

# Tax Increment Reinvestment Zone #3 City of Euless, Texas

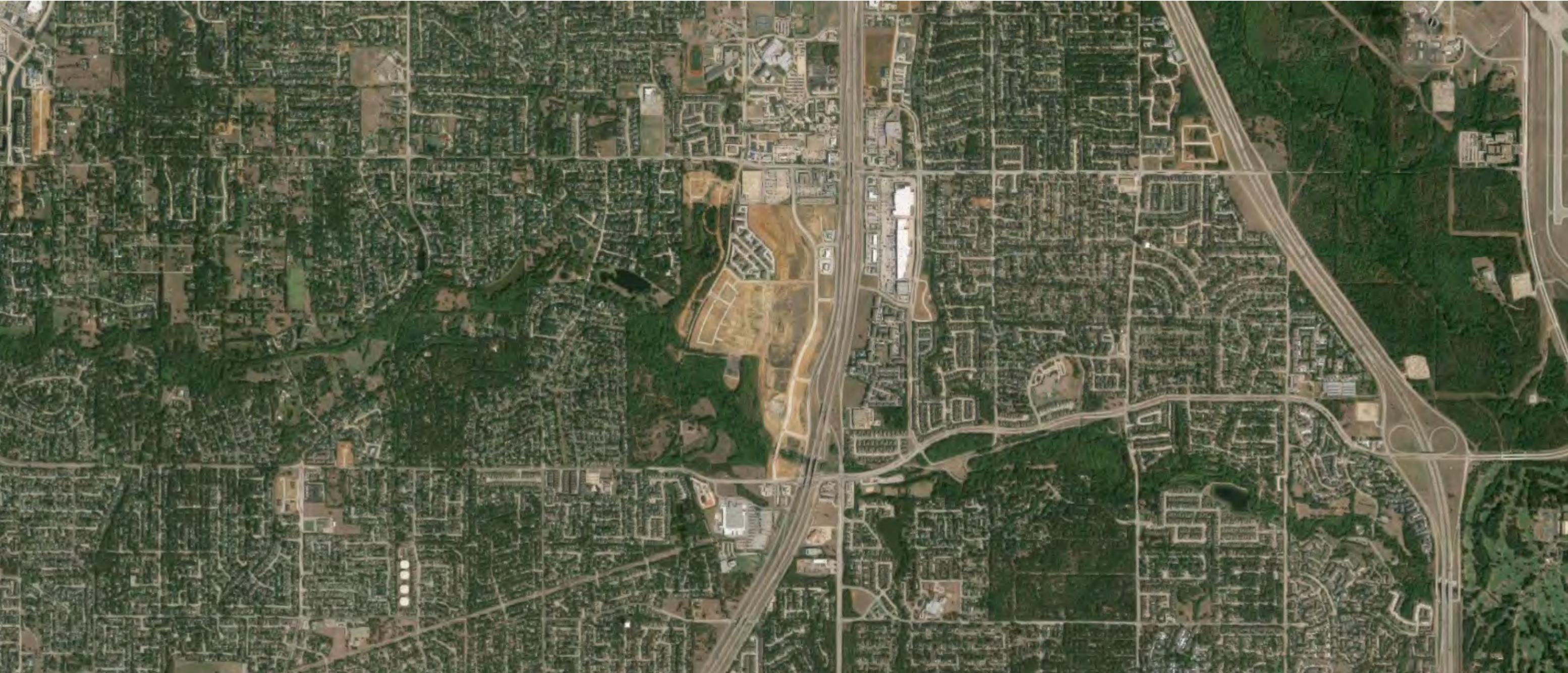


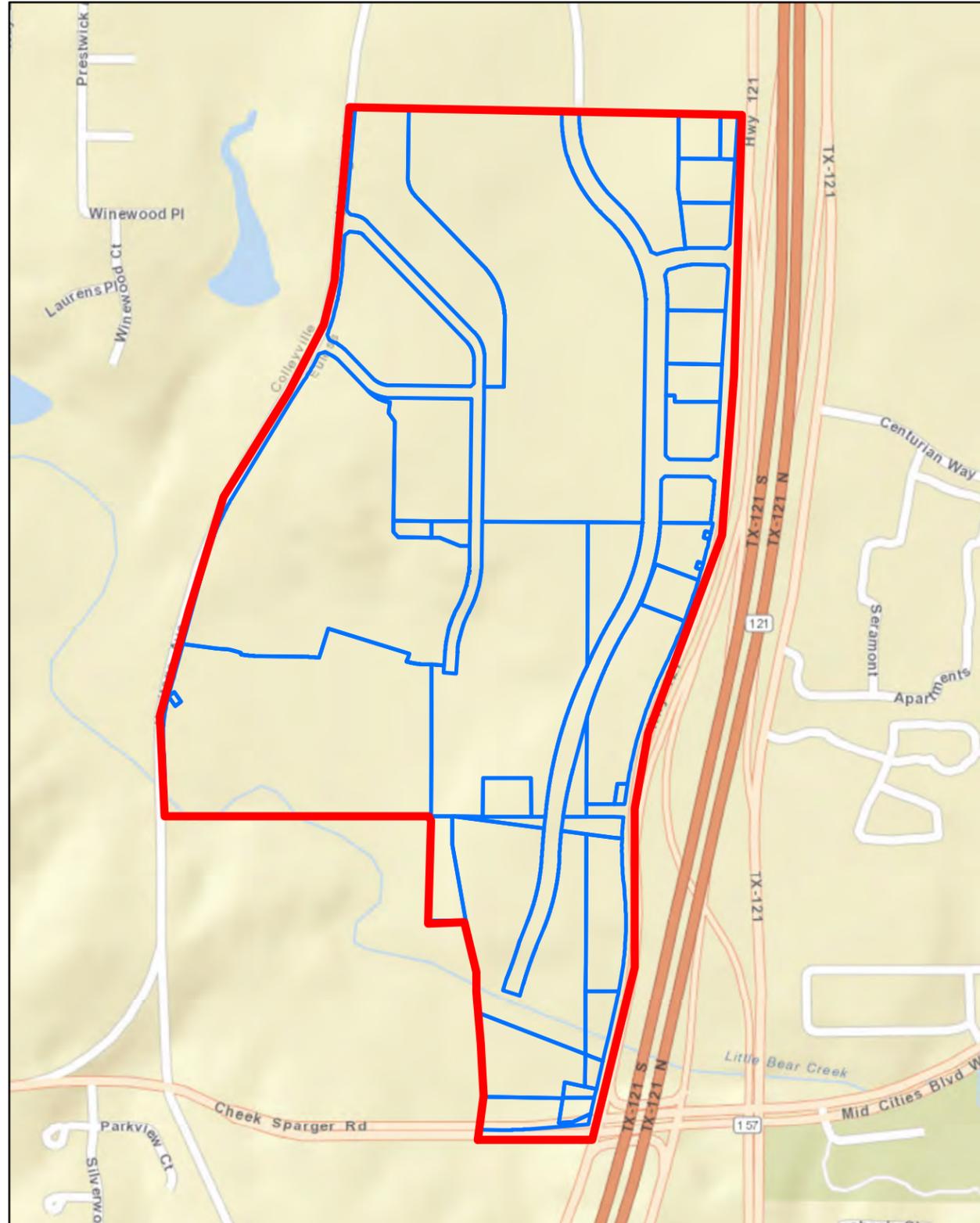
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**DISCLAIMER**

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



### Tax Increment Reinvestment Zone #3, City of Euless

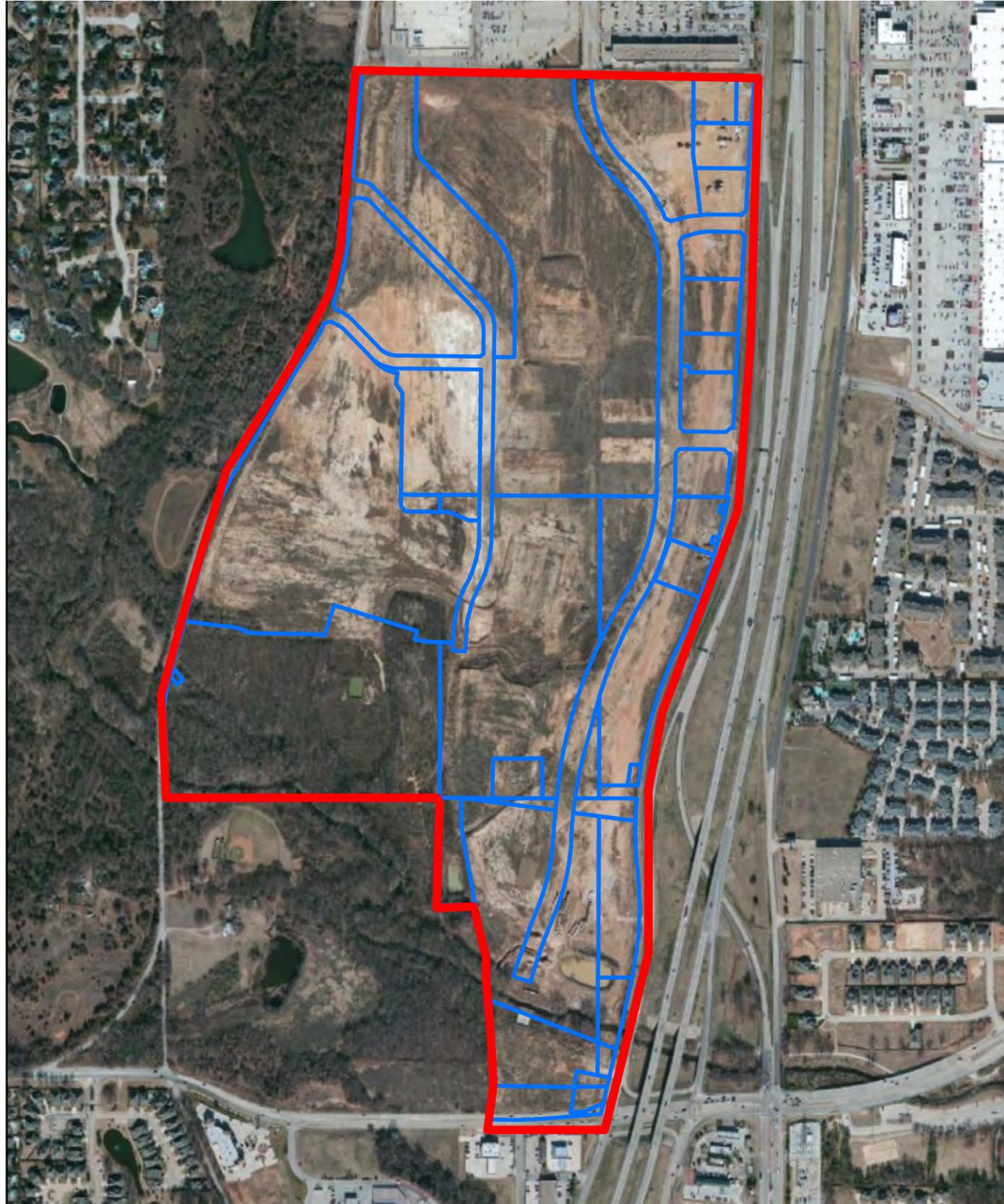
The goal of the amended Glade Parks Tax Increment Reinvestment Zone (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

The amended Glade Parks TIRZ will facilitate the development of more than 2 million square feet of mixed-use development in the northwest corner of the City of Euless.

