



Exhibit A
Dallas Public Facility Corporation - The Park at Northpoint
75-Year Estimates

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15 TTL
COD Property Taxes	\$ 99,680	\$ 226,134	\$ 349,376	\$ 719,716	\$ 741,307	\$ 763,547	\$ 786,453	\$ 810,047	\$ 834,348	\$ 859,379	\$ 885,160	\$ 911,715	\$ 939,066	\$ 967,238	\$ 996,255
Rent Savings	\$ -	\$ 186,471	\$ 432,147	\$ 593,482	\$ 611,286	\$ 629,625	\$ 648,514	\$ 667,969	\$ 688,008	\$ 708,649	\$ 729,908	\$ 751,805	\$ 774,359	\$ 797,590	\$ 821,518
Acquisition Fee	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Abatement Fee	\$ 521,000	\$ 521,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ -	\$ -	\$ -	\$ 247,917	\$ 425,000	\$ 437,750	\$ 450,883	\$ 464,409	\$ 478,341	\$ 492,691	\$ 507,472	\$ 522,696	\$ 538,377	\$ 554,529	\$ 571,164
Annual TTL Revenue	\$ 771,000	\$ 521,000	\$ -	\$ 247,917	\$ 425,000	\$ 437,750	\$ 450,883	\$ 464,409	\$ 478,341	\$ 492,691	\$ 507,472	\$ 522,696	\$ 538,377	\$ 554,529	\$ 571,164
Benefits (Sav. + Rev.)	\$ 771,000	\$ 707,471	\$ 432,147	\$ 841,399	\$ 1,036,286	\$ 1,067,375	\$ 1,099,396	\$ 1,132,378	\$ 1,166,350	\$ 1,201,340	\$ 1,237,380	\$ 1,274,502	\$ 1,312,737	\$ 1,352,119	\$ 1,392,682

	Y16	Y17	Y18	Y19	Y20	Y21	Y22	Y23	Y24	Y25	Y26	Y27	Y28	Y29	Y30
COD Property Taxes	\$ 1,026,143	\$ 1,056,927	\$ 1,088,635	\$ 1,121,294	\$ 1,154,933	\$ 1,189,581	\$ 1,225,268	\$ 1,262,026	\$ 1,299,887	\$ 1,338,884	\$ 1,379,050	\$ 1,420,422	\$ 1,463,034	\$ 1,506,925	\$ 1,552,133
Rent Savings	\$ 846,163	\$ 871,548	\$ 897,695	\$ 924,626	\$ 952,364	\$ 980,935	\$ 1,010,363	\$ 1,040,674	\$ 1,071,895	\$ 1,104,051	\$ 1,137,173	\$ 1,171,288	\$ 1,206,427	\$ 1,242,620	\$ 1,279,898
Acquisition Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Abatement Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 588,299	\$ 605,948	\$ 624,127	\$ 642,851	\$ 662,136	\$ 682,000	\$ 702,460	\$ 723,534	\$ 745,240	\$ 767,597	\$ 790,625	\$ 814,344	\$ 838,774	\$ 863,937	\$ 889,856
Annual TTL Revenue	\$ 588,299	\$ 605,948	\$ 624,127	\$ 642,851	\$ 662,136	\$ 682,000	\$ 702,460	\$ 723,534	\$ 745,240	\$ 767,597	\$ 790,625	\$ 814,344	\$ 838,774	\$ 863,937	\$ 889,856
Benefits (Sav. + Rev.)	\$ 1,434,463	\$ 1,477,497	\$ 1,521,822	\$ 1,567,476	\$ 1,614,501	\$ 1,662,936	\$ 1,712,824	\$ 1,764,208	\$ 1,817,135	\$ 1,871,649	\$ 1,927,798	\$ 1,985,632	\$ 2,045,201	\$ 2,106,557	\$ 2,169,754

	Y31	Y32	Y33	Y34	Y35	Y36	Y37	Y38	Y39	Y40	Y41	Y42	Y43	Y44	Y45
COD Property Taxes	\$ 1,598,697	\$ 1,646,658	\$ 1,696,058	\$ 1,746,940	\$ 1,799,348	\$ 1,853,328	\$ 1,908,928	\$ 1,966,196	\$ 2,025,182	\$ 2,085,937	\$ 2,148,515	\$ 2,212,971	\$ 2,279,360	\$ 2,347,741	\$ 2,418,173
Rent Savings	\$ 1,318,295	\$ 1,357,844	\$ 1,398,579	\$ 1,440,537	\$ 1,483,753	\$ 1,528,265	\$ 1,574,113	\$ 1,621,337	\$ 1,669,977	\$ 1,720,076	\$ 1,771,678	\$ 1,824,829	\$ 1,879,574	\$ 1,935,961	\$ 1,994,040
Acquisition Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Abatement Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 916,551	\$ 944,048	\$ 972,369	\$ 1,001,540	\$ 1,031,587	\$ 1,062,534	\$ 1,094,410	\$ 1,127,242	\$ 1,161,060	\$ 1,195,892	\$ 1,231,768	\$ 1,268,721	\$ 1,306,783	\$ 1,345,986	\$ 1,386,366
Annual TTL Revenue	\$ 916,551	\$ 944,048	\$ 972,369	\$ 1,001,540	\$ 1,031,587	\$ 1,062,534	\$ 1,094,410	\$ 1,127,242	\$ 1,161,060	\$ 1,195,892	\$ 1,231,768	\$ 1,268,721	\$ 1,306,783	\$ 1,345,986	\$ 1,386,366
Benefits (Sav. + Rev.)	\$ 2,234,846	\$ 2,301,892	\$ 2,370,948	\$ 2,442,077	\$ 2,515,339	\$ 2,590,799	\$ 2,668,523	\$ 2,748,579	\$ 2,831,036	\$ 2,915,968	\$ 3,003,447	\$ 3,093,550	\$ 3,186,356	\$ 3,281,947	\$ 3,380,406

