA	4209 KIRBY ST	5,065	\$30,570	\$9,000	\$39,570	\$4,570	\$35,000	\$1.78

Appendix 1:

Real Property Accounts and Values in the Downtown Rowlett TIRZ, Jan. 1, 2016

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
DCAD Account	Owner or Tenant	Site Address	Approx. Land SF	Appraised Improvements	Appraised Land	Appraised Total	Taxable by City	Exempt Value	Land per SF
4400500000750000	GALVAN ADELAI DA	3609 MAIN ST	7,183	\$17,700	\$21,420	\$39,120	\$4,120	\$35,000	\$2.98
44007500000040000	CERDA JOSE & ADELINA	4210 KIRBY ST	8,469	\$30,110	\$9,000	\$39,110	\$4,110	\$35,000	\$1.06
44007500000060000	GARZA MAURILLO	4214 KIRBY ST	9,490	\$27,410	\$9,000	\$36,410	\$1,410	\$35,000	\$0.95
44007500000090000	JACQUES LUCIO JR	4224 KIRBY ST	9,175	\$26,630	\$9,000	\$35,630	\$630	\$35,000	\$0.98
440074900A0010000	ROWLETT CITY OF	3801 PRESIDENT GEORGI	466,399	\$2,048,340	\$466,390	\$2,514,730	\$0	\$2,514,730	\$1.00
65034760510230000	ROWLETT CITY OF	4500 MAIN ST	1,073,754	\$0	\$1,073,750	\$1,073,750	\$0	\$1,073,750	\$1.00
440165500511R0000	DALLAS AREA RAPID TRANSIT	4002 MELCER DR	334,814	\$1,080	\$1,003,340	\$1,004,420	\$0	\$1,004,420	\$3.00
440150800B01R0000	ROWLETT CITY OF	3901 MAIN ST	30,100	\$581,910	\$90,300	\$672,210	\$0	\$672,210	\$3.00
65116536040130000	FIRST BAPTIST CHURCH OF	4309 MAIN ST	208,031	\$3,140	\$609,490	\$612,630	\$0	\$612,630	\$2.93
449014500A01R0000	CHURCH OF EL SHADDAI	3720 MAIN ST	10,707	\$543,320	\$64,240	\$607,560	\$0	\$607,560	\$6.00
440011600A0010000	GARLAND I S D	4500 SKYLINE DR	422,076	\$12,550	\$436,780	\$449,330	\$0	\$449,330	\$1.03
440008000A0010000	ROWLETT CITY OF	4020 LAKEVIEW PKWY	29,179	\$0	\$408,590	\$408,590	\$0	\$408,590	\$14.00
65116536040170000	FIRST UNITED METHODIST CHURCH C	4405 MAIN ST	130,680	\$3,140	\$392,040	\$395,180	\$0	\$395,180	\$3.00
440150800A0010000	ROWLETT CITY OF	4000 MAIN ST	92,378	\$2,690	\$274,300	\$276,990	\$0	\$276,990	\$2.97
44016550050230000	ROWLETT CITY OF	4306 INDUSTRIAL ST	80,715	\$13,850	\$217,080	\$230,930	\$0	\$230,930	\$2.69
44016550050220000	ROWLETT CITY OF	4304 INDUSTRIAL ST	72,396	\$13,850	\$192,710	\$206,560	\$0	\$206,560	\$2.66
44016550050240000	ROWLETT CITY OF	4402 INDUSTRIAL ST	65,658	\$15,330	\$164,150	\$179,480	\$0	\$179,480	\$2.50
44009500020030000	ROWLETT CITY OF	4732 INDUSTRIAL ST	30,927	\$78,520	\$69,520	\$148,040	\$0	\$148,040	\$2.25