The project and financing plan outlines the funding of \$15,369,513.75 in public improvements related to streets, wetland mitigation, a parking garage, a park and park amenities, and decorative landscaping. The TIRZ will fund these improvements through bond issuance, ad valorem participation of eligible taxing jurisdictions and through the contribution of a portion of the City's sales tax receipts.

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





**Boundary Description**

The Glade Parks TIRZ is located in the northwest corner of the City of Eules along the western edge of State Highway 121. The TIRZ boundary encompasses approximately 266 acres and is bounded by 121 to the east, a Target shopping center to the north, Heritage Avenue to the west, and Cheek Sparger Road to the south.

 - TIRZ Boundary

## TIRZ Boundary

Beginning at the point of intersection of the west right-of-way (ROW) line of State Highway 121 and the north ROW line of Cheek Sparger Road, thence

Westward to a point where said line intersects with the western property line of Bbb & C RY Survey Abstract 204 Tracts 5 & 5e, thence

Northward along the west property of line Bbb & C RY Survey Abstract 204 Tracts 5 & 5e to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B, thence

Northward along the west property line of Doss, Jesse Survey abstract 441 Tract 6B to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B1, thence

Northward along the western property line of Doss, Jesse Survey abstract 441 Tract 6B1 to a point where said line intersects with the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

West along the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the western property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

North along the western property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the southern property line of Doss, Jesse Survey Abstract 441 Tract 5, thence

West along the southern property line of Doss, Jesse Survey Abstract 441 Tract 5 to a point where said property line intersects with the eastern ROW line of Heritage Avenue, thence

Northward along the eastern ROW line of Heritage Avenue to a point where said line intersects with the northern property line of Havins, John H Survey, Abstract 685 Tract 2A, thence

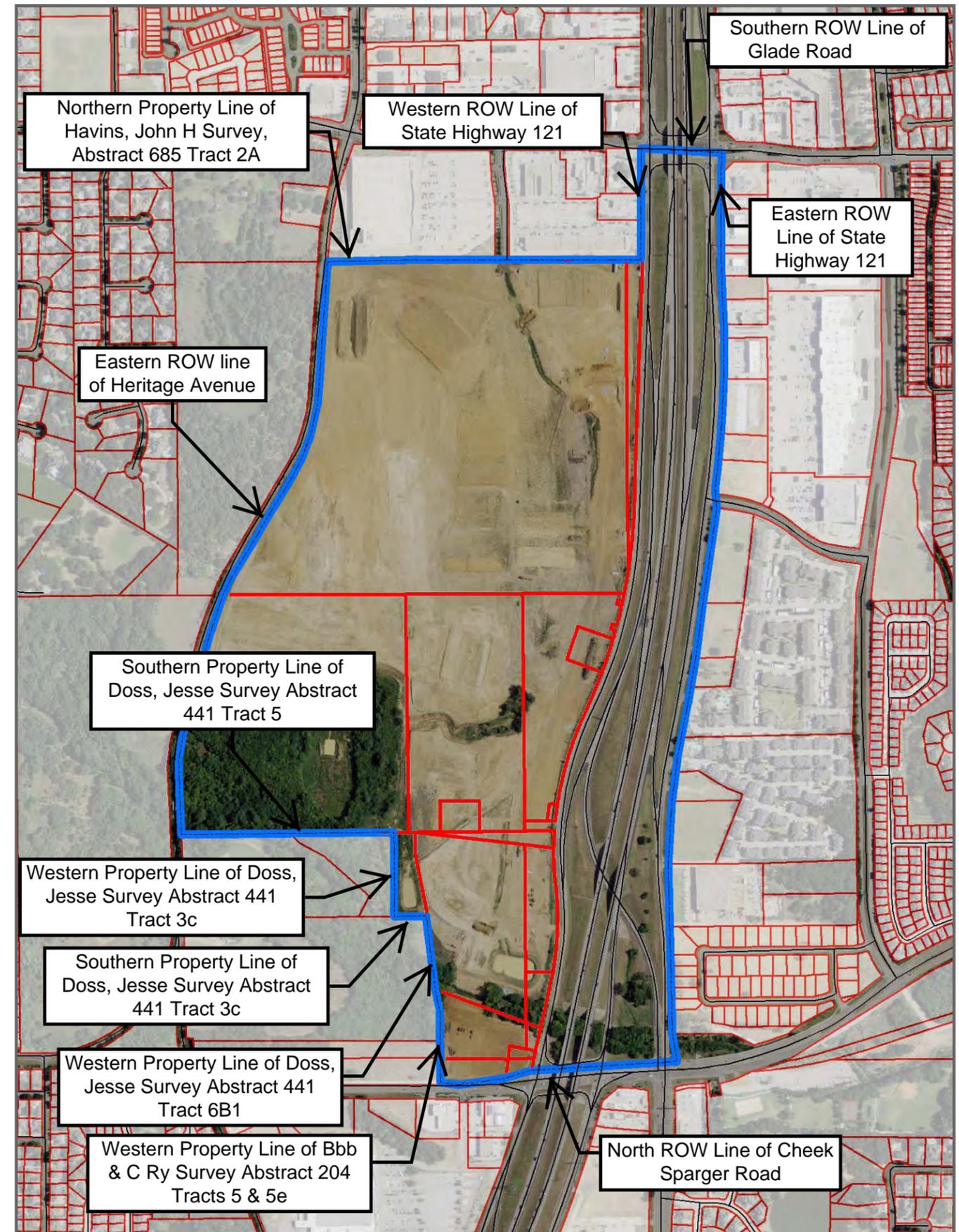
Eastward along the northern property line of Havins, John H Survey, Abstract 685 Tract 2A to a point where said line intersects with the western ROW line of State Highway 121, thence

Northward along the western ROW line of State Highway 121 to a point where said line intersects with the southern ROW line of Glade Road, thence

Eastward along the southern ROW line of Glade Road to a point where said line intersects with the eastern ROW line of State Highway 121, thence

Southward along the eastern ROW line of State Highway 121 to a point where said line intersects with the northern ROW line of Cheek Sparger Road, thence

Westward along the northern ROW line of Cheek Sparger Road to a point where said line intersects with the west ROW line of State Highway 121, which is the point of beginning



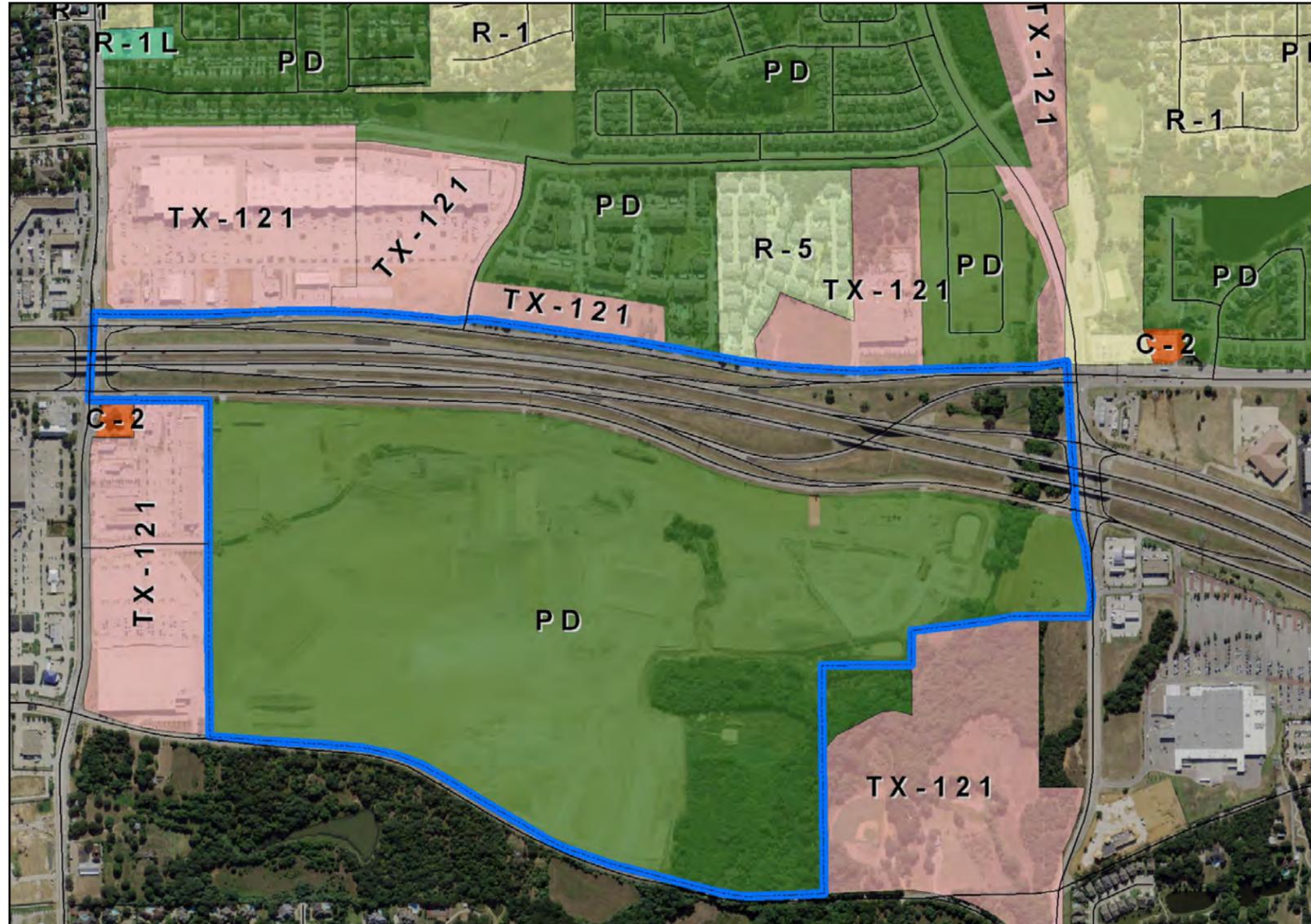


**Land Use**

The majority of the land within the TIRZ is currently vacant. The northern portion of the TIRZ encompasses some retail and multifamily development.

