

| Development Type/by acre                                                                 | Total Current Value         | Development Year |                   |                   |                   |                     |                     |                     |                     |                     |  |
|------------------------------------------------------------------------------------------|-----------------------------|------------------|-------------------|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--|
|                                                                                          |                             | 2014             | 2015              | 2016              | 2017              | 2018                | 2019                | 2020                | 2021                | 2022                |  |
| Single Family 2.5 du/acre                                                                | 233,025,000                 | -                | 8,035,345         | 8,155,875         | 8,278,213         | 8,402,386           | 8,528,422           | 8,656,348           | 8,786,194           | 8,915,990           |  |
| Single Family 3.5 du/acre                                                                | 520,695,000                 | -                | 17,955,000        | 18,224,325        | 18,497,690        | 18,775,155          | 19,056,783          | 19,342,634          | 19,632,774          | 19,922,500          |  |
| Single Family 4.5 du/acre                                                                | 463,505,000                 | -                | 15,982,931        | 16,222,675        | 16,466,015        | 16,713,005          | 16,963,700          | 17,218,156          | 17,476,428          | 17,733,500          |  |
| School Site                                                                              | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Church, Mosque, Synagogue                                                                | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Technology Park/Campus                                                                   | 171,517,500                 | -                | -                 | -                 | 6,352,500         | 6,447,788           | 6,544,504           | 6,642,672           | 6,742,312           | 6,843,500           |  |
| Multifamily 10 du/acre                                                                   | 48,000,000                  | -                | -                 | -                 | 1,777,778         | 1,804,444           | 1,831,511           | 1,858,984           | 1,886,869           | 1,915,156           |  |
| Multifamily 15 du/acre                                                                   | 82,950,000                  | -                | -                 | -                 | -                 | 6,380,769           | -                   | 6,476,481           | -                   | 6,572,193           |  |
| Townhomes 8 du/acre                                                                      | 90,000,000                  | -                | -                 | 3,214,286         | 3,262,500         | 3,311,438           | 3,361,109           | 3,411,526           | 3,462,699           | 3,514,526           |  |
| Retail & Commercial                                                                      | 261,904,500                 | -                | -                 | -                 | 9,700,167         | 9,845,669           | 9,993,354           | 10,143,255          | 10,295,403          | 10,448,500          |  |
| Perimeter ROW                                                                            | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Interior ROW                                                                             | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Drainageway & Park                                                                       | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Parks in Street Islands                                                                  | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Park with Main Trail                                                                     | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| Sales Center                                                                             | 1,000,000                   | 250,000          | -                 | -                 | -                 | -                   | 250,000             | -                   | -                   | -                   |  |
| Office Use                                                                               | 219,324,600                 | -                | -                 | -                 | 8,123,133         | 8,244,980           | 8,368,655           | 8,494,185           | 8,621,598           | 8,750,000           |  |
| Major Drainageway                                                                        | -                           | -                | -                 | -                 | -                 | -                   | -                   | -                   | -                   | -                   |  |
| <b>Added Value</b>                                                                       | <b>2,091,921,600</b>        | <b>250,000</b>   | <b>41,973,276</b> | <b>45,817,161</b> | <b>72,457,996</b> | <b>79,925,634</b>   | <b>74,898,038</b>   | <b>82,244,241</b>   | <b>76,904,277</b>   | <b>84,633,500</b>   |  |
| <b>Projected Construction Costs</b>                                                      | <b>232,396,315</b>          | <b>22,609</b>    | <b>3,795,826</b>  | <b>4,143,442</b>  | <b>6,552,687</b>  | <b>7,228,018</b>    | <b>6,773,351</b>    | <b>7,437,699</b>    | <b>6,954,784</b>    | <b>7,650,000</b>    |  |
| <b>Proposed TIF Tax Revenue- City of McAllen</b>                                         | <b>Rev 80%*.4313=.34504</b> | <b>\$ 837</b>    | <b>\$ 141,317</b> | <b>\$ 294,661</b> | <b>\$ 537,170</b> | <b>\$ 804,672</b>   | <b>\$ 1,055,348</b> | <b>\$ 1,390,610</b> | <b>\$ 1,588,000</b> | <b>\$ 1,886,869</b> |  |
| <b>Proposed TIF Tax Revenue- Hidalgo County</b>                                          | <b>Rev 80%*.5900=.5015</b>  | <b>\$ 1,145</b>  | <b>\$ 193,315</b> | <b>\$ 403,084</b> | <b>\$ 734,826</b> | <b>\$ 1,100,758</b> | <b>\$ 1,448,671</b> | <b>\$ 1,820,218</b> | <b>\$ 2,172,316</b> | <b>\$ 2,550,000</b> |  |
| <b>Development Type/by acre</b>                                                          | <b>Total Current Value</b>  |                  |                   |                   |                   |                     |                     |                     |                     |                     |  |
| Single Family 2.5 du/acre                                                                | 233,025,000                 | -                | 17                | 17                | 17                | 17                  | 18                  | 18                  | 18                  | 18                  |  |
| Single Family 3.5 du/acre                                                                | 520,695,000                 | -                | 50                | 51                | 51                | 52                  | 53                  | 54                  | 55                  | 55                  |  |
| Single Family 4.5 du/acre                                                                | 463,505,000                 | -                | 68                | 69                | 70                | 71                  | 72                  | 73                  | 74                  | 74                  |  |
| Multifamily 10 du/acre                                                                   | 48,000,000                  | -                | -                 | -                 | 15                | 15                  | 15                  | 15                  | 15                  | 15                  |  |
| Multifamily 15 du/acre                                                                   | 82,950,000                  | -                | -                 | -                 | -                 | 74                  | -                   | 75                  | -                   | -                   |  |
| Townhomes 8 du/acre                                                                      | 90,000,000                  | -                | -                 | 17                | 18                | 18                  | 18                  | 18                  | 19                  | 19                  |  |
| <b>Total Dwelling Units By Year</b>                                                      |                             |                  | <b>135</b>        | <b>154</b>        | <b>171</b>        | <b>247</b>          | <b>176</b>          | <b>253</b>          | <b>181</b>          | <b>181</b>          |  |
| Dwelling Units Cumulative                                                                |                             |                  | 135               | 289               | 459               | 706                 | 882                 | 1,135               | 1,316               | 1,316               |  |
| Persons/Dwelling Unit - Estimated                                                        |                             | 3.09             | 3.09              | 3.08              | 3.07              | 3.06                | 3.06                | 3.06                | 3.05                | 3.05                |  |
| Population - Estimated                                                                   |                             | -                | 416               | 889               | 1,412             | 2,167               | 2,701               | 3,468               | 4,013               | 4,013               |  |
| Percent Build-out                                                                        |                             | 0.00%            | 2.06%             | 4.40%             | 6.99%             | 10.72%              | 13.36%              | 17.15%              | 19.85%              | 19.85%              |  |