	Y46	Y47	Y48	Y49	Y50	Y51	Y52	Y53	Y54	Y55	Y56	Y57	Y58	Y59	Y60
COD Property Taxes	\$ 2,490,718	\$ 2,565,440	\$ 2,642,403	\$ 2,721,675	\$ 2,803,325	\$ 2,887,425	\$ 2,974,048	\$ 3,063,269	\$ 3,155,167	\$ 3,249,822	\$ 3,347,317	\$ 3,447,737	\$ 3,551,169	\$ 3,657,704	\$ 3,767,435
Rent Savings	\$ 2,053,861	\$ 2,115,477	\$ 2,178,941	\$ 2,244,309	\$ 2,311,638	\$ 2,380,987	\$ 2,452,417	\$ 2,525,990	\$ 2,601,769	\$ 2,679,822	\$ 2,760,217	\$ 2,843,024	\$ 2,928,314	\$ 3,016,164	\$ 3,106,649
Acquisition Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Abatement Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 1,427,957	\$ 1,470,796	\$ 1,514,920	\$ 1,560,367	\$ 1,607,178	\$ 1,655,394	\$ 1,705,055	\$ 1,756,207	\$ 1,808,893	\$ 1,863,160	\$ 1,919,055	\$ 1,976,627	\$ 2,035,925	\$ 2,097,003	\$ 2,159,913
Annual TTL Revenue	\$ 1,427,957	\$ 1,470,796	\$ 1,514,920	\$ 1,560,367	\$ 1,607,178	\$ 1,655,394	\$ 1,705,055	\$ 1,756,207	\$ 1,808,893	\$ 1,863,160	\$ 1,919,055	\$ 1,976,627	\$ 2,035,925	\$ 2,097,003	\$ 2,159,913
Benefits (Sav. + Rev.)	\$ 3,481,818	\$ 3,586,272	\$ 3,693,860	\$ 3,804,676	\$ 3,918,817	\$ 4,036,381	\$ 4,157,472	\$ 4,282,197	\$ 4,410,663	\$ 4,542,982	\$ 4,679,272	\$ 4,819,650	\$ 4,964,240	\$ 5,113,167	\$ 5,266,562

	Y61	Y62	Y63	Y64	Y65	Y66	Y67	Y68	Y69	Y70	Y71	Y72	Y73	Y74	Y75
COD Property Taxes	\$ 3,880,458	\$ 3,996,872	\$ 4,116,778	\$ 4,240,281	\$ 4,367,489	\$ 4,498,514	\$ 4,633,470	\$ 4,772,474	\$ 4,915,648	\$ 5,063,117	\$ 5,215,011	\$ 5,371,461	\$ 5,532,605	\$ 5,698,583	\$ 5,869,541
Rent Savings	\$ 3,199,848	\$ 3,295,844	\$ 3,394,719	\$ 3,496,560	\$ 3,601,457	\$ 3,709,501	\$ 3,820,786	\$ 3,935,410	\$ 4,053,472	\$ 4,175,076	\$ 4,300,328	\$ 4,429,338	\$ 4,562,218	\$ 4,699,085	\$ 4,840,057
Acquisition Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax Abatement Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Lease Payment	\$ 2,224,711	\$ 2,291,452	\$ 2,360,195	\$ 2,431,001	\$ 2,503,931	\$ 2,579,049	\$ 2,656,421	\$ 2,736,113	\$ 2,818,197	\$ 2,902,743	\$ 2,989,825	\$ 3,079,520	\$ 3,171,905	\$ 3,267,062	\$ 3,365,074
Annual TTL Revenue	\$ 2,224,711	\$ 2,291,452	\$ 2,360,195	\$ 2,431,001	\$ 2,503,931	\$ 2,579,049	\$ 2,656,421	\$ 2,736,113	\$ 2,818,197	\$ 2,902,743	\$ 2,989,825	\$ 3,079,520	\$ 3,171,905	\$ 3,267,062	\$ 3,365,074
Benefits (Sav. + Rev.)	\$ 5,424,559	\$ 5,587,295	\$ 5,754,914	\$ 5,927,562	\$ 6,105,389	\$ 6,288,550	\$ 6,477,207	\$ 6,671,523	\$ 6,871,669	\$ 7,077,819	\$ 7,290,153	\$ 7,508,858	\$ 7,734,124	\$ 7,966,147	\$ 8,205,132