**Method of Relocating Persons to be Displaced**

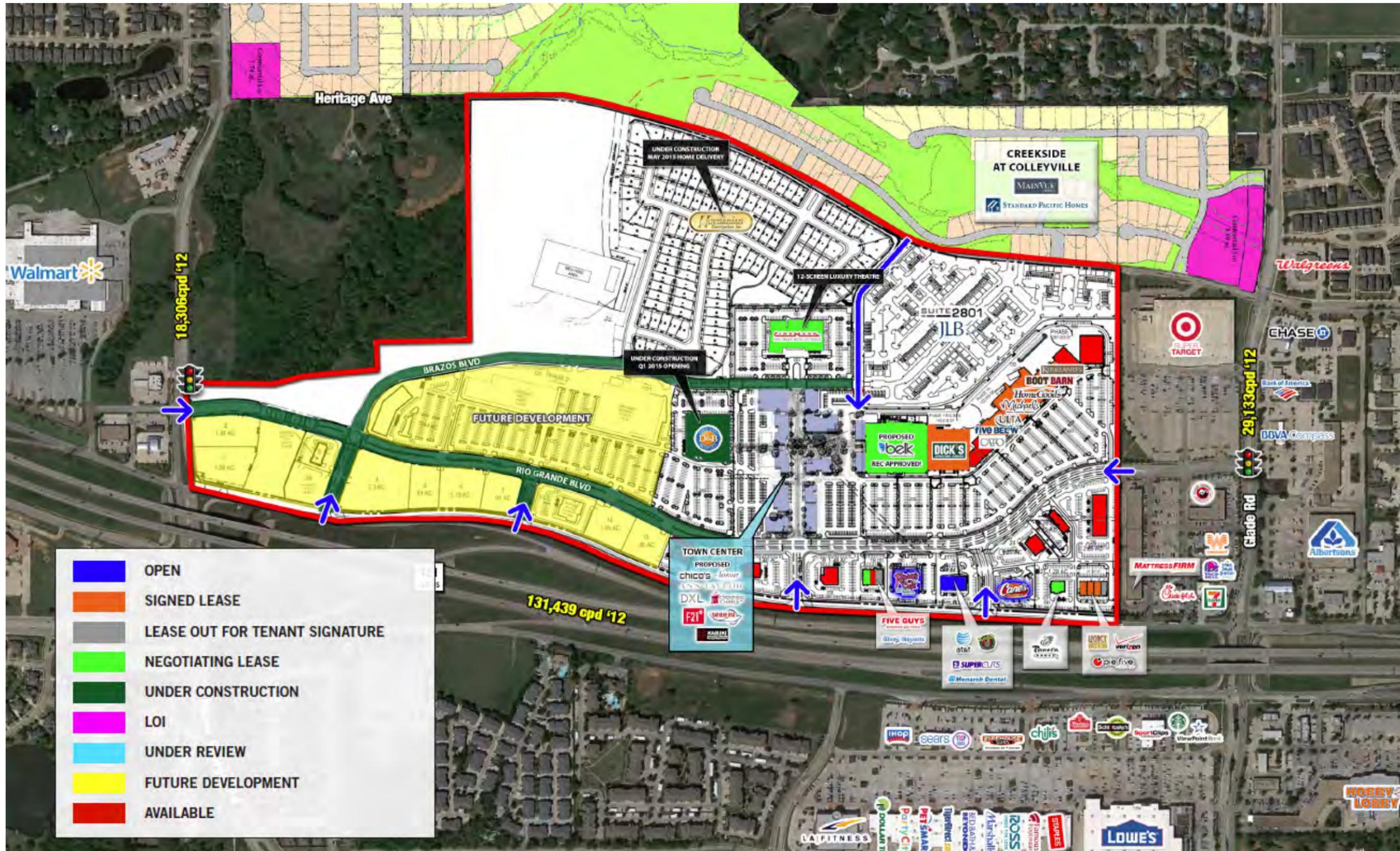
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.



**Zoning**

All of the property within the TIRZ is zoned Planned Development (PD). It is anticipated that there will slight modifications to the existing PD in near future. It is not anticipated there will be any other changes to the City of Euless zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.





The proposed Glade Parks development is a large scale mixed-use development totaling more than 2 million square feet of new construction. The project will be constructed in several phases over the next eight years.

The following page provides character images for the proposed development.

Proposed Development

URBAN RESIDENTIAL TRACT



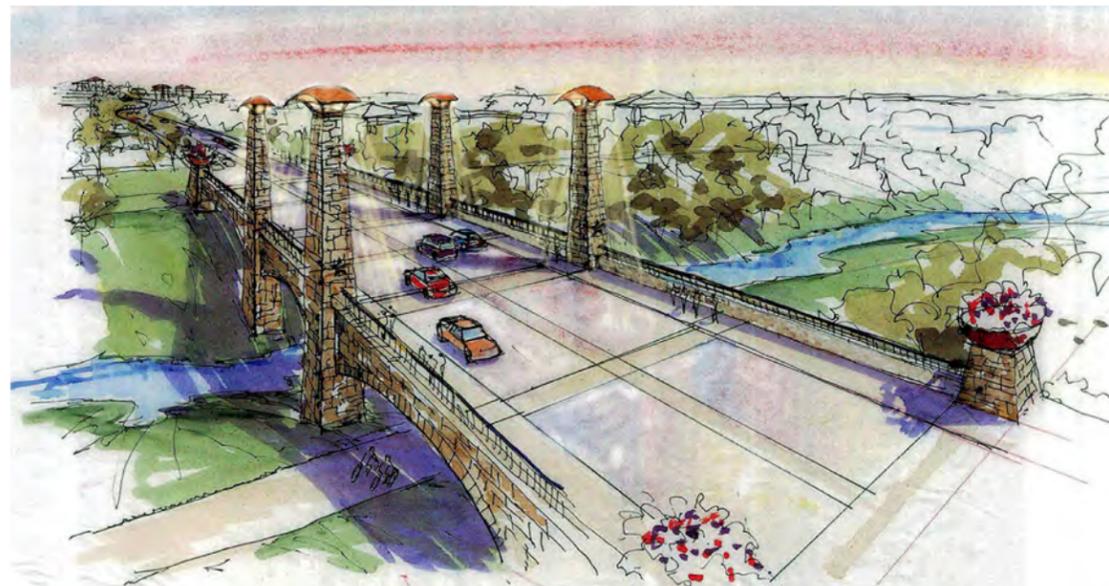
URBAN RESIDENTIAL TRACT



GLADE PARK



LITTLE BEAR BRIDGE



GLADE PARK



LARGE SCALE RETAIL ELEVATIONS





Estimated Project Costs <sup>1</sup>		
Rio Grande Blvd	\$	3,911,023.00
Rio Grande Bridge	\$	1,016,065.00
heritage Drive	\$	231,767.00
Highway 121 Improvements	\$	1,297,164.00
Landscaping	\$	517,029.00
Wetland Mitigation	\$	296,000.00
Brazos and Remaining Streets	\$	3,494,309.00
Main Entrance and Median	\$	587,247.00
Parking Garage	\$	1,901,793.00
Park and Park Amenities	\$	1,287,386.75
Administrative Costs	\$	829,730.00
<b>Total Infrastructure Costs<sup>2</sup></b>	<b>\$</b>	<b>15,369,513.75</b>

1. Project costs are only estimates, and in no way limits expenditures from the TIF  
 2. Represents principal only and does not include related interest costs

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



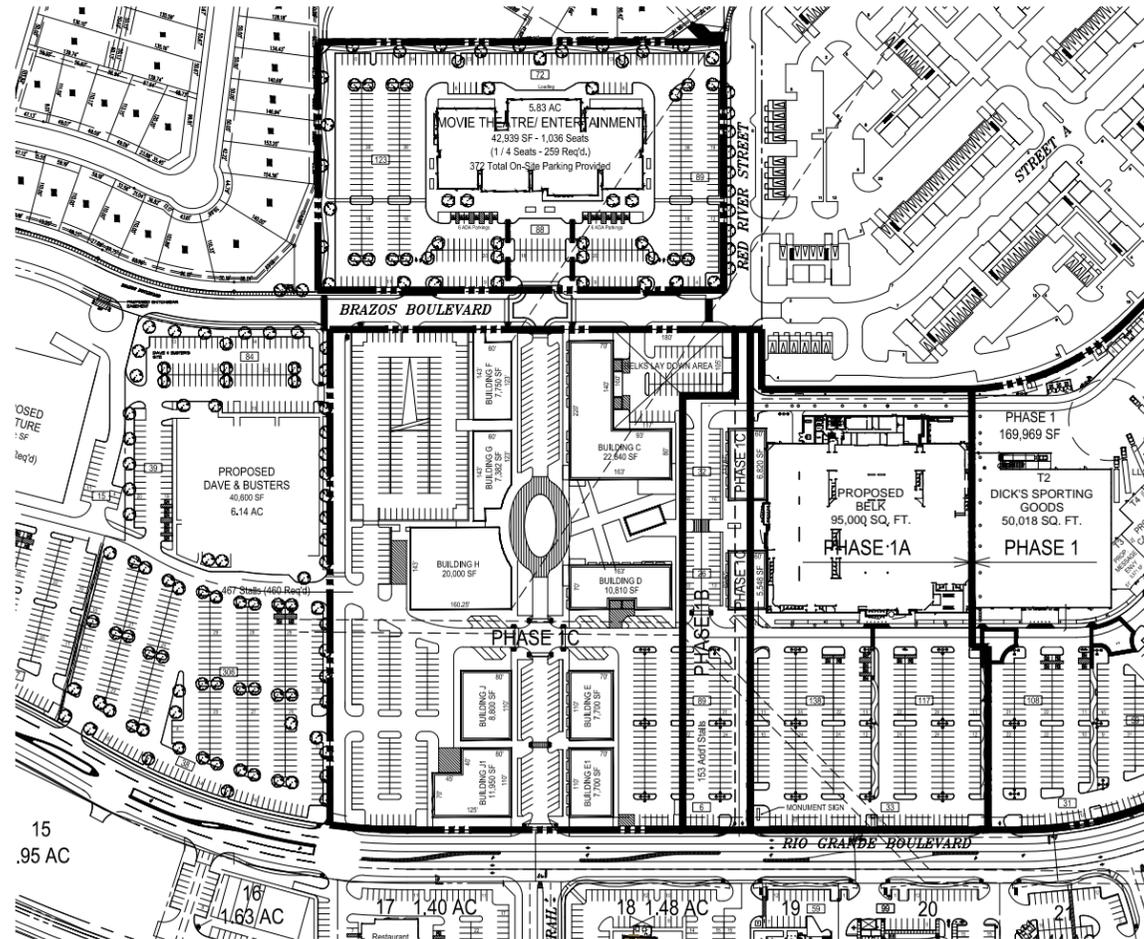
Anticipated Development

Anticipated Development

The proposed Glade Parks development is a large scale mixed-use development that will be constructed over the next eight years and financed in part by incremental real property and sales tax generated within the TIRZ.