| Police Department                                                                        |                             |                  |                   |                   |                   |                     |                     |                     |                     |                     |  |
| Officer ratio - 2.1/1000 population                                                      |                             | -                | 1                 | 2                 | 3                 | 5                   | 6                   | 7                   | 8                   | 8                   |  |
| Patrol Units - 1/5 officers                                                              |                             | -                | -                 | -                 | 1                 | 1                   | 1                   | 1                   | 2                   | 2                   |  |
| Emergency Communication - 1/8 officers                                                   |                             | -                | -                 | -                 | -                 | 1                   | 1                   | 1                   | 1                   | 1                   |  |
| Officer pay - \$47,236.80                                                                |                             | \$ -             | \$ 47,237         | \$ 94,474         | \$ 141,710        | \$ 236,184          | \$ 283,421          | \$ 330,658          | \$ 377,894          | \$ 425,131          |  |
| EMS pay - \$29,369.60                                                                    |                             | \$ -             | \$ -              | \$ -              | \$ 29,370         | \$ 29,370           | \$ 29,370           | \$ 29,370           | \$ 29,370           | \$ 29,370           |  |
| Fringe cost - 27.5%                                                                      |                             | \$ -             | \$ 12,990         | \$ 25,980         | \$ 47,047         | \$ 73,027           | \$ 86,017           | \$ 99,007           | \$ 120,074          | \$ 141,091          |  |
| Patrol Units - \$45,000/unit                                                             |                             | \$ -             | \$ -              | \$ -              | \$ 45,000         | \$ 45,000           | \$ 45,000           | \$ 45,000           | \$ 45,000           | \$ 45,000           |  |
| Fuel & Maintenance - \$9,500/unit                                                        |                             | \$ -             | \$ -              | \$ -              | \$ 9,500          | \$ 9,500            | \$ 9,500            | \$ 9,500            | \$ 9,500            | \$ 9,500            |  |
| Total (discount 50% after 5 years - 30% after 10 years)                                  |                             | \$ -             | \$ 60,227         | \$ 120,454        | \$ 272,627        | \$ 393,081          | \$ 453,308          | \$ 526,767          | \$ 606,854          | \$ 691,921          |  |
| NW Police Center Buildout                                                                |                             |                  |                   |                   |                   |                     |                     |                     |                     |                     |  |
| Traffic Safety Department                                                                |                             |                  |                   |                   |                   |                     |                     |                     |                     |                     |  |
| Materials - \$180,000, Labor - \$120,000/10yr                                            |                             |                  |                   |                   |                   |                     |                     |                     |                     |                     |  |
| Street Lights-600 lights                                                                 |                             | \$ -             | \$ 2,808          | \$ 6,000          | \$ 9,531          | \$ 14,622           | \$ 18,226           | \$ 23,403           | \$ 27,079           | \$ 30,755           |  |
| Traffic Safety Total                                                                     |                             | \$ -             | \$ 2,808          | \$ 6,000          | \$ 9,531          | \$ 14,622           | \$ 18,226           | \$ 23,403           | \$ 27,079           | \$ 30,755           |  |
| Fire Department                                                                          |                             |                  |                   |                   |                   |                     |                     |                     |                     |                     |  |
| Personnel Service & Supplies - \$500,000/yr (discounted 50% after 5 years, 30% after 10) |                             | \$ -             | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ -                | \$ 250,000          | \$ 250,000          |  |
| Fire Station - \$1,500,000                                                               |                             |                  |                   |                   |                   |                     | \$ 1,500,000        |                     |                     |                     |  |
| Fire Apparatus - \$600,000                                                               |                             |                  |                   |                   |                   |                     | \$ 600,000          |                     |                     |                     |  |
| Parks & Recreation - OM-\$692.88/ac/yr                                                   |                             | \$ -             | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ 17,322           | \$ 17,322           | \$ 17,322           |  |
| Additional Parks                                                                         |                             |                  |                   |                   |                   |                     | \$ -                | \$ -                | \$ -                | \$ -                |  |
| Parks Total (discount 30%)                                                               |                             | \$ -             | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ 5,197            | \$ 5,197            | \$ 5,197            |  |
| Inspections & Permits                                                                    |                             | \$ -             | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |  |
| Planning Department                                                                      |                             | \$ -             | \$ -              | \$ -              | \$ 20,280.00      | \$ 20,280.00        | \$ 20,280.00        | \$ 12,168.00        | \$ 12,168.00        | \$ 12,168.00        |  |
| Engineering Department                                                                   |                             | \$ -             | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |  |
| Public Works Department-Sanitation                                                       |                             | \$ -             | \$ -              | \$ -              | \$ -              | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |  |
| Streets & Drainage                                                                       |                             | \$ -             | \$ 395            | \$ 1,688          | \$ 3,333          | \$ 4,277            | \$ 5,221            | \$ 15,083           | \$ 19,723           | \$ 24,363           |  |
| Public Works Total (discount 50% after year 5 - 30% after year 10)                       |                             | \$ -             | \$ 395            | \$ 1,688          | \$ 3,333          | \$ 4,277            | \$ 5,221            | \$ 7,542            | \$ 9,862            | \$ 12,168           |  |
| <b>Total Department Expenditures</b>                                                     |                             | \$ -             | \$ 63,430         | \$ 128,141        | \$ 305,771        | \$ 432,260          | \$ 2,597,034        | \$ 305,076          | \$ 637,159          | \$ 700,000          |  |
| <b>Tax Revenue- City of McAllen</b>                                                      | <b>.4313 per \$100</b>      | \$ 5,213         | \$ 180,812        | \$ 372,494        | \$ 675,630        | \$ 1,010,007        | \$ 1,323,351        | \$ 1,667,429        | \$ 1,989,167        | \$ 2,334,000        |  |
| <b>Proposed TIF Tax Revenue- City of McAllen</b>                                         | <b>Rev 80%*.4313=.34504</b> | \$ 837           | \$ 141,317        | \$ 294,661        | \$ 537,170        | \$ 804,672          | \$ 1,055,348        | \$ 1,330,610        | \$ 1,588,000        | \$ 1,886,869        |  |
| <b>Proposed Residual Tax Revenue</b>                                                     | <b>Rev 20%*.4313=.08626</b> | \$ 4,468         | \$ 39,588         | \$ 77,924         | \$ 138,551        | \$ 205,427          | \$ 268,095          | \$ 336,911          | \$ 401,258          | \$ 475,131          |  |
| <b>Proposed Permit Revenue</b>                                                           |                             | \$ 250           | \$ 61,431         | \$ 73,307         | \$ 115,933        | \$ 127,881          | \$ 119,837          | \$ 131,591          | \$ 123,047          | \$ 115,000          |  |
| <b>TOTAL CITY REVENUE</b>                                                                |                             | \$ 10,748        | \$ 323,168        | \$ 647,386        | \$ 1,227,284      | \$ 1,943,985        | \$ 3,007,224        | \$ 3,705,500        | \$ 4,504,425        | \$ 5,305,000        |  |