44DALAREARAPT700	DART	99999 NO NAME ST	43,996	\$0	\$130,410	\$130,410	\$0	\$130,410	\$2.96
440150800B02A0000	ROWLETT HISTORICAL SOCIETY	3913 MAIN ST	9,031	\$102,410	\$27,050	\$129,460	\$0	\$129,460	\$3.00
44019500010020000	ROWLETT CITY OF	4505 SKYLINE DR	14,990	\$96,850	\$23,000	\$119,850	\$0	\$119,850	\$1.53
44DARTDGNERRDT700	DART	999999 NO NAME ST	35,284	\$0	\$104,580	\$104,580	\$0	\$104,580	\$2.96
440150800A3R2AR00	ROWLETT CITY OF	3902 MAIN ST	28,157	\$0	\$84,540	\$84,540	\$0	\$84,540	\$3.00
44015500000040000	FRIENDLY WAYSIDE CHURCH	3509 DENNIS ST	9,940	\$52,000	\$30,000	\$82,000	\$0	\$82,000	\$3.02
65116536040140000	FIRST UNITED METHODIST CHURCH C	4405 MAIN ST	26,998	\$0	\$80,990	\$80,990	\$0	\$80,990	\$3.00
65116535030050000	ROWLETT CITY OF	3821 COYLE ST	24,174	\$0	\$72,790	\$72,790	\$0	\$72,790	\$3.01
44009500020020000	ROWLETT CITY OF	4808 INDUSTRIAL ST	29,839	\$0	\$65,560	\$65,560	\$0	\$65,560	\$2.20
65116535030060000	DART	3909 COYLE ST	19,862	\$0	\$59,620	\$59,620	\$0	\$59,620	\$3.00
44016550040090000	DALLAS AREA RAPID TRANSIT	4005 MELCER DR	18,064	\$0	\$54,210	\$54,210	\$0	\$54,210	\$3.00
440150800B02C0000	ROWLETT CITY OF	4001 MAIN ST	16,381	\$1,000	\$49,270	\$50,270	\$0	\$50,270	\$3.01
440165500511R0100	DALLAS AREA RAPID TRANSIT	4002 MELCER DR	12,868	\$0	\$38,630	\$38,630	\$0	\$38,630	\$3.00
44016550040080000	DALLAS AREA RAPID TRANSIT	4009 MELCER DR	10,717	\$0	\$32,530	\$32,530	\$0	\$32,530	\$3.04
440150800B02B0000	ROWLETT CITY OF	3917 MAIN ST	10,047	\$0	\$30,190	\$30,190	\$0	\$30,190	\$3.00
65034736030070000	ROWLETT CITY OF	4125 MAIN ST	8,059	\$0	\$24,180	\$24,180	\$0	\$24,180	\$3.00
44000500000240000	ROWLETT CITY OF	3711 MAIN ST	3,600	\$0	\$21,600	\$21,600	\$0	\$21,600	\$6.00
44018600010010100	DALLAS AREA RAPID TRANSIT	4009 COYLE ST	4,736	\$0	\$14,210	\$14,210	\$0	\$14,210	\$3.00
44000500000230000	ROWLETT CITY OF	4503 COMMERCE ST	1,800	\$0	\$10,800	\$10,800	\$0	\$10,800	\$6.00
44016550040080100	DALLAS AREA RAPID TRANSIT	4009 MELCER DR	761	\$0	\$2,290	\$2,290	\$0	\$2,290	\$3.01
44226770010010000	FIRST UNITED METHODIST CHURCH C	4405 MAIN ST	316,943	\$0	\$0	\$0	\$0	\$0	\$0
44226770010010100	FIRST UNITED METHODIST CHURCH C	4405 MAIN ST	251,907	\$0	\$0	\$0	\$0	\$0	\$0
Total or average for all accounts			9,947,887	\$33,552,830	\$30,714,100	\$64,266,930	\$52,274,327	\$11,992,603	\$3.27