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

Partial Development Assessments											
	Lot Size (SF)	Bldg. Square Feet	No. Units	2010 Base Taxable Value	2014 Taxable Value	Taxable Value PSF	Taxable Value Per Unit	Stabilized Value PSF	Incremental Taxable Value to Stabilization	Sales Per Square Foot	Total Annual Sales
AT&T, Monarch Dental, Pot Belly	62,552	7,200	N/A		1,125,936	\$156	N/A	\$200	\$314,064	\$200	\$1,440,000



GLADE PARKS - LIFESTYLE BUILDINGS

EULESS, TEXAS

Known Development Plan / Under Construction						
	Delivery Year (Jan. 1)	Real Property Revenue			Sales Revenue	
		Units/SF	Value Per Square Foot	Total Taxable Value	Sales Per Square Foot	Total Annual Sales
Single Family	2016-2020	128	\$360,000	\$46,080,000	\$0	\$0
Dave and Busters	2016	40,600	\$200	\$8,120,000	\$250	\$10,150,000
Panera Bread Company	2016	3,000	\$200	\$600,000	\$200	\$600,000
Retail Strip	2016	10,000	\$200	\$2,000,000	\$200	\$2,000,000
Big Box - Dick's, etc.	2016	170,000	\$200	\$34,000,000	\$150	\$25,500,000
Longhorn Steakhouse	2016	5,000	\$200	\$1,000,000	\$300	\$1,500,000
Retail Strip (Mattress Firm, Five Guys, etc.)	2016	8,000	\$200	\$1,600,000	\$200	\$1,600,000
Big Box	2017	95,000	\$200	\$19,000,000	\$150	\$14,250,000
Cinemark Movie Theatre	2017	43,129	\$130	\$5,606,770	\$150	\$6,469,350
Lifestyle Center						
Office	2017	21,700	\$250	\$5,425,000	\$0	\$0
Retail	2017	85,500	\$200	\$17,100,000	\$250	\$21,375,000
Restaurant	2017	45,300	\$300	\$13,590,000	\$350	\$15,855,000
24 Hour Fitness	2017	40,000	\$200	\$8,000,000	\$100	\$4,000,000
Hotel	2017	125	\$120,000	\$15,000,000	\$50	\$2,500,000
<b>Total</b>				<b>\$177,121,770</b>		<b>\$105,799,350</b>

Development Assumptions High Scenario						
	Delivery Year (Jan. 1)*	Real Property Revenue			Sales Revenue	
		Units/SF	Value Per Square Foot	Total Taxable Value	Sales Per Square Foot	Total Annual Sales
Strip Retail (Northside)	2018	15,190	\$200	\$3,038,000	\$200	\$3,038,000
Restaurant (Northside)	2018	6,533	\$250	\$1,633,250	\$300	\$1,959,900
Small Strip (Northside)	2018	4,810	\$200	\$962,000	\$200	\$962,000
Brazos Adjacent Retail	2020	230,000	\$200	\$46,000,000	\$200	\$46,000,000
Out Parcel Rest 1	2020	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 2	2020	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 3	2021	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 4	2021	3,000	\$200	\$600,000	\$250	\$750,000
Outparcel Strip 1	2021	4,500	\$200	\$900,000	\$200	\$900,000
Out Parcel Rest 5	2022	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 6	2022	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 7	2022	3,000	\$200	\$600,000	\$250	\$750,000
Outparcel Strip 2	2023	4,500	\$200	\$900,000	\$250	\$1,125,000
Out Parcel Rest 8	2023	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 9	2023	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 10	2023	3,000	\$200	\$600,000	\$250	\$750,000
Out Parcel Rest 11	2023	7,400	\$200	\$1,480,000	\$200	\$1,480,000
<b>Total</b>				<b>\$60,913,250</b>		<b>\$62,964,900</b>

**Method of Financing**

To fund the improvements outlined on the previous pages, it is anticipated that the City of Euless will issue a total of \$15,369,513.75 by late 2017 with the last maturing in 2036. Additionally, it is anticipated that the City of Euless, Tarrant County and Tarrant County College will participate in the TIRZ. The participation rates were developed based upon discussions with City and County staff. It is anticipated that the City of Euless will participate at 75% of their ad valorem tax rate for 25 years, Tarrant County College District will participate at 50% for 25 years and Tarrant County will participate at 75% for 15 years and 50% for 10 years. The sales tax contributions are assumed to be 30% of the unrestricted one cent for 15 years and 20% of the unrestricted one cent for 10 years.

In conjunction with TIRZ #3, the Glade Parks Public Improvement District (PID) will be established to finance a portion of the public improvements. On an annual basis the Glade Parks PID will be assessed an amount equal to the total debt service less any revenue collected by the TIRZ. All revenue collected by the TIRZ will be utilized to pay debt service related to the bond issuance and administrative expenses.

**Description of Financing Formula**

A = B - C
A = PID Assessment, B = Total Debt Service, C = Annual TIRZ Revenue

**Debt Service**

As mentioned above, it is anticipated that a total of \$ \$15,369,513.75 worth of bonds will be issued by late 2017 with the last maturity date in 2036. The debt service schedule assumes 24 months of interest only and an interest rate based on AAA/Aaa rating. Utilizing these assumptions the total principal and interest associated with the issuance would be approximately \$23,419,308. The chart on the following page provides the projected debt service schedule for the life of the TIRZ.

**Economic Feasibility Study**

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

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

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



2015 Summary	
Base Value	\$19,758,821
Current Taxable Value*	\$78,836,414
<b>Incremental Value</b>	<b>\$59,077,593</b>
* 2014 Taxable Value	
<b>Inflation Rate</b>	<b>2%</b>

OUTPUT	
	<b>Gross Contribution</b>
City of Euless	33,193,393
Tarrant County	10,671,357
Tarrant County College	4,998,987
<b>Total</b>	<b>48,863,737</b>

TIRZ Participation													
Participation	Tax Rate	Participation	Years 1 - 15	Participation	Years 16 - 25	Sales Tax	Participation	Years 1 - 15	Sales Tax	Participation	Years 16 - 25	Cap	Year Achieved
City of Euless	0.467500	75%	0.350625	75%	0.350625	0.01	30%	0.003	0.01	20%	0.002	N/A	N/A
Tarrant County	0.264000	75%	0.198000	50%	0.132000							\$5,664,984	2027
Tarrant County College	0.149500	50%	0.074750	50%	0.074750							\$2,163,940	2027
<b>Total</b>	<b>0.881000</b>		<b>0.623375</b>		<b>0.557375</b>							<b>\$7,828,924</b>	

**Bond Schedule**

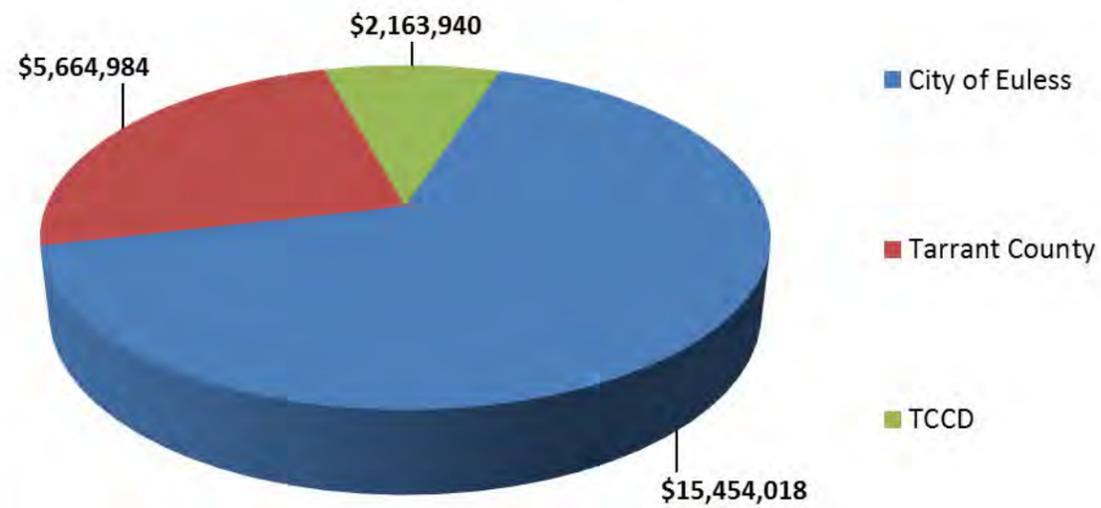
	Issuance	Rate	Term	I/O Period	Issuance Year
Tranche 1	\$3,035,000	3.00%-4.25%	20	2	2011
Tranche 2	\$5,715,000	5.00%-3.00%	20	2	2015
Tranche 3	\$3,350,000	5.00%	20	2	2017
Tranche 4	\$3,268,910	5.00%	20	2	2016
	<b>\$15,368,910</b>				

<b>\$3.035 M Obligation</b>					<b>\$5.715 M Obligation</b>					<b>\$3.350 M Obligation</b>					<b>\$3.269 M Obligation</b>				
Principal	Interest Rate	Interest	Total P + I		Principal	Interest Rate	Interest	Total P + I		Principal	Interest Rate	Interest	Total P + I		Principal	Interest Rate	Interest	Total P + I	
2011	\$0	3.00%	\$67,080	\$67,080	2015	\$0	5.00%	\$152,485	\$152,485	2017	\$0	5.00%	\$167,500	\$167,500	2016	\$0	5.00%	\$163,445	\$163,445
2012	\$0	3.00%	\$114,994	\$114,994	2016	\$0	5.00%	\$207,150	\$207,150	2018	\$0	5.00%	\$167,500	\$167,500	2017	\$0	5.00%	\$163,445	\$163,445
2013	\$125,000	3.00%	\$114,994	\$239,994	2017	\$220,000	5.00%	\$207,150	\$427,150	2019	\$118,387	5.00%	\$166,038	\$284,426	2018	\$115,521	5.00%	\$162,019	\$277,541
2014	\$130,000	3.00%	\$111,244	\$241,244	2018	\$230,000	5.00%	\$196,150	\$426,150	2020	\$124,380	5.00%	\$160,045	\$284,426	2019	\$121,370	5.00%	\$156,171	\$277,541
2015	\$130,000	3.00%	\$107,344	\$237,344	2019	\$240,000	5.00%	\$184,650	\$424,650	2021	\$130,677	5.00%	\$153,748	\$284,426	2020	\$127,514	5.00%	\$150,027	\$277,541
2016	\$135,000	3.00%	\$103,444	\$238,444	2020	\$255,000	5.00%	\$172,650	\$427,650	2022	\$137,293	5.00%	\$147,133	\$284,426	2021	\$133,969	5.00%	\$143,571	\$277,541
2017	\$140,000	3.00%	\$99,394	\$239,394	2021	\$265,000	5.00%	\$159,900	\$424,900	2023	\$144,243	5.00%	\$140,182	\$284,426	2022	\$140,752	5.00%	\$136,789	\$277,541
2018	\$145,000	3.00%	\$95,194	\$240,194	2022	\$280,000	5.00%	\$146,650	\$426,650	2024	\$151,546	5.00%	\$132,880	\$284,426	2023	\$147,877	5.00%	\$129,664	\$277,541
2019	\$150,000	4.00%	\$90,844	\$240,844	2023	\$295,000	5.00%	\$132,650	\$427,650	2025	\$159,218	5.00%	\$125,208	\$284,426	2024	\$155,363	5.00%	\$122,177	\$277,541
2020	\$155,000	4.00%	\$84,844	\$239,844	2024	\$305,000	3.00%	\$117,900	\$422,900	2026	\$167,278	5.00%	\$117,148	\$284,426	2025	\$163,229	5.00%	\$114,312	\$277,541
2021	\$160,000	4.00%	\$78,644	\$238,644	2025	\$315,000	3.00%	\$108,750	\$423,750	2027	\$175,746	5.00%	\$108,679	\$284,426	2026	\$171,492	5.00%	\$106,048	\$277,541
2022	\$165,000	4.00%	\$72,244	\$237,244	2026	\$325,000	3.00%	\$99,300	\$424,300	2028	\$184,644	5.00%	\$99,782	\$284,426	2027	\$180,174	5.00%	\$97,367	\$277,541
2023	\$175,000	4.00%	\$65,644	\$240,644	2027	\$335,000	3.00%	\$89,550	\$424,550	2029	\$193,991	5.00%	\$90,434	\$284,426	2028	\$189,295	5.00%	\$88,245	\$277,541
2024	\$180,000	4.00%	\$58,644	\$238,644	2028	\$345,000	3.00%	\$79,500	\$424,500	2030	\$203,812	5.00%	\$80,614	\$284,426	2029	\$198,878	5.00%	\$78,662	\$277,541
2025	\$185,000	4.00%	\$51,444	\$236,444	2029	\$355,000	3.00%	\$69,150	\$424,150	2031	\$214,130	5.00%	\$70,296	\$284,426	2030	\$208,947	5.00%	\$68,594	\$277,541
2026	\$195,000	4.00%	\$44,044	\$239,044	2030	\$365,000	3.00%	\$58,500	\$423,500	2032	\$224,970	5.00%	\$59,455	\$284,426	2031	\$219,525	5.00%	\$58,016	\$277,541
2027	\$205,000	4.13%	\$36,244	\$241,244	2031	\$380,000	3.00%	\$47,550	\$427,550	2033	\$236,359	5.00%	\$48,066	\$284,426	2032	\$230,638	5.00%	\$46,903	\$277,541
2028	\$210,000	4.13%	\$27,788	\$237,788	2032	\$390,000	3.00%	\$36,150	\$426,150	2034	\$248,325	5.00%	\$36,101	\$284,426	2033	\$242,314	5.00%	\$35,227	\$277,541
2029	\$220,000	4.25%	\$19,126	\$239,125	2033	\$400,000	3.00%	\$24,450	\$424,450	2035	\$260,896	5.00%	\$23,529	\$284,426	2034	\$254,581	5.00%	\$22,960	\$277,541
2030	\$230,000	4.25%	\$9,776	\$239,775	2034	\$415,000	3.00%	\$12,450	\$427,450	2036	\$274,104	5.00%	\$10,321	\$284,426	2035	\$267,469	5.00%	\$10,071	\$277,541
	<b>\$3,035,000</b>		<b>\$1,452,974</b>	<b>\$4,487,972</b>		<b>\$5,715,000</b>		<b>\$2,302,685</b>	<b>\$8,017,685</b>		<b>\$3,350,000</b>		<b>\$2,104,660</b>	<b>\$5,454,660</b>		<b>\$3,268,910</b>		<b>\$2,053,715</b>	<b>\$5,322,624</b>