| 2022         | 2023         | 2024         | 2025         | 2026         | 2027         | 2028         | 2029         | 2030         | 2031         | 2032         | 2033         |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 9            | 10           | 11           | 12           | 13           | 14           | 15           | 16           | 17           | 18           | 19           | 20           |
| 8,917,987    | 9,051,756    | 9,187,533    | 9,325,346    | 9,465,226    | 9,607,204    | 9,751,312    | 9,897,582    | 10,046,046   | 10,196,736   | 10,349,688   | 10,504,933   |
| 19,927,265   | 20,226,174   | 20,529,567   | 20,837,511   | 21,150,073   | 21,467,324   | 21,789,334   | 22,116,174   | 22,447,917   | 22,784,636   | 23,126,405   | 23,473,301   |
| 17,738,575   | 18,004,653   | 18,274,723   | 18,548,844   | 18,827,077   | 19,109,483   | 19,396,125   | 19,687,067   | 19,982,373   | 20,282,108   | 20,586,340   | 20,895,135   |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| 6,843,447    | 6,946,098    | 7,050,290    | 7,156,044    | 7,263,385    | 7,372,336    | 7,482,921    | 7,595,164    | 7,709,092    | 7,824,728    | 7,942,099    | 8,061,231    |
| 1,915,172    | 1,943,899    | 1,973,058    | 2,002,653    | 2,032,693    | 2,063,184    | 2,094,131    | 2,125,543    | 2,157,427    | 2,189,788    | 2,222,635    | 2,255,974    |
| 6,573,628    | -            | 6,672,232    | -            | 6,772,316    | -            | 6,873,901    | -            | 6,977,009    | -            | 7,081,664    | -            |
| 3,514,639    | 3,567,359    | 3,620,869    | 3,675,182    | 3,730,310    | 3,786,264    | 3,843,058    | 3,900,704    | 3,959,215    | 4,018,603    | 4,078,882    | 4,140,065    |
| 10,449,834   | 10,606,582   | 10,765,681   | 10,927,166   | 11,091,073   | 11,257,439   | 11,426,301   | 11,597,696   | 11,771,661   | 11,948,236   | 12,127,459   | 12,309,371   |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| -            | -            | 250,000      | -            | -            | -            | -            | -            | 250,000      | -            | -            | -            |
| 8,750,922    | 8,882,185    | 9,015,418    | 9,150,649    | 9,287,909    | 9,427,228    | 9,568,636    | 9,712,166    | 9,857,848    | 10,005,716   | 10,155,802   | 10,308,139   |
| -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            | -            |
| 84,631,469   | 79,228,706   | 87,339,371   | 81,623,395   | 89,620,062   | 84,090,462   | 92,225,719   | 86,882,096   | 94,908,588   | 89,250,551   | 97,670,974   | 91,948,149   |
| 7,653,587    | 7,164,992    | 7,898,474    | 7,381,554    | 8,104,727    | 7,604,661    | 8,340,367    | 7,857,121    | 8,582,991    | 8,071,310    | 8,832,805    | 8,315,266    |
| \$ 1,871,252 | \$ 2,136,422 | \$ 2,428,737 | \$ 2,701,921 | \$ 3,001,869 | \$ 3,283,311 | \$ 3,591,980 | \$ 3,882,765 | \$ 4,200,413 | \$ 4,499,125 | \$ 4,826,018 | \$ 5,133,759 |
| \$ 2,559,793 | \$ 2,922,534 | \$ 3,322,408 | \$ 3,696,113 | \$ 4,106,429 | \$ 4,491,429 | \$ 4,913,675 | \$ 5,311,456 | \$ 5,745,986 | \$ 6,154,611 | \$ 6,601,787 | \$ 7,022,763 |
| 18           | 19           | 19           | 19           | 20           | 20           | 20           | 20           | 21           | 21           | 21           | 22           |
| 55           | 56           | 57           | 58           | 59           | 60           | 61           | 61           | 62           | 63           | 64           | 65           |
| 75           | 76           | 77           | 79           | 80           | 81           | 82           | 83           | 85           | 86           | 87           | 89           |
| 16           | 16           | 16           | 16           | 17           | 17           | 17           | 17           | 18           | 18           | 18           | 18           |
| 76           | -            | 77           | -            | 78           | -            | 79           | -            | 81           | -            | 82           | -            |
| 19           | 19           | 20           | 20           | 20           | 20           | 21           | 21           | 21           | 22           | 22           | 22           |
| 259          | 186          | 266          | 192          | 274          | 198          | 280          | 202          | 288          | 210          | 294          | 216          |
| 1,575        | 1,762        | 2,028        | 2,220        | 2,494        | 2,692        | 2,972        | 3,174        | 3,462        | 3,672        | 3,966        | 4,182        |
| 3.04         | 3.03         | 3.03         | 3.02         | 3.02         | 3.01         | 3.00         | 3.00         | 2.99         | 2.98         | 2.98         | 2.97         |