**Appendix 2:
Appraisals for Taxation Purposes of Comparable Properties in the Metropolitan Area**

The purpose of this schedule is to relate actual appraisals for tax purposes and other quantitative measures of comparable development near Rowlett.
Real property appraisals are from 2016 rolls certified by appraisal districts, representing Jan. 1, 2016.
Improvement appraisals include garages, if on the same or another property related by ownership. Gross floor area measurements exclude parking garages.
Within use categories, properties are sorted by total "market" value per square foot of gross floor area ("main area" or "living area").

(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e) City	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total "Market"	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units	(r) Bus. Personal Property	(s) BPP per SF GFA	
Residences, rental																			
	Galatyn Urban Center	2301 Performance	Richardson		364,798	195,236	1.87	\$40,828,580	\$1,171,420	\$42,000,000	\$115	\$6	2016	2007	4	278			
	Savoy of Garland	608 Rowlett	Garland		126,465	429,937	0.29	\$12,603,090	\$644,910	\$13,248,000	\$105	\$2	2016	2008	3	144			
	Waters Edge	5501 Lakeview	Rowlett		82,847	212,329	0.39	\$7,650,680	\$849,320	\$8,500,000	\$103	\$4	2016	2000	3	96			
	Parkside at Firewheel	200 River Fern	Garland		288,996	174,170	1.66	\$28,854,200	\$696,680	\$29,550,880	\$102	\$4	2016	2012	4	282			
	Mission Rockwall	923 Yellow Jacket	Rockwall		200,352	697,308	0.29	\$17,828,450	\$2,440,580	\$20,269,030	\$101	\$4	2016	1998					
	Sonoma Court	970 W. Yellow Jacket	Rockwall		139,917	388,346	0.36	\$10,750,630	\$1,747,560	\$12,498,190	\$89	\$5	2016	2011					
	Rockwall Commons	1309 Ridge	Rockwall		245,501	289,482	0.85	\$19,713,660	\$1,447,410	\$21,161,070	\$86	\$5	2016	2005	4				
	Orion at Rockwall	1470 S. John King	Rockwall		244,227	791,267	0.31	\$15,787,450	\$1,780,350	\$17,567,800	\$72	\$2	2016	2009					
Hotels																			
	Hilton - Dallas/Rockwall Lakefront	2055 Summer Lee	Rockwall		164,601	388,749	0.42	\$20,055,970	\$7,774,980	\$27,830,950	\$169	\$20	2016	2007				BPP incl. w real	
	Hampton Inn - Rockwall	1549 Laguna	Rockwall		39,863	74,444	0.54	\$3,783,340	\$1,116,660	\$4,900,000	\$123	\$15	2016	2007				BPP incl. w real	
	Holiday Inn Express	1635 E. IH 30	Garland		28,320	57,761	0.49	\$2,987,830	\$462,090	\$3,449,920	\$122	\$8	2016	1995	1	49		BPP incl. w real	
	La Quinta - Rockwall	689 E. I30	Rockwall		37,423	54,450	0.69	\$3,366,160	\$544,500	\$3,910,660	\$104	\$10	2016	1999				BPP incl. w real	
	Comfort Suites - Lake Ray Hubbard	8701 E. I30	Rowlett		35,799	81,893	0.44	\$1,610,160	\$1,146,500	\$2,756,660	\$77	\$14	2016	2000		62		BPP incl. w real	
	La Quinta - Garland	375 E. IH 30	Garland		44,944	84,458	0.53	\$1,312,170	\$337,830	\$1,650,000	\$37	\$4	2016	2008	3	67		BPP incl. w real	
Retail																			
	LA Fitness - Rowlett	4401 Lakeview	Rowlett		45,800	220,370	0.21	\$8,409,430	\$2,360,490	\$10,769,920	\$235	\$11	2016	2006	2			\$406,130	\$9
	CVS	3410 Lakeview	Rowlett		14,137	75,053	0.19	\$2,177,060	\$1,125,800	\$3,302,860	\$234	\$15	2016	2014	1			\$1,602,170	\$113
	McDonald's	3705 Lakeview	Rowlett		3,634	40,206	0.09	\$243,410	\$562,880	\$806,290	\$222	\$14	2016	1995	1			\$97,060	\$27
	Rockwall Towne Center, Ph 3	710 E I30	Rockwall		16,660	82,572	0.20	\$1,966,650	\$1,032,150	\$2,998,800	\$180	\$13	2016	2003					
	Kelly Moore Paint	3702 Lakeview	Rowlett		5,400	24,486	0.22	\$607,200	\$342,800	\$950,000	\$176	\$14	2016	1996	1			\$195,310	\$36
	Perl Investments retail strip	3701 Lakeview	Rowlett		16,966	77,585	0.22	\$1,390,290	\$1,086,190	\$2,476,480	\$146	\$14	2016	1997	1				
	Walgreen's	3435 Lakeview	Rowlett		13,833	75,076	0.18	\$869,020	\$1,126,140	\$1,995,160	\$144	\$15	2016	2003	1			\$952,230	\$69
	South Frisco Village	2930 Preston	Frisco		234,866	1,092,703	0.21	\$23,934,114	\$8,741,624	\$32,675,738	\$139	\$8	2016	2001				\$4,295,504	\$18