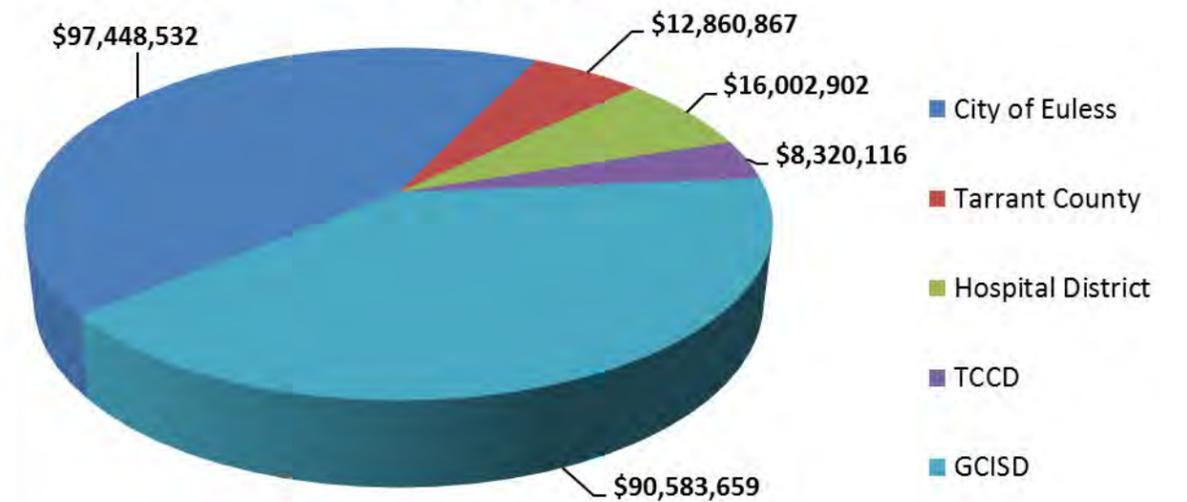
### Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Total P&I	Net Benefit
Ad Valorem	\$ 32,806,541	\$ 10,165,246	\$ 22,641,295
Sales Tax	\$ 80,096,009	\$ 5,288,772	\$ 74,807,237
City of Euless	\$ 112,902,550	\$ 15,454,018	\$ 97,448,532
Tarrant County	\$ 18,525,851	\$ 5,664,984	\$ 12,860,867
Hospital District	\$ 16,002,902	\$ -	\$ 16,002,902
TCCD	\$ 10,484,056	\$ 2,163,940	\$ 8,320,116
GCISD	\$ 90,583,659	\$ -	\$ 90,583,659
<b>Total</b>	<b>\$ 248,499,018.15</b>	<b>\$ 23,282,941.58</b>	<b>\$ 225,216,077</b>