| 4,793        | 5,348        | 6,144        | 6,710        | 7,521        | 8,101        | 8,925        | 9,512        | 10,352       | 10,956       | 11,808       | 12,423       |
| 23.70%       | 26.45%       | 30.39%       | 33.19%       | 37.20%       | 40.07%       | 44.14%       | 47.05%       | 51.20%       | 54.19%       | 58.40%       | 61.44%       |
| 10           | 11           | 13           | 14           | 16           | 17           | 19           | 20           | 22           | 23           | 25           | 26           |
| 2            | 2            | 3            | 3            | 3            | 3            | 4            | 4            | 4            | 5            | 5            | 5            |
| 1            | 1            | 2            | 2            | 2            | 2            | 2            | 3            | 3            | 3            | 3            | 3            |
| \$ 472,368   | \$ 519,605   | \$ 614,078   | \$ 661,315   | \$ 755,789   | \$ 803,026   | \$ 897,499   | \$ 944,736   | \$ 1,039,210 | \$ 1,086,446 | \$ 1,180,920 | \$ 1,228,157 |
| \$ 58,739    | \$ 58,739    | \$ 88,109    | \$ 88,109    | \$ 88,109    | \$ 88,109    | \$ 117,478   | \$ 117,478   | \$ 117,478   | \$ 146,848   | \$ 146,848   | \$ 146,848   |
| \$ 146,054   | \$ 159,045   | \$ 193,101   | \$ 206,092   | \$ 232,072   | \$ 245,062   | \$ 279,119   | \$ 292,109   | \$ 318,089   | \$ 339,156   | \$ 365,136   | \$ 378,126   |
| \$ 90,000    | \$ 90,000    | \$ 135,000   | \$ 135,000   | \$ 135,000   | \$ 135,000   | \$ 180,000   | \$ 180,000   | \$ 180,000   | \$ 225,000   | \$ 225,000   | \$ 225,000   |
| \$ 19,000    | \$ 19,000    | \$ 28,500    | \$ 28,500    | \$ 28,500    | \$ 28,500    | \$ 38,000    | \$ 38,000    | \$ 38,000    | \$ 47,500    | \$ 47,500    | \$ 47,500    |
| \$ 393,081   | \$ 423,194   | \$ 529,394   | \$ 335,705   | \$ 371,841   | \$ 389,909   | \$ 453,629   | \$ 471,697   | \$ 507,833   | \$ 553,485   | \$ 589,621   | \$ 607,689   |
|              |              |              |              |              |              |              |              | \$ -         |              |              |              |
|              |              |              | \$ 300,000   |              |              |              |              |              |              |              |              |
| \$ 32,342    | \$ 36,090    | \$ 41,460    | \$ 45,280    | \$ 50,756    | \$ 54,669    | \$ 60,230    | \$ 64,194    | \$ 69,860    | \$ 73,936    | \$ 79,688    | \$ 83,835    |
| \$ 32,342    | \$ 36,090    | \$ 41,460    | \$ 345,280   | \$ 50,756    | \$ 54,669    | \$ 60,230    | \$ 64,194    | \$ 69,860    | \$ 73,936    | \$ 79,688    | \$ 83,835    |
| \$ 250,000   | \$ 250,000   | \$ 250,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   |
| \$ 17,322    | \$ 17,322    | \$ 34,644    | \$ 34,644    | \$ 34,644    | \$ 34,644    | \$ 51,966    | \$ 51,966    | \$ 51,966    | \$ 51,966    | \$ 69,288    | \$ 69,288    |
| \$ 5,197     | \$ 5,197     | \$ 10,393    | \$ 10,393    | \$ 10,393    | \$ 10,393    | \$ 15,590    | \$ 15,590    | \$ 15,590    | \$ 15,590    | \$ 20,786    | \$ 20,786    |
| \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         |
| \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 |
| \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         |
| \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         |
| \$ 24,363    | \$ 29,003    | \$ 33,643    | \$ 63,425    | \$ 70,386    | \$ 77,346    | \$ 84,306    | \$ 91,267    | \$ 98,227    | \$ 105,187   | \$ 130,839   | \$ 138,959   |
| \$ 12,182    | \$ 14,502    | \$ 16,822    | \$ 19,028    | \$ 21,116    | \$ 23,204    | \$ 25,292    | \$ 27,380    | \$ 29,468    | \$ 31,556    | \$ 39,252    | \$ 41,688    |
| \$ 704,969   | \$ 741,151   | \$ 860,237   | \$ 872,574   | \$ 616,274   | \$ 640,342   | \$ 716,908   | \$ 741,029   | \$ 784,919   | \$ 836,735   | \$ 891,515   | \$ 916,167   |
| \$ 2,343,232 | \$ 2,674,694 | \$ 3,040,088 | \$ 3,381,568 | \$ 3,756,504 | \$ 4,108,305 | \$ 4,494,142 | \$ 4,857,622 | \$ 5,254,683 | \$ 5,628,073 | \$ 6,036,690 | \$ 6,421,365 |
| \$ 1,871,252 | \$ 2,136,422 | \$ 2,428,737 | \$ 2,701,921 | \$ 3,001,869 | \$ 3,283,311 | \$ 3,591,980 | \$ 3,882,765 | \$ 4,200,413 | \$ 4,499,125 | \$ 4,826,018 | \$ 5,133,759 |
| \$ 472,071   | \$ 538,364   | \$ 611,443   | \$ 679,739   | \$ 754,726   | \$ 825,086   | \$ 902,253   | \$ 974,950   | \$ 1,054,362 | \$ 1,129,040 | \$ 1,210,763 | \$ 1,287,698 |
| \$ 135,410   | \$ 126,766   | \$ 139,743   | \$ 130,597   | \$ 143,392   | \$ 134,545   | \$ 147,561   | \$ 139,011   | \$ 151,854   | \$ 142,801   | \$ 156,274   | \$ 147,117   |