**Appendix 2:
Appraisals for Taxation Purposes of Comparable Properties in the Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)
Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total "Market"	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	Bus. Personal Property	BPP per SF GFA
	Chase Bank	908 McDermott W.			4,485	52,485	0.09	\$682,943	\$970,973	\$1,653,916	\$369	\$18	1999				\$285,476	\$64
	Hobby Lobby, Fed Ex	107 Central N.			135,221	504,826	0.27	\$15,910,718	\$3,533,782	\$19,444,500	\$144	\$7	1999				\$982,891	\$7
	Compass Bank	806 McDermott W.			2,607	54,886	0.05	\$446,666	\$987,948	\$1,434,614	\$550	\$18	1999				\$99,778	\$38
	Jack in the Box	804 McDermott W.			2,799	35,092	0.08	\$445,478	\$666,748	\$1,112,226	\$397	\$19	1999				\$123,454	\$44
	Texaco	802 McDermott W.			3,915	56,192	0.07	\$213,767	\$1,236,233	\$1,450,000	\$370	\$22	1999				\$184,613	\$47
	Chipotle Mexican Grill	103 Central N.			4,683	40,946	0.11	\$541,928	\$777,974	\$1,319,902	\$282	\$19	2000				\$121,378	\$26
	Stacy's Furniture, etc.	111 Central N.			125,370	447,453	0.28	\$6,144,102	\$3,355,898	\$9,500,000	\$76	\$8	1999				\$2,537,557	\$20
	Arby's	201 Central N.			2,950	35,589	0.08	\$375,824	\$605,013	\$980,837	\$332	\$17	1999				\$46,449	\$16
	Holiday Inn Express	205 Central N.			50,523	92,430	0.55	\$3,923,128	\$1,109,160	\$5,032,288	\$100	\$12	2006				\$2,550	\$0
	On the Border	213 Central N.			7,200	66,054	0.11	\$939,935	\$1,122,918	\$2,062,853	\$287	\$17	2000				\$185,023	\$26
	Denny's	209 Central N.			4,188	23,435	0.18	\$626,245	\$398,395	\$1,024,640	\$245	\$17	2001				\$134,150	\$32
	Jason's Deli, misc. retail	906 McDermott W.			29,259	186,380	0.16	\$3,523,840	\$1,304,660	\$4,828,500	\$165	\$7	1999				\$998,667	\$34
	Tom Thumb	900 McDermott W.			59,964	267,350	0.22	\$3,292,936	\$2,005,125	\$5,298,061	\$88	\$8	1999				\$2,167,154	\$36
		914 McDermott W.			7,500	29,664	0.25	\$1,322,712	\$504,288	\$1,827,000	\$244	\$17	2000					
	Chik-Fil-A	902 McDermott W.			4,114	32,247	0.13	\$816,272	\$548,199	\$1,364,471	\$332	\$17	1999				\$228,834	\$56
	La Madeleine	810 McDermott W.			6,600	52,904	0.12	\$1,823,234	\$925,820	\$2,749,054	\$417	\$18	2000				\$402,621	\$61
	24-Hour Fitness	510 Watters N.			38,485	146,017	0.26	\$4,439,940	\$1,022,122	\$5,462,062	\$142	\$7	2002				\$355,329	\$9
	vacant	504 Watters N.			0	55,452	0.00	\$0	\$388,163	\$388,163	\$7	\$7					\$0	N.A.
	McDermott @ Central (NW corner)		Allen		489,863	2,179,403	0.22	\$45,469,668	\$21,463,419	\$66,933,087	\$137	\$10	2016				\$8,855,924	\$18
	Butler Dental Office	3613 Main	Rowlett		2,955	27,269	0.11	\$311,930	\$81,810	\$393,740	\$133	\$3	2016	1996	1		\$218,130	\$74
	Rockwall Towne Center, Ph 4	2455 Ridge	Rockwall		57,303	334,541	0.17	\$4,571,950	\$2,843,600	\$7,415,550	\$129	\$9	2016	2005				
	El Centro Mexican Restaurant	3813 Main	Rowlett		2,075	2,115	0.98	\$197,850	\$21,150	\$219,000	\$106	\$10	2016	1905	1		\$60,300	\$29
	Aldi, Goody Goody Liquor	3500 Lakeview			36,873	196,861	0.19	\$78,830	\$1,701,170	\$1,780,000	\$48	\$9	1983				\$478,540	
	retail strip	3502 Lakeview			35,688	166,826	0.21	\$1,939,440	\$2,335,560	\$4,275,000	\$120	\$14	1984				\$982,891	\$28
	retail strip	3528 Lakeview			19,780	76,530	0.26	\$2,015,310	\$1,071,420	\$3,086,730	\$156	\$14	1986				\$99,778	\$5
	Timberlake Shopping Center		Rowlett		92,341	440,217	0.21	\$4,033,580	\$5,108,150	\$9,141,730	\$99	\$12	2016				\$1,561,209	\$17
	Lakeview Power equipment	3902 Lakeview	Rowlett		7,820	30,000	0.26	\$295,210	\$420,000	\$715,210	\$91	\$14	2016	2000	1		\$506,010	\$65
	Bridgestone Tires	3604 Lakeview	Rowlett		6,716	30,056	0.22	\$20,500	\$420,780	\$441,280	\$66	\$14	2016	1987	1		\$218,130	\$32
	Target	4701 Lakeview	Rowlett		173,756	617,241	0.28	\$4,271,140	\$4,937,930	\$9,209,070	\$53	\$8	2016	2006	1		\$4,911,840	\$28
	Bankhead Brewery (incomplete)	3840 Main	Rowlett		5,016	8,080	0.62	\$1,520	\$48,480	\$50,000	\$10	\$6	2016	2016	1			