Potential TIRZ Revenue



Net Benefit



# Financial Feasibility Analysis

Glad Park TIRZ Cash Flow Projection																										
TIF Year	Base Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenue Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
<b>Revenue A</b>																										
Taxable Value (as of Jan. 1)	19,763,026	18,535,719	18,207,849	37,367,884	\$78,836,414	\$80,413,142	\$82,021,405	\$83,661,833	\$85,335,070	\$87,041,771	\$88,782,607	\$90,558,259	\$92,369,424	\$94,216,813	\$96,101,149	\$98,023,172	\$99,983,635	\$101,983,308	\$104,022,974	\$106,103,434	\$108,225,502	\$110,390,012	\$112,597,812	\$114,849,769	\$117,146,764	\$119,489,699
Value Increment		0	0	17,604,858	59,073,388	60,650,116	62,258,379	63,898,807	65,572,044	67,278,745	69,019,581	70,795,233	72,606,398	74,453,787	76,338,123	78,260,146	80,220,609	82,220,282	84,259,948	86,340,408	88,462,476	90,626,986	92,834,786	95,086,743	97,383,738	99,726,673
<b>Revenue A</b>																										
City of Euless		\$0	\$0	\$62,057	\$207,126	\$212,654	\$218,293	\$224,045	\$229,912	\$235,896	\$242,000	\$248,226	\$254,576	\$261,054	\$267,661	\$274,400	\$281,274	\$288,285	\$295,436	\$302,731	\$310,172	\$317,761	\$325,502	\$333,398	\$341,452	\$349,667
Tarrant County		\$0	\$0	\$34,858	\$116,965	\$120,087	\$123,272	\$126,520	\$129,833	\$133,212	\$136,659	\$140,175	\$143,761	\$147,418	\$151,149	\$154,955	\$158,831	\$162,777	\$166,794	\$170,881	\$175,039	\$179,269	\$183,571	\$187,945	\$192,391	\$196,909
Tarrant County College		\$0	\$0	\$13,160	\$44,157	\$45,336	\$46,538	\$47,764	\$49,015	\$50,291	\$51,592	\$52,919	\$54,273	\$55,654	\$57,063	\$58,499	\$59,965	\$61,460	\$62,984	\$64,539	\$66,126	\$67,744	\$69,394	\$71,077	\$72,794	\$74,546
<b>Total</b>		<b>\$0</b>	<b>\$0</b>	<b>\$110,074</b>	<b>\$368,249</b>	<b>\$378,078</b>	<b>\$388,103</b>	<b>\$398,329</b>	<b>\$408,760</b>	<b>\$419,399</b>	<b>\$430,251</b>	<b>\$441,320</b>	<b>\$452,610</b>	<b>\$464,126</b>	<b>\$475,873</b>	<b>\$487,854</b>	<b>\$497,130</b>	<b>\$508,275</b>	<b>\$519,644</b>	<b>\$531,240</b>	<b>\$543,068</b>	<b>\$555,132</b>	<b>\$567,438</b>	<b>\$579,990</b>	<b>\$592,793</b>	<b>\$605,852</b>
<b>Sales (Existing)</b>																										
Rosas Cafe & Raisin' Canes				\$7,152,423	\$7,295,472	\$7,441,381	\$7,590,209	\$7,742,013	\$7,896,853	\$8,054,790	\$8,215,886	\$8,380,204	\$8,547,808	\$8,718,764	\$8,893,139	\$9,071,002	\$9,252,422	\$9,437,471	\$9,626,220	\$9,818,745	\$10,015,119	\$10,215,422	\$10,419,730	\$10,628,125	\$10,840,687	\$11,057,501
Sales PSF				\$681	\$695	\$709	\$723	\$737	\$752	\$767	\$782	\$798	\$814	\$830	\$847	\$864	\$881	\$899	\$917	\$935	\$954	\$973	\$992	\$1,012	\$1,032	\$1,053
<b>Sales Tax Revenue</b>		<b>\$2,979</b>	<b>\$9,369</b>	<b>\$21,457</b>	<b>\$21,886</b>	<b>\$22,324</b>	<b>\$22,771</b>	<b>\$23,226</b>	<b>\$23,691</b>	<b>\$24,164</b>	<b>\$24,648</b>	<b>\$25,141</b>	<b>\$25,643</b>	<b>\$26,156</b>	<b>\$26,679</b>	<b>\$27,213</b>	<b>\$18,505</b>	<b>\$18,875</b>	<b>\$19,252</b>	<b>\$19,637</b>	<b>\$20,030</b>	<b>\$20,431</b>	<b>\$20,839</b>	<b>\$21,256</b>	<b>\$21,681</b>	<b>\$22,115</b>
<b>Current Development Plans Increment (Under Construction or Currently Planned)</b>																										
<b>Incremental Real Property Value</b>				\$0	\$0	\$314,064	\$33,196,345	\$100,439,637	\$152,469,457	\$171,531,886	\$183,441,244	\$187,110,069	\$190,852,270	\$194,669,316	\$198,562,702	\$202,533,956	\$206,584,635	\$210,716,328	\$214,930,655	\$219,229,268	\$223,613,853	\$228,086,130	\$232,647,853	\$237,300,810	\$242,046,826	\$246,887,762
AT&T, Monarch Dental, Pot Belly				\$0	\$0	\$314,064	\$320,345	\$326,752	\$333,287	\$339,953	\$346,752	\$353,687	\$360,761	\$367,976	\$375,336	\$382,842	\$390,499	\$398,309	\$406,275	\$414,401	\$422,689	\$431,143	\$439,765	\$448,561	\$457,532	\$466,683
Single Family				\$0	\$0	\$0	\$9,216,000	\$18,432,000	\$27,648,000	\$36,864,000	\$46,080,000	\$47,001,600	\$47,941,632	\$48,900,465	\$49,878,474	\$50,876,043	\$51,893,564	\$52,931,436	\$53,990,064	\$55,069,866	\$56,171,263	\$57,294,688	\$58,440,582	\$59,609,394	\$60,801,581	\$62,017,613
Dave and Busters				\$0	\$0	\$0	\$4,060,000	\$8,120,000	\$8,282,400	\$8,448,048	\$8,617,009	\$8,789,349	\$8,965,136	\$9,144,439	\$9,327,328	\$9,513,874	\$9,704,152	\$9,898,235	\$10,096,199	\$10,298,123	\$10,504,086	\$10,714,168	\$10,928,451	\$11,147,020	\$11,369,960	\$11,597,360
Panera Bread Company				\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,521	\$823,671	\$840,145	\$856,948
Retail Strip				\$0	\$0	\$0	\$1,000,000	\$2,000,000	\$2,040,000	\$2,080,800	\$2,122,416	\$2,164,864	\$2,208,252	\$2,252,325	\$2,297,371	\$2,343,319	\$2,390,185	\$2,437,989	\$2,486,749	\$2,536,484	\$2,587,213	\$2,638,958	\$2,691,737	\$2,745,571	\$2,800,483	\$2,856,492
Big Box - Dick's, etc.				\$0	\$0	\$0	\$17,000,000	\$34,000,000	\$34,680,000	\$35,373,600	\$36,081,072	\$36,802,693	\$37,538,747	\$38,289,522	\$39,055,313	\$39,836,419	\$40,633,147	\$41,445,810	\$42,274,726	\$43,120,221	\$43,982,625	\$44,862,278	\$45,759,524	\$46,674,714	\$47,608,208	\$48,560,372
Longhorn Steakhouse				\$0	\$0	\$0	\$500,000	\$1,000,000	\$1,020,000	\$1,040,400	\$1,061,208	\$1,082,432	\$1,104,081	\$1,126,162	\$1,148,686	\$1,171,659	\$1,195,093	\$1,218,994	\$1,243,374	\$1,268,242	\$1,293,607	\$1,319,479	\$1,345,868	\$1,372,786	\$1,400,241	\$1,428,246
Retail Strip (Mattress Firm, Five Guys, etc.)				\$0	\$0	\$0	\$800,000	\$1,600,000	\$1,632,000	\$1,664,640	\$1,697,933	\$1,731,891	\$1,766,529	\$1,801,860	\$1,837,897	\$1,874,655	\$1,912,148	\$1,950,391	\$1,989,399	\$2,029,187	\$2,069,771	\$2,111,166	\$2,153,389	\$2,196,457	\$2,240,386	\$2,285,194
Big Box				\$0	\$0	\$0	\$9,500,000	\$19,000,000	\$19,380,000	\$19,767,600	\$20,162,952	\$20,566,211	\$20,977,535	\$21,397,086	\$21,825,028	\$22,261,528	\$22,706,759	\$23,160,894	\$23,624,112	\$24,096,594	\$24,578,526	\$25,070,096	\$25,571,498	\$26,082,928	\$26,604,587	
Cinemark Movie Theatre				\$0	\$0	\$0	\$2,803,385	\$5,606,770	\$5,718,905	\$5,833,284	\$5,949,949	\$6,068,948	\$6,190,327	\$6,314,134	\$6,440,416	\$6,569,225	\$6,700,609	\$6,834,621	\$6,971,314	\$7,110,740	\$7,252,955	\$7,398,014	\$7,545,974	\$7,696,894	\$7,850,832	
Lifestyle Center																										
Office				\$0	\$0	\$0	\$2,712,500	\$5,425,000	\$5,533,500	\$5,644,170	\$5,757,053	\$5,872,194	\$5,989,638	\$6,109,431	\$6,231,620	\$6,356,252	\$6,483,377	\$6,613,045	\$6,745,306	\$6,880,212	\$7,017,816	\$7,158,172	\$7,301,336	\$7,447,362	\$7,596,310	
Retail				\$0	\$0	\$0	\$8,550,000	\$17,100,000	\$17,442,000	\$17,790,840	\$18,146,657	\$18,509,590	\$18,879,782	\$19,257,377	\$19,642,525	\$20,035,375	\$20,436,083	\$20,844,805	\$21,261,701	\$21,686,935	\$22,120,673	\$22,563,087	\$23,014,349	\$23,474,636	\$23,944,128	
Restaurant				\$0	\$0	\$0	\$6,795,000	\$13,590,000	\$13,861,800	\$14,139,036	\$14,421,817	\$14,710,253	\$15,004,458	\$15,304,547	\$15,610,638	\$15,922,851	\$16,241,308	\$16,566,134	\$16,897,457	\$17,235,406	\$17,580,114	\$17,931,716	\$18,290,351	\$18,656,158	\$19,029,281	
24 Hour Fitness				\$0	\$0	\$0	\$4,000,000	\$8,000,000	\$8,160,000	\$8,323,200	\$8,489,664	\$8,659,457	\$8,832,646	\$9,009,299	\$9,189,485	\$9,373,275	\$9,560,741	\$9,751,955	\$9,946,994	\$10,145,934	\$10,348,853	\$10,555,830	\$10,766,947	\$10,982,286	\$11,201,931	
Hotel				\$0	\$0	\$0	\$7,500,000	\$15,000,000	\$15,300,000	\$15,606,000	\$15,918,120	\$16,236,482	\$16,561,212	\$16,892,436	\$17,230,285	\$17,574,891	\$17,926,389	\$18,284,916	\$18,650,615	\$19,023,627	\$19,404,099	\$19,792,181	\$20,188,025	\$20,591,786		
<b>Total</b>				<b>\$0</b>	<b>\$0</b>	<b>\$314,064</b>	<b>\$33,196,345</b>	<b>\$100,439,637</b>	<b>\$152,469,457</b>	<b>\$171,531,886</b>	<b>\$183,441,244</b>	<b>\$187,110,069</b>	<b>\$190,852,270</b>	<b>\$194,669,316</b>	<b>\$198,562,702</b>	<b>\$202,533,956</b>	<b>\$206,584,635</b>	<b>\$210,716,328</b>	<b>\$214,930,655</b>	<b>\$219,229,268</b>	<b>\$223,613,853</b>	<b>\$228,086,130</b>	<b>\$232,647,853</b>	<b>\$237,300,810</b>	<b>\$242,046,826</b>	<b>\$246,887,762</b>
<b>Real Property Value Participation</b>																										
City of Euless				\$0	\$0	\$1,101	\$116,395	\$352,166	\$534,596	\$601,434	\$643,191	\$656,055	\$669,176	\$682,559	\$696,210	\$710,135	\$724,337	\$738,824	\$753,601	\$768,673	\$784,046	\$799,727	\$815,722	\$832,036	\$848,677	\$865,650
Tarrant County				\$0	\$0	\$622	\$65,729	\$198,870	\$301,890	\$339,633	\$363,214	\$370,478	\$377,887	\$385,445	\$393,154	\$401,017	\$409,134	\$417,508	\$426,240	\$435,239	\$444,504	\$454,035	\$463,832	\$473,891	\$484,212	
Tarrant County College				\$0	\$0	\$235	\$24,814	\$75,079	\$113,971	\$128,220	\$137,122	\$139,865	\$142,662	\$145,515	\$148,426	\$151,394	\$154,422	\$157,510	\$160,661	\$163,874	\$167,151	\$170,494	\$173,904	\$177,382	\$180,930	
<b>Total</b>				<b>\$0</b>	<b>\$0</b>	<b>\$1,958</b>	<b>\$206,938</b>	<b>\$626,116</b>	<b>\$950,456</b>	<b>\$1,069,287</b>	<b>\$1,143,527</b>	<b>\$1,166,397</b>	<b>\$1,189,725</b>	<b>\$1,213,520</b>	<b>\$1,237,790</b>	<b>\$1,262,546</b>	<b>\$1,287,815</b>	<b>\$1,313,617</b>	<b>\$1,339,955</b>	<b>\$1,366,846</b>	<b>\$1,394,290</b>	<b>\$1,422,291</b>	<b>\$1,450,855</b>	<b>\$1,479,984</b>	<b>\$1,509,686</b>	
<b>Incremental Sales Tax</b>																										
AT&T, Monarch Dental, Pot Belly				\$0	\$6,377,500	\$35,789,238	\$79,878,601	\$106,765,420	\$109,488,228	\$111,677,993	\$113,911,553	\$116,189,784	\$118,513,579	\$120,883,851	\$123,301,528	\$125,767,558	\$128,282,910	\$130,848,568	\$133,465,539	\$136,134,850	\$138,857,547	\$141,634,698	\$144,467,392	\$147,356,740	\$150,303,874	\$153,309,952
Single Family				\$0	\$720																					