| Development Type/by acre                            | 2034         | 2035         | 2036         | 2037         | 2038         | 2039         | 2040          | 2041          | 2042          | 2043          | TOTAL     |
|-----------------------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|-----------|
|                                                     | 21           | 22           | 23           | 24           | 25           | 26           | 27            | 28            | 29            | 30            |           |
| Single Family 2.5 du/acre                           | 10,662,507   | 10,822,444   | 10,984,781   | 11,149,553   | 11,316,796   | 11,486,548   | 11,658,846    | 11,833,729    | 12,011,235    | 12,191,403    | 289,26    |
| Single Family 3.5 du/acre                           | 23,825,401   | 24,182,782   | 24,545,523   | 24,913,706   | 25,287,412   | 25,666,723   | 26,051,724    | 26,442,500    | 26,839,137    | 27,241,724    | 646,35    |
| Single Family 4.5 du/acre                           | 21,208,562   | 21,526,691   | 21,849,591   | 22,177,335   | 22,509,995   | 22,847,645   | 23,190,360    | 23,538,215    | 23,891,288    | 24,249,657    | 575,96    |
| School Site                                         | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Church, Mosque, Synagogue                           | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Technology Park/Campus                              | 8,182,149    | 8,304,881    | 8,429,455    | 8,555,896    | 8,684,235    | 8,814,498    | 8,946,716     | 9,080,917     | 9,217,130     | 9,355,387     | 209,54    |
| Multifamily 10 du/acre                              | 2,289,814    | 2,324,161    | 2,359,024    | 2,394,409    | 2,430,325    | 2,466,780    | 2,503,782     | 2,541,338     | 2,579,458     | 2,618,150     | 58,64     |
| Multifamily 15 du/acre                              | 7,187,889    | -            | 7,295,708    | -            | 7,405,143    | -            | 7,516,220     | -             | 7,628,964     | -             | 90,84     |
| Townhomes 8 du/acre                                 | 4,202,166    | 4,265,199    | 4,329,177    | 4,394,114    | 4,460,026    | 4,526,927    | 4,594,830     | 4,663,753     | 4,733,709     | 4,804,715     | 110,83    |
| Retail & Commercial                                 | 12,494,012   | 12,681,422   | 12,871,643   | 13,064,718   | 13,260,689   | 13,459,599   | 13,661,493    | 13,866,416    | 14,074,412    | 14,285,528    | 319,97    |
| Perimeter ROW                                       | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Interior ROW                                        | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Drainageway & Park                                  | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Parks in Street Islands                             | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Park with Main Trail                                | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Sales Center                                        | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | 1,00      |
| Office Use                                          | 10,462,761   | 10,619,702   | 10,778,998   | 10,940,683   | 11,104,793   | 11,271,365   | 11,440,435    | 11,612,042    | 11,786,223    | 11,963,016    | 267,95    |
| Major Drainageway                                   | -            | -            | -            | -            | -            | -            | -             | -             | -             | -             | -         |
| Added Value                                         | 100,515,261  | 94,727,282   | 103,443,900  | 97,590,414   | 106,459,414  | 100,540,085  | 109,564,406   | 103,578,910   | 112,761,556   | 106,709,580   | 2,387,78  |
| Projected Construction Costs                        | 9,090,026    | 8,556,594    | 9,354,875    | 8,825,520    | 9,627,581    | 9,092,271    | 9,908,379     | 9,367,085     | 10,197,511    | 9,650,205     | 23,38     |
| Proposed TIF Tax Revenue- City of McAllen           | \$ 5,470,172 | \$ 5,787,214 | \$ 6,133,429 | \$ 6,460,053 | \$ 6,816,361 | \$ 7,152,857 | \$ 7,519,557  | \$ 7,866,224  | \$ 8,243,624  | \$ 8,600,769  | 117,36    |
| Proposed TIF Tax Revenue- Hidalgo County            | \$ 7,482,962 | \$ 7,916,661 | \$ 8,390,269 | \$ 8,837,077 | \$ 9,324,490 | \$ 9,784,803 | \$ 10,286,433 | \$ 10,760,659 | \$ 11,276,926 | \$ 11,765,485 | 18,34     |
| Development Type/by acre                            |              |              |              |              |              |              |               |               |               |               |           |
| Single Family 2.5 du/acre                           | 22           | 22           | 23           | 23           | 23           | 24           | 24            | 24            | 25            | 25            |           |
| Single Family 3.5 du/acre                           | 66           | 67           | 68           | 69           | 70           | 71           | 72            | 73            | 75            | 76            |           |
| Single Family 4.5 du/acre                           | 90           | 91           | 93           | 94           | 95           | 97           | 98            | 100           | 101           | 103           |           |
| Multifamily 10 du/acre                              | 19           | 19           | 19           | 20           | 20           | 20           | 20            | 21            | 21            | 21            |           |
| Multifamily 15 du/acre                              | 83           | -            | 84           | -            | 86           | -            | 87            | -             | 88            | -             |           |
| Townhomes 8 du/acre                                 | 23           | 23           | 23           | 24           | 24           | 25           | 25            | 25            | 26            | 26            |           |
| Total Dwelling Units By Year                        | 303          | 222          | 310          | 230          | 318          | 237          | 326           | 243           | 336           | 251           |           |
| Dwelling Units Cumulative                           | 4,485        | 4,707        | 5,017        | 5,247        | 5,565        | 5,802        | 6,129         | 6,371         | 6,708         | 6,959         |           |
| Persons/Dwelling Unit - Estimated                   | 2.96         | 2.96         | 2.95         | 2.94         | 2.94         | 2.93         | 2.93          | 2.92          | 2.91          | 2.91          |           |
| Population - Estimated                              | 13,294       | 13,922       | 14,805       | 15,450       | 16,351       | 17,009       | 17,926        | 18,595        | 19,533        | 20,218        |           |
| Percent Build-out                                   | 65.75%       | 68.86%       | 73.23%       | 76.42%       | 80.87%       | 84.13%       | 88.66%        | 91.97%        | 96.61%        | 100.00%       |           |