Appendix 3:

Forecast Receipts from the Village of Rowlett and TIF Fund Payments for the Village of Rowlett

Notes:

2017 value of the Village of Rowlett is a rough estimate that assumed the 2016 value plus \$8 million for partial construction through Jan. 1, 2017.
 The estimate of taxable value added by construction, before inflation, is from another schedule.
 Taxable value adjustments from the previous year assume constant annual net inflation, appreciation and depreciation. Annual adjustments will fluctuate.
 The tax rate is assumed constant. Actual rates will be set annually.
 Annual payments from the TIF fund pursuant to the economic development grant to the developer of Village of Rowlett are limited to TIF fund receipts from Village of Rowlett.
 The City general fund receives real property tax from the Village of Rowlett for both 25% of tax increments and 100% of base year value.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
TIRZ Year	Taxable Value for Jan. 1,	Tax Collected by Jan. 31,	Taxable Value	Taxable Value Added		Village of Rowlett Real Property Value Taxable by City	City Property Tax Levy, If \$0.787173 Per \$100	Captured Appraised Value (Current year taxable, minus 2017 taxable)	City	City	Economic	City	Present Value of Grant Paid by TIF Fund for VoR @ 4.0% Annual Discounts
			Carried from Prior Year, If 2.00%	by New Developments in the TIRZ in Year Before Appraisal Date	With Constr. Cost Inflation @ 4.0%				City Tax Increment from Village of Rowlett (Real property tax growth since base year)	Tax Increment from Village of Rowlett to TIF Fund @ 50%	Development Grant Paid from TIF Fund for Village of Rowlett	General Fund Real Property Tax Receipts from Village of Rowlett	
			Annual Increases After 2018	In 2016 Dollars, Before Inflation									
-1	2016	2017				\$2,121,670	\$16,701						
Base	2017	2018				\$10,121,670	\$79,675	\$0	\$0	\$0	\$0	\$79,675	\$0
1	2018	2019	\$10,121,670	\$22,766,115	\$23,676,760	\$33,798,430	\$266,052	\$23,676,760	\$186,377	\$93,189	\$93,189	\$172,864	\$86,158
2	2019	2020	\$34,474,398	\$0	\$0	\$34,474,398	\$271,373	\$24,352,728	\$191,698	\$95,849	\$95,849	\$175,524	\$171,367