# Financial Feasibility Analysis

TIF Year	Base Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Revenue Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
<b>Bond Issuance</b>																											
Issuance #1 P+I (\$3.035mm)	\$67,080	\$114,994	\$239,994	\$241,244	\$237,344	\$238,444	\$239,394	\$240,194	\$240,844	\$239,844	\$238,644	\$237,244	\$240,644	\$238,644	\$236,444	\$239,044	\$241,244	\$237,788	\$239,125	\$239,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Issuance #2 P+I (\$5.715mm)	\$0	\$0	\$0	\$0	\$152,485	\$207,150	\$427,150	\$426,150	\$424,650	\$427,650	\$424,900	\$426,650	\$427,650	\$422,900	\$423,750	\$424,300	\$424,550	\$424,500	\$424,150	\$423,500	\$427,550	\$426,150	\$424,450	\$427,450	\$0	\$0	\$0
Issuance #3 P+I (\$3.350mm)	\$0	\$0	\$0	\$0	\$0	\$167,500	\$167,500	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426
<b>Total Debt Service</b>	<b>\$67,080</b>	<b>\$114,994</b>	<b>\$239,994</b>	<b>\$241,244</b>	<b>\$389,829</b>	<b>\$445,594</b>	<b>\$834,044</b>	<b>\$833,844</b>	<b>\$949,920</b>	<b>\$951,920</b>	<b>\$947,970</b>	<b>\$948,320</b>	<b>\$952,720</b>	<b>\$945,970</b>	<b>\$944,620</b>	<b>\$947,770</b>	<b>\$950,220</b>	<b>\$946,714</b>	<b>\$947,701</b>	<b>\$947,701</b>	<b>\$711,976</b>	<b>\$710,576</b>	<b>\$708,876</b>	<b>\$711,876</b>	<b>\$284,426</b>	<b>\$284,426</b>	
DCR (excl. #4)	0.0x	0.0x	0.0x	0.5x	1.0x	1.1x	1.0x	1.6x	1.8x	1.9x	2.0x	2.1x	2.1x	2.2x	2.2x	2.3x	2.0x	2.0x	2.1x	2.1x	2.9x	2.9x	3.0x	3.0x	7.8x	7.9x	
PID Assessment (\$)	\$67,080	\$112,015	\$230,625	\$109,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Existing TIRZ Incr &gt; Sum Debt Service(#1-#3)</b>																											
Existing TIRZ Incr > Sum Debt Service(#1-#3)	\$0	\$0	\$0	\$0	\$19,438	\$64,133	\$23,403	\$534,123	\$761,452	\$895,965	\$992,190	\$1,033,108	\$1,070,800	\$1,120,484	\$1,165,627	\$1,207,146	\$923,432	\$966,614	\$1,006,097	\$1,047,376	\$1,325,205	\$1,369,552	\$1,415,058	\$1,456,739	\$1,929,765	\$1,976,252	
Issuance #4 P+I (\$3.269mm)	\$0	\$0	\$0	\$0	\$163,445	\$163,445	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	
DCR (Incl. #4)	0.0x	0.0x	0.0x	0.5x	1.0x	0.8x	0.9x	1.2x	1.4x	1.5x	1.6x	1.6x	1.6x	1.7x	1.7x	1.8x	1.5x	1.6x	1.6x	1.6x	2.1x	2.1x	2.2x	2.2x	3.9x	7.9x	
PID Assessment (\$)	\$0	\$0	\$0	\$0	\$0	\$99,312	\$140,042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Long-Term Development Plan Increment</b>																											
<b>Incremental Real Property Value</b>				\$0	\$0	\$0	\$0	\$0	\$2,816,625	\$5,633,250	\$29,345,915	\$54,110,833	\$57,122,050	\$61,236,491	\$64,509,421	\$65,799,609	\$67,115,601	\$68,457,913	\$69,827,072	\$71,223,613	\$72,648,085	\$74,101,047	\$75,583,068	\$77,094,729	\$78,636,624	\$80,209,356	\$80,209,356
Strip Retail (Northside)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,519,000	\$3,038,000	\$3,098,760	\$3,160,735	\$3,223,950	\$3,288,429	\$3,354,197	\$3,421,281	\$3,489,707	\$3,559,501	\$3,630,691	\$3,703,305	\$3,777,371	\$3,852,919	\$3,929,977	\$4,008,576	\$4,088,748	\$4,170,523	
Restaurant (Northside)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$816,625	\$1,633,250	\$1,665,915	\$1,699,233	\$1,733,218	\$1,767,882	\$1,803,240	\$1,839,305	\$1,876,091	\$1,913,613	\$1,951,885	\$1,990,923	\$2,030,741	\$2,071,356	\$2,112,783	\$2,155,039	\$2,198,139	\$2,242,102	
Small Strip (Northside)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$481,000	\$962,000	\$981,240	\$1,000,865	\$1,020,882	\$1,041,300	\$1,062,126	\$1,083,368	\$1,105,036	\$1,127,136	\$1,149,679	\$1,172,673	\$1,196,126	\$1,220,049	\$1,244,450	\$1,269,339	\$1,294,725	\$1,320,620	
Brazos Adjacent Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,000,000	\$46,000,000	\$46,920,000	\$47,858,400	\$48,815,568	\$49,791,879	\$50,787,717	\$51,803,471	\$52,839,541	\$53,896,332	\$54,974,258	\$56,073,743	\$57,195,218	\$58,339,123	\$59,505,905	\$60,696,023	\$61,909,944	\$63,144,023	
Out Parcel Rest 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Outparcel Strip 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$900,000	\$918,000	\$936,360	\$955,087	\$974,189	\$993,673	\$1,013,546	\$1,033,817	\$1,054,493	\$1,075,583	\$1,097,095	\$1,119,037	\$1,141,418	\$1,164,245	\$1,187,016	\$1,210,731	\$1,234,390	
Out Parcel Rest 5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Outparcel Strip 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$900,000	\$918,000	\$936,360	\$955,087	\$974,189	\$993,673	\$1,013,546	\$1,033,817	\$1,054,493	\$1,075,583	\$1,097,095	\$1,119,037	\$1,141,418	\$1,164,245	\$1,187,016	\$1,210,731	\$1,234,390	
Out Parcel Rest 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$600,000	\$612,000	\$624,240	\$636,725	\$649,459	\$662,448	\$675,697	\$689,211	\$702,996	\$717,056	\$731,397	\$746,025	\$760,945	\$776,164	\$791,687	\$807,216	\$822,651	
Out Parcel Rest 11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$740,000	\$1,480,000	\$1,509,600	\$1,539,792	\$1,570,588	\$1,602,000	\$1,634,040	\$1,666,720	\$1,700,055	\$1,734,056	\$1,768,737	\$1,804,112	\$1,840,194	\$1,876,998	\$1,913,506	\$1,950,729	\$1,988,667	\$2,027,319	
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,816,625</b>	<b>\$5,633,250</b>	<b>\$29,345,915</b>	<b>\$54,110,833</b>	<b>\$57,122,050</b>	<b>\$61,236,491</b>	<b>\$64,509,421</b>	<b>\$65,799,609</b>	<b>\$67,115,601</b>	<b>\$68,457,913</b>	<b>\$69,827,072</b>	<b>\$71,223,613</b>	<b>\$72,648,085</b>	<b>\$74,101,047</b>	<b>\$75,583,068</b>	<b>\$77,094,729</b>	<b>\$78,636,624</b>	<b>\$80,209,356</b>	
<b>Real Property Value Participation</b>																											
City of Euless	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,876	\$19,752	\$102,894	\$189,726	\$200,284	\$214,710	\$226,186	\$230,710	\$235,324	\$240,031	\$244,831	\$249,728	\$254,722	\$259,817	\$265,013	\$270,313	\$275,720	\$281,234	
Tarrant County	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,577	\$11,154	\$58,105	\$107,139	\$113,102	\$121,248	\$127,729	\$130,283	\$138,593	\$145,364	\$152,196	\$159,015	\$165,895	\$172,813	\$179,770	\$186,768	\$193,807	\$200,887	
Tarrant County College	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,105	\$4,211	\$21,936	\$40,448	\$42,699	\$45,774	\$48,221	\$50,185	\$52,169	\$54,172	\$56,196	\$58,240	\$60,304	\$62,389	\$64,498	\$66,631	\$68,787	\$70,966	
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,558</b>	<b>\$35,116</b>	<b>\$182,935</b>	<b>\$337,313</b>	<b>\$356,085</b>	<b>\$381,733</b>	<b>\$402,136</b>	<b>\$410,178</b>	<b>\$421,086</b>	<b>\$431,567</b>	<b>\$442,031</b>	<b>\$452,523</b>	<b>\$463,042</b>	<b>\$473,589</b>	<b>\$484,162</b>	<b>\$494,771</b>	<b>\$505,416</b>	<b>\$516,097</b>	
<b>Incremental Sales Tax</b>																											
Strip Retail (Northside)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$759,500	\$2,278,500	\$3,038,000	\$3,098,760	\$3,160,735	\$3,223,950	\$3,288,429	\$3,354,197	\$3,421,281	\$3,489,707	\$3,559,501	\$3,630,691	\$3,703,305	\$3,777,371	\$3,852,919	\$3,929,977	\$4,008,576	\$4,088,748	
Restaurant (Northside)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489,975	\$1,469,925	\$1,999,908	\$2,039,862	\$2,121,459	\$2,163,888	\$2,207,166	\$2,251,309	\$2,296,335	\$2,342,262	\$2,389,107	\$2,436,889	\$2,485,627	\$2,535,340					