| Police Department                                   |              |              |              |              |              |              |               |               |               |               |           |
| Officer ratio - 2.1/1000 population                 | 28           | 29           | 31           | 32           | 34           | 36           | 38            | 39            | 41            | 42            |           |
| Patrol Units - 1/5 officers                         | 6            | 6            | 6            | 6            | 7            | 7            | 8             | 8             | 8             | 8             |           |
| Emergency Communication - 1/8 officers              | 4            | 4            | 4            | 4            | 4            | 5            | 5             | 5             | 5             | 5             |           |
| Officer pay - \$47,236.80                           | \$ 1,322,630 | \$ 1,369,867 | \$ 1,464,341 | \$ 1,511,578 | \$ 1,606,051 | \$ 1,700,525 | \$ 1,794,998  | \$ 1,842,235  | \$ 1,936,709  | \$ 1,983,946  |           |
| EMS pay - \$29,369.60                               | \$ 176,217   | \$ 176,217   | \$ 176,217   | \$ 176,217   | \$ 205,587   | \$ 205,587   | \$ 234,956    | \$ 234,956    | \$ 234,956    | \$ 234,956    |           |
| Fringe cost - 27.5%                                 | \$ 412,183   | \$ 425,173   | \$ 451,153   | \$ 464,144   | \$ 498,200   | \$ 524,181   | \$ 558,237    | \$ 571,228    | \$ 597,208    | \$ 610,198    |           |
| Patrol Units - \$45,000/unit                        | \$ 270,000   | \$ 270,000   | \$ 270,000   | \$ 270,000   | \$ 315,000   | \$ 315,000   | \$ 360,000    | \$ 360,000    | \$ 360,000    | \$ 360,000    |           |
| Fuel & Maintenance - \$9,500/unit                   | \$ 57,000    | \$ 57,000    | \$ 57,000    | \$ 57,000    | \$ 66,500    | \$ 66,500    | \$ 76,000     | \$ 76,000     | \$ 76,000     | \$ 76,000     |           |
| Total (discount 50% after 5 years - 30% after 10 yr | \$ 671,409   | \$ 689,477   | \$ 725,613   | \$ 743,681   | \$ 807,401   | \$ 843,538   | \$ 907,258    | \$ 925,326    | \$ 961,462    | \$ 979,530    |           |
| NW Police Center Buildout                           |              |              |              |              |              |              |               |               |               |               |           |
| Traffic Safety Department                           |              |              |              |              |              |              |               |               |               |               |           |
| Materials - \$180,000, Labor - \$120,000/10yr       |              | \$ 300,000   |              |              |              |              |               |               |               | \$ 300,000    |           |
| Street Lights-600 lights                            | \$ 89,711    | \$ 93,951    | \$ 99,911    | \$ 104,261   | \$ 110,345   | \$ 114,787   | \$ 120,974    | \$ 125,487    | \$ 131,816    | \$ 136,440    |           |
| Traffic Safety Total                                | \$ 89,711    | \$ 393,951   | \$ 99,911    | \$ 104,261   | \$ 110,345   | \$ 114,787   | \$ 120,974    | \$ 125,487    | \$ 131,816    | \$ 436,440    |           |
| Fire Department                                     |              |              |              |              |              |              |               |               |               |               |           |
| Personnel Service & Supplies - \$500,000/yr (disc   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000   | \$ 150,000    | \$ 150,000    | \$ 150,000    | \$ 150,000    |           |
| Fire Station - \$1,500,000                          |              |              |              |              |              |              |               |               |               |               |           |
| Fire Apparatus - \$600,000                          |              |              |              |              |              |              |               |               |               |               |           |
| Parks & Recreation - OM-\$692.88/ac/yr              | \$ 69,288    | \$ 69,288    | \$ 86,610    | \$ 86,610    | \$ 86,610    | \$ 86,610    | \$ 103,932    | \$ 103,932    | \$ 103,932    | \$ 103,932    |           |
| Additional Parks                                    |              |              |              |              | \$ -         |              |               |               |               |               |           |
| Parks Total (discount 30%)                          | \$ 20,786    | \$ 20,786    | \$ 25,983    | \$ 25,983    | \$ 25,983    | \$ 25,983    | \$ 31,180     | \$ 31,180     | \$ 31,180     | \$ 31,180     |           |
| Inspections & Permits                               | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          |           |
| Planning Department                                 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00 | \$ 12,168.00  | \$ 12,168.00  | \$ 12,168.00  | \$ 12,168.00  |           |
| Engineering Department                              | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          |           |
| Public Works Department-Sanitation                  | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -          | \$ -          | \$ -          | \$ -          |           |
| Streets & Drainage                                  | \$ 150,579   | \$ 158,700   | \$ 166,820   | \$ 174,941   | \$ 222,288   | \$ 232,149   | \$ 242,009    | \$ 251,869    | \$ 261,730    | \$ 271,578    |           |
| Public Works Total (discount 50% after year 5 - 30  | \$ 45,174    | \$ 47,610    | \$ 50,046    | \$ 52,482    | \$ 66,686    | \$ 69,645    | \$ 72,603     | \$ 75,561     | \$ 78,519     | \$ 81,473     |           |
| Total Department Expenditures                       | \$ 989,248   | \$ 1,313,992 | \$ 1,063,721 | \$ 1,088,576 | \$ 1,172,584 | \$ 1,216,120 | \$ 1,294,182  | \$ 1,319,721  | \$ 1,365,145  | \$ 1,690,791  | \$ 26,30  |
| Tax Revenue- City of McAllen                        | \$ 6,841,882 | \$ 7,238,184 | \$ 7,670,953 | \$ 8,079,233 | \$ 8,524,617 | \$ 8,945,238 | \$ 9,403,613  | \$ 9,836,946  | \$ 10,308,697 | \$ 10,755,128 | \$ 146,82 |
| Proposed TIF Tax Revenue- City of McAllen           | \$ 5,470,172 | \$ 5,787,214 | \$ 6,133,429 | \$ 6,460,053 | \$ 6,816,361 | \$ 7,152,857 | \$ 7,519,557  | \$ 7,866,224  | \$ 8,243,624  | \$ 8,600,769  | \$ 117,35 |
| Proposed Residual Tax Revenue                       | \$ 1,371,801 | \$ 1,451,062 | \$ 1,537,616 | \$ 1,619,272 | \$ 1,708,349 | \$ 1,792,473 | \$ 1,884,148  | \$ 1,970,814  | \$ 2,065,164  | \$ 2,154,451  | \$ 29,46  |
| Proposed Permit Revenue                             | \$ 160,824   | \$ 151,564   | \$ 165,510   | \$ 156,145   | \$ 170,335   | \$ 160,864   | \$ 175,303    | \$ 165,726    | \$ 180,418    | \$ 170,735    | \$ 4,10   |
| TOTAL CITY REVENUE                                  |              |              |              |              |              |              |               |               |               |               | \$ 33,56  |