3	2020	2021	\$35,163,886	\$0	\$0	\$35,163,886	\$276,801	\$25,042,216	\$197,126	\$98,563	\$98,563	\$178,238	\$255,619
4	2021	2022	\$35,867,164	\$0	\$0	\$35,867,164	\$282,337	\$25,745,494	\$202,662	\$101,331	\$101,331	\$181,006	\$338,906
5	2022	2023	\$36,584,507	\$0	\$0	\$36,584,507	\$287,983	\$26,462,837	\$208,308	\$104,154	\$104,154	\$183,829	\$421,220
6	2023	2024	\$37,316,197	\$0	\$0	\$37,316,197	\$293,743	\$27,194,527	\$214,068	\$107,034	\$107,034	\$186,709	\$502,557
7	2024	2025	\$38,062,521	\$0	\$0	\$38,062,521	\$299,618	\$27,940,851	\$219,943	\$109,971	\$109,971	\$189,646	\$582,913
8	2025	2026	\$38,823,772	\$0	\$0	\$38,823,772	\$305,610	\$28,702,102	\$225,935	\$112,968	\$112,968	\$192,643	\$662,282
9	2026	2027	\$39,600,247	\$0	\$0	\$39,600,247	\$311,722	\$29,478,577	\$232,047	\$116,024	\$116,024	\$195,699	\$740,663
10	2027	2028	\$40,392,252	\$0	\$0	\$40,392,252	\$317,957	\$30,270,582	\$238,282	\$119,141	\$119,141	\$198,816	\$818,055
11	2028	2029	\$41,200,097	\$0	\$0	\$41,200,097	\$324,316	\$31,078,427	\$244,641	\$122,320	\$122,320	\$201,996	\$894,456
12	2029	2030	\$42,024,099	\$0	\$0	\$42,024,099	\$330,802	\$31,902,429	\$251,127	\$125,564	\$125,564	\$205,239	\$969,866
13	2030	2031	\$42,864,581	\$0	\$0	\$42,864,581	\$337,418	\$32,742,911	\$257,743	\$128,872	\$128,872	\$208,547	\$1,044,287
14	2031	2032	\$43,721,873	\$0	\$0	\$43,721,873	\$344,167	\$33,600,203	\$264,492	\$132,246	\$132,246	\$211,921	\$1,117,718
15	2032	2033	\$44,596,310	\$0	\$0	\$44,596,310	\$351,050	\$34,474,640	\$271,375	\$135,688	\$0	\$215,363	\$1,117,718
16	2033	2034	\$45,488,236	\$0	\$0	\$45,488,236	\$358,071	\$35,366,566	\$278,396	\$139,198	\$0	\$218,873	\$1,117,718
17	2034	2035	\$46,398,001	\$0	\$0	\$46,398,001	\$365,233	\$36,276,331	\$285,557	\$142,779	\$0	\$222,454	\$1,117,718
18	2035	2036	\$47,325,961	\$0	\$0	\$47,325,961	\$372,537	\$37,204,291	\$292,862	\$146,431	\$0	\$226,106	\$1,117,718
19	2036	2037	\$48,272,480	\$0	\$0	\$48,272,480	\$379,988	\$38,150,810	\$300,313	\$150,156	\$0	\$229,831	\$1,117,718
20	2037	2038	\$49,237,930	\$0	\$0	\$49,237,930	\$387,588	\$39,116,260	\$307,913	\$153,956	\$0	\$233,631	\$1,117,718
Total for years 1-20				\$22,766,115	\$23,676,760		\$6,464,367		\$4,870,865	\$2,435,433	\$1,567,225	\$4,028,934	