# Tres Lagos

McAllen Texas first Sustainable Master Planned Community

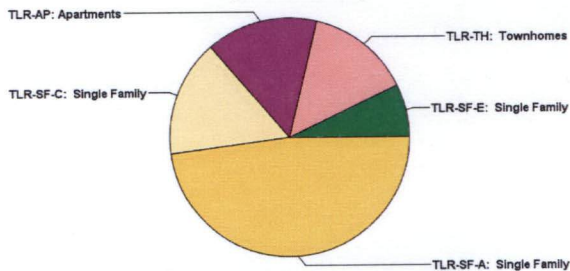


Rick Harrison Site Design Studio

LAND ANALYTICS LLC  
REAL ESTATE COUNSELING & VALUATION



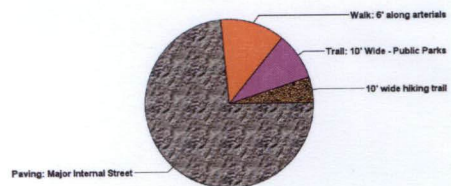
Projected Unit Density



Overall Unit Density 4.39/acre Total Units: 6,995

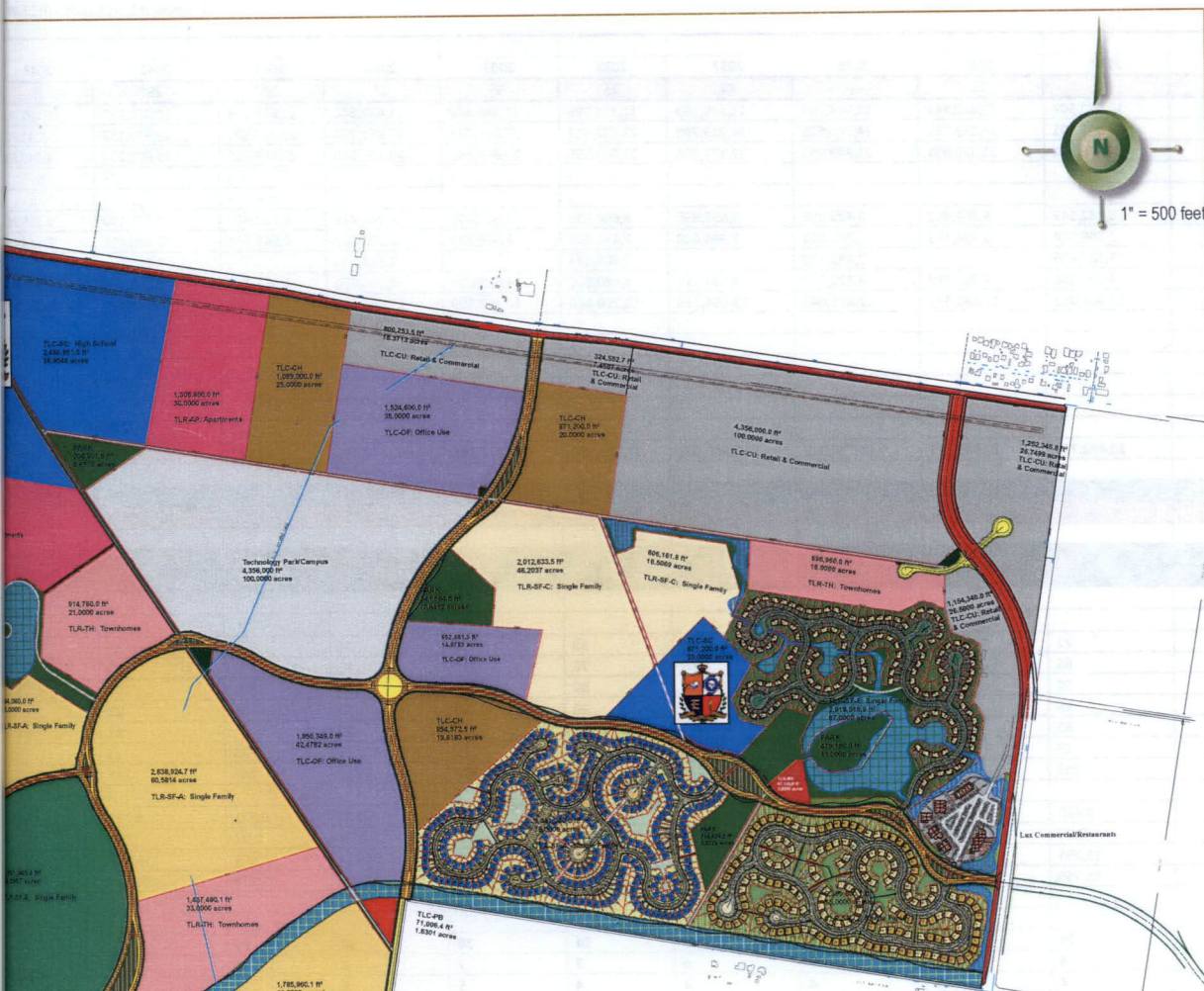
| Housing Type            | Percentage | Units/Acre       | Total Units |
|-------------------------|------------|------------------|-------------|
| TLR-SF-E: Single Family | 7.1%       | 2.25 Units/acre  | 497 Units   |
| TLR-TH: Townhomes       | 14.2%      | 8.00 Units/acre  | 992 Units   |
| TLR-AP: Apartments      | 15.0%      | 15.00 Units/acre | 1,050 Units |
| TLR-SF-C: Single Family | 15.8%      | 3.15 Units/acre  | 1,105 Units |
| TLR-SF-A: Single Family | 47.9%      | 4.05 Units/acre  | 3,351 Units |

Area Chart



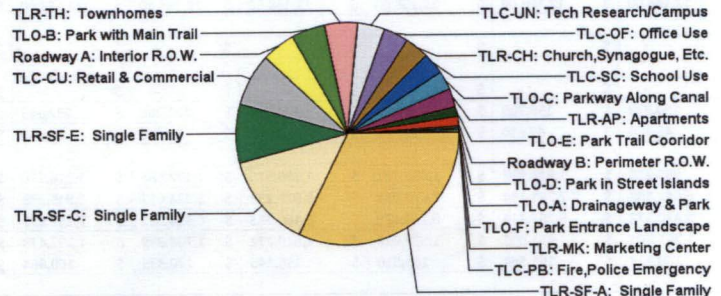
Total Area: 4,130,949 ft<sup>2</sup> (94.8335 acres)

|                                |       |                           |                 |
|--------------------------------|-------|---------------------------|-----------------|
| Paving: Major Internal Street  | 73.4% | 3,032,694 ft <sup>2</sup> | (69.6211 acres) |
| 10' wide hiking trail          | 5.0%  | 207,220 ft <sup>2</sup>   | (4.7571 acres)  |
| Trail: 10' Wide - Public Parks | 9.2%  | 380,687 ft <sup>2</sup>   | (8.7394 acres)  |
| Walk: 6' along arterials       | 12.4% | 510,348 ft <sup>2</sup>   | (11.7160 acres) |



**Total Area: 112,017,159 ft<sup>2</sup> (2,574.5601 acres)**

|                                 |       |                            |                  |
|---------------------------------|-------|----------------------------|------------------|
| TLC-PB: Fire, Police Emergency  | 0.1%  | 71,006 ft <sup>2</sup>     | (1.6301 acres)   |
| TLR-MK: Marketing Center        | 0.1%  | 87,120 ft <sup>2</sup>     | (2.0000 acres)   |
| TLO-F: Park Entrance Landscape  | 0.2%  | 217,511 ft <sup>2</sup>    | (4.9934 acres)   |
| TLO-A: Drainageway & Park       | 0.2%  | 246,660 ft <sup>2</sup>    | (5.6625 acres)   |
| TLO-D: Park in Street Islands   | 0.4%  | 443,054 ft <sup>2</sup>    | (10.1711 acres)  |
| Roadway B: Perimeter R.O.W.     | 1.3%  | 1,504,017 ft <sup>2</sup>  | (34.5275 acres)  |
| TLO-E: Park Trail Corridor      | 1.4%  | 1,574,795 ft <sup>2</sup>  | (36.1523 acres)  |
| TLR-AP: Apartments              | 2.7%  | 3,049,200 ft <sup>2</sup>  | (70.0000 acres)  |
| TLO-C: Parkway Along Canal      | 2.7%  | 3,073,394 ft <sup>2</sup>  | (70.5554 acres)  |
| TLC-SC: School Use              | 3.2%  | 3,562,257 ft <sup>2</sup>  | (81.7782 acres)  |
| TLR-CH: Church, Synagogue, Etc. | 3.5%  | 3,898,121 ft <sup>2</sup>  | (89.4885 acres)  |
| TLC-OF: Office Use              | 3.7%  | 4,124,193 ft <sup>2</sup>  | (94.6784 acres)  |
| TLC-UN: Tech Research/Campus    | 3.9%  | 4,356,000 ft <sup>2</sup>  | (100.0000 acres) |
| TLR-TH: Townhomes               | 4.8%  | 5,401,440 ft <sup>2</sup>  | (124.0000 acres) |
| TLO-B: Park with Main Trail     | 4.8%  | 5,415,704 ft <sup>2</sup>  | (124.3275 acres) |
| Roadway A: Interior R.O.W.      | 4.8%  | 5,418,044 ft <sup>2</sup>  | (124.3812 acres) |
| TLC-CU: Retail & Commercial     | 7.7%  | 8,621,465 ft <sup>2</sup>  | (197.9216 acres) |
| TLR-SF-E: Single Family         | 8.6%  | 9,625,446 ft <sup>2</sup>  | (220.9698 acres) |
| TLR-SF-C: Single Family         | 13.6% | 15,285,235 ft <sup>2</sup> | (350.9007 acres) |



- TLR-TH: Townhomes
- TLO-B: Park with Main Trail
- Roadway A: Interior R.O.W.
- TLC-CU: Retail & Commercial
- TLR-SF-E: Single Family
- TLR-SF-C: Single Family
- TLC-UN: Tech Research/Campus
- TLC-OF: Office Use
- TLR-CH: Church, Synagogue, Etc.
- TLC-SC: School Use
- TLO-C: Parkway Along Canal
- TLR-AP: Apartments
- TLO-E: Park Trail Corridor
- Roadway B: Perimeter R.O.W.
- TLO-D: Park in Street Islands
- TLO-A: Drainageway & Park
- TLO-F: Park Entrance Landscape
- TLR-MK: Marketing Center
- TLC-PB: Fire, Police Emergency
- TLR-SF-A: Single Family