# Financial Feasibility Analysis

TIF Year	Base Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Revenue Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
<b>Bond Issuance</b>																											
Issuance #1 P+I (\$3.035mm)	\$67,080	\$114,994	\$239,994	\$241,244	\$237,344	\$238,444	\$239,394	\$240,194	\$240,844	\$239,844	\$238,644	\$237,244	\$240,644	\$238,644	\$236,444	\$239,044	\$241,244	\$237,788	\$239,125	\$239,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Issuance #2 P+I (\$5.715mm)	\$0	\$0	\$0	\$0	\$152,485	\$207,150	\$427,150	\$426,150	\$424,650	\$427,650	\$424,900	\$426,650	\$427,650	\$422,900	\$423,750	\$424,300	\$424,550	\$424,500	\$424,150	\$423,500	\$427,550	\$426,150	\$424,450	\$427,450	\$0	\$0	\$0
Issuance #3 P+I (\$3.350mm)	\$0	\$0	\$0	\$0	\$0	\$0	\$167,500	\$167,500	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	\$284,426	
Total Debt Service	\$67,080	\$114,994	\$239,994	\$241,244	\$389,829	\$445,594	\$834,044	\$833,844	\$949,920	\$951,920	\$947,970	\$948,320	\$952,720	\$945,970	\$944,620	\$947,770	\$950,220	\$946,714	\$947,701	\$947,701	\$711,976	\$710,576	\$708,876	\$711,876	\$284,426	\$284,426	
DCR (excl. #4)	0.0x	0.0x	0.0x	0.5x	1.0x	1.1x	1.0x	1.7x	1.9x	2.1x	2.4x	2.6x	2.7x	2.8x	2.9x	2.9x	2.5x	2.6x	2.6x	2.7x	3.6x	3.7x	3.8x	3.9x	9.9x	10.1x	
PID Assessment (\$)	\$67,080	\$112,015	\$230,625	\$109,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Overall TIRZ Incr > Sum Debt Service(#1-#3)	\$0	\$0	\$0	\$0	\$19,438	\$64,133	\$27,873	\$547,533	\$832,515	\$1,057,993	\$1,343,315	\$1,550,649	\$1,619,513	\$1,702,121	\$1,771,665	\$1,825,304	\$1,438,944	\$1,492,436	\$1,542,435	\$1,594,441	\$1,883,212	\$1,938,719	\$1,995,608	\$2,048,900	\$2,533,769	\$2,592,336	
Issuance #4 P+I (\$3.269mm)	\$0	\$0	\$0	\$0	\$163,445	\$163,445	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$277,541	\$0	
DCR (incl. #4)	0.0x	0.0x	0.0x	0.5x	1.0x	0.8x	0.9x	1.2x	1.5x	1.6x	1.9x	2.0x	2.1x	2.2x	2.2x	2.3x	1.9x	2.0x	2.0x	2.1x	2.6x	2.7x	2.7x	2.8x	5.0x	10.1x	
PID Assessment (\$)	\$0	\$0	\$0	\$0	\$99,312	\$135,572	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Annual TIF Contributions</b>																											
	<b>Total</b>																										
City of Euless	33,193,393	0	2,979	9,369	83,514	248,145	343,448	601,564	933,144	1,180,044	1,343,192	1,522,657	1,647,944	1,697,849	1,747,035	1,790,543	1,827,740	1,657,432	1,691,966	1,727,192	1,763,121	1,799,770	1,837,151	1,875,280	1,914,171	1,953,841	1,994,303
Tarrant County	10,671,357	0	0	0	34,858	116,965	120,709	189,000	325,390	437,299	483,999	557,977	617,792	634,750	654,112	672,032	686,256	467,176	477,041	487,103	497,367	507,836	518,515	529,407	540,517	551,849	563,407
Tarrant County College	4,998,987	0	0	0	13,160	44,157	45,571	71,352	122,843	165,091	182,722	210,651	233,232	239,634	246,944	253,709	259,079	264,556	270,142	275,841	281,653	287,581	293,629	299,797	306,088	312,505	319,051
<b>Total</b>	<b>48,863,737</b>	<b>0</b>	<b>2,979</b>	<b>9,369</b>	<b>131,532</b>	<b>409,268</b>	<b>509,727</b>	<b>861,917</b>	<b>1,381,377</b>	<b>1,782,434</b>	<b>2,009,913</b>	<b>2,291,285</b>	<b>2,498,968</b>	<b>2,572,233</b>	<b>2,648,091</b>	<b>2,716,284</b>	<b>2,773,074</b>	<b>2,389,163</b>	<b>2,439,150</b>	<b>2,490,136</b>	<b>2,542,141</b>	<b>2,595,187</b>	<b>2,649,294</b>	<b>2,704,483</b>	<b>2,760,776</b>	<b>2,818,194</b>	<b>2,876,761</b>
<b>Cumulative TIF Contribution</b>																											
City of Euless	0	2,979	12,348	95,862	344,007	687,455	1,289,019	2,222,163	3,402,207	4,745,399	6,268,056	7,916,000	9,613,849	11,360,883	13,151,426	14,979,166	16,636,598	18,328,564	20,055,756	21,818,877	23,618,647	25,455,798	27,331,077	29,245,249	31,199,089	33,193,393	
Tarrant County	0	0	0	34,858	151,823	272,532	461,532	786,922	1,224,222	1,708,220	2,266,198	2,883,990	3,518,740	4,172,852	4,844,884	5,531,139	5,998,315	6,475,356	6,962,459	7,459,826	7,967,662	8,486,177	9,015,584	9,556,100	10,107,949	10,671,357	
Tarrant County College	0	0	0	13,160	57,317	102,888	174,240	297,083	462,175	644,896	855,547	1,088,779	1,328,413	1,575,357	1,829,066	2,088,145	2,352,701	2,622,843	2,898,684	3,180,337	3,467,918	3,761,547	4,061,343	4,367,431	4,679,937	4,998,987	
<b>Total</b>	<b>0</b>	<b>2,979</b>	<b>12,348</b>	<b>143,880</b>	<b>553,147</b>	<b>1,062,875</b>	<b>1,924,792</b>	<b>3,306,169</b>	<b>5,088,603</b>	<b>7,098,516</b>	<b>9,389,800</b>	<b>11,888,769</b>	<b>14,461,001</b>	<b>17,109,092</b>	<b>19,825,376</b>	<b>22,598,450</b>	<b>24,987,613</b>	<b>27,426,763</b>	<b>29,916,899</b>	<b>32,459,040</b>	<b>35,054,227</b>	<b>37,703,522</b>	<b>40,408,005</b>	<b>43,168,781</b>	<b>45,986,975</b>	<b>48,863,737</b>	
<b>Cap Reached?</b>	<b>\$ 23,282,942</b>	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Balance to Full Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	684,491	0	0	0	0	0	0	0	0	
Euless (Not Capped)	\$ 15,454,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,979,166	474,852	0	0	0	0	0	0	0	0	
Tarrant County	\$ 5,664,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,531,139	133,845	0	0	0	0	0	0	0	0	
TCCD	\$ 2,163,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,088,145	75,795	0	0	0	0	0	0	0	0	
<b>Total</b>	<b>\$ 23,282,942</b>																										
<b>TIF Cap Achieved?</b>																											
Tarrant County	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Tarrant County College	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
<b>New PID District</b>																											
	<b>Acct. #</b>																										
Base Taxable Value (Revenue A)					\$4,551,007	\$4,642,027	\$4,734,868	\$4,829,565	\$4,926,156	\$5,024,679	\$5,125,173	\$5,227,677	\$5,332,230	\$5,438,875	\$5,547,652	\$5,658,605	\$5,771,777	\$5,887,213	\$6,004,957	\$6,125,056	\$6,247,557	\$6,372,509	\$6,499,959	\$6,629,958	\$6,762,557	\$6,897,808	
Cinemark Theater	41698371	\$0	\$1,617,338	\$4,852,013	\$6,469,350	\$6,598,737	\$6,730,712	\$6,865,326	\$7,002,632	\$7,142,685	\$7,285,539	\$7,431,250	\$7,579,875	\$7,731,472	\$7,886,102	\$8,043,824	\$8,204,700	\$8,368,794	\$8,536,170	\$8,706,893	\$8,881,031	\$9,058,652	\$9,239,825	\$9,424,558	\$9,612,943	\$9,805,080	
Lifestyle Center	06140157	\$0	\$0	\$18,615,000	\$37,230,000	\$37,974,600	\$38,734,092	\$39,508,774	\$40,298,949	\$41,104,928	\$41,927,027	\$42,765,567	\$43,620,879	\$44,493,296	\$45,383,162	\$46,290,826	\$47,216,642	\$48,160,975	\$49,124,194	\$50,106,678	\$51,108,812	\$52,130,988	\$53,173,608	\$54,227,272	\$55,292,480	\$56,368,732	
Big Box (incl. Dick's)	06140157	\$0	\$0	\$17,000,000	\$34,000,000	\$34,680,000	\$35,373,600	\$36,081,072	\$36,802,693	\$37,538,747	\$38,289,522	\$39,055,313	\$39,836,419	\$40,633,147	\$41,445,810	\$42,274,726	\$43,120,221	\$43,982,625	\$44,862,278	\$45,759,524	\$46,674,714	\$47,608,208	\$48,560,372	\$49,530,720	\$50,510,060	\$51,500,000	
Other Big Box	06140157	\$0	\$0	\$9,500,000	\$19,000,000	\$19,380,000	\$19,767,600	\$20,162,952	\$20,566,211	\$20,977,535	\$21,397,086	\$21,825,028	\$22,261,528	\$22,706,759	\$23,160,894	\$23,624,112	\$24,096,594	\$24,578,526	\$25,070,096	\$25,571,498	\$26,082,928	\$26,605,587	\$27,139,885	\$27,695,432	\$28,263,668	\$28,844,104	
Longhorn Steakhouse	41581059	\$0	\$0	\$500,000	\$1,000,000	\$1,020,000	\$1,040,400	\$1,061,208	\$1,082,432	\$1,104,081	\$1,126,162	\$1,148,686	\$1,171,659	\$1,195,093	\$1,218,994	\$1,243,374	\$1,268,242	\$1,293,607	\$1,319,479	\$1,345,868	\$1,372,786	\$1,400,241	\$1,428,246	\$1,456,800	\$1,485,913	\$1,515,585	
Out Parcel Rest 1	41581067	\$0	\$0	\$0	\$0	\$187,500	\$562,500	\$750,000	\$765,000	\$780,300	\$795,906	\$811,824	\$828,061	\$844,622	\$861,514	\$878,745	\$896,319	\$914,246	\$932,531	\$951,181	\$970,205	\$989,609	\$1,009,401	\$1,029,580	\$1,050,147	\$1,071,103	
<b>TOTAL VALUE</b>		<b>\$4,551,007</b>	<b>\$6,259,365</b>	<b>\$45,701,880</b>	<b>\$93,028,915</b>	<b>\$104,386,993</b>	<b>\$106,845,983</b>	<b>\$109,159,153</b>	<b>\$111,342,336</b>	<b>\$113,569,183</b>	<b>\$115,840,566</b>	<b>\$118,157,378</b>	<b>\$120,520,525</b>	<b>\$122,930,936</b>	<b>\$125,389,554</b>	<b>\$127,897,345</b>	<b>\$130,455,292</b>	<b>\$133,064,398</b>	<b>\$135,725,686</b>	<b>\$138,440,200</b>							



Account Number	Owner	Owner Address	Owner City/State	Zip	Situs	Legal 1	Legal 2	Land	Improvement	Total	Improvement SQFT	Land Sqft	Improvement PSF
41361903	DFW EDGE ASSOC LLC ETAL	1001 BRIDGEWAY PMB 170	SAUSALITO CA	94965	003604 S UNIVERSITY DR	BLUEBONNET HILLS	BLK 28 LOT 15R	\$ 159,600	\$ 7,395,250	\$ 7,554,850	39,600	79,800	\$ 186.75
41361873	DFW EDGE ASSOC LLC ETAL	1001 BRIDGEWAY PMB 170	SAUSALITO CA	94965	003613 S UNIVERSITY DR	BLUEBONNET HILLS	BLK 25 LOT 24R	\$ 97,340	\$ 3,260,370	\$ 3,357,710	17,600	48,670	\$ 185.25
41361881	DFW EDGE ASSOC LLC ETAL	1001 BRIDGEWAY PMB 170	SAUSALITO CA	94965	003517 S UNIVERSITY DR	BLUEBONNET HILLS	BLK 26 LOT 12R	\$ 57,332	\$ 1,030,108	\$ 1,087,440	5,700	28,666	\$ 180.72
41542541	RCC VILLAGE PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING TX	75309	005232 COLLEVILLE BLVD # 15	5232 COLLEVILLE CONDO-RES	BLK LOT 15	\$ 18,077	\$ 258,268	\$ 276,345	1,585	-	\$ 162.95
41542711	RCC VILLAGE PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING TX	75309	005232 COLLEVILLE BLVD # 30	5232 COLLEVILLE CONDO-RES	BLK LOT 30	\$ 18,077	\$ 258,268	\$ 276,345	1,585	-	\$ 162.95
41542436	RCC VILLAGE PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING TX	75309	005232 COLLEVILLE BLVD # 4	5232 COLLEVILLE CONDO-RES	BLK LOT 4	\$ 18,077	\$ 230,895	\$ 248,972	1,428	-	\$ 161.69
41542592	RCC VILLAGE PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING TX	75309	005232 COLLEVILLE BLVD # 19	5232 COLLEVILLE CONDO-RES	BLK LOT 19	\$ 18,077	\$ 230,895	\$ 248,972	1,428	-	\$ 161.69
41570766	LANCASTER PROPERTIES LLC	1501 DRAGON ST STE 102	DALLAS TX	75207	001106 CURRIE ST	VAN ZANDT PARK ADDITION	BLK 18 LOT 1R	\$ 3,205,150	\$ 33,494,850	\$ 36,700,000	232,014	123,275	\$ 144.37
41484517	CH REALTY V/TERRAWOOD LP	3819 MAPLE AVE	DALLAS TX	75219	003225 GRAPEVINE MILLS BLVD N	WAGON WHEEL ADDITION	BLK 1 LOT 1	\$ 1,497,924	\$ 42,202,076	\$ 43,700,000	295,408	449,827	\$ 142.86
41598202	CARLETON/MR MANSFIELD PARTNERS	5485 BELT LINE RD STE 300	DALLAS TX	75254	001601 E DEBBIE LN	CARLETON MANSFIELD MASTR CO	NDO RESIDENTIAL UNIT	\$ 611,062	\$ 27,533,404	\$ 28,144,466	194,100	-	\$ 141.85
41563735	TOWNHOMES ON CANTEY LP	3184 WESTCLIFF RD W	FORT WORTH TX	76109	002800 LUBBOCK AVE	FRISCO HEIGHTS ADDITION	BLK 12 LOT 2R	\$ 69,200	\$ 3,880,800	\$ 3,950,000	28,860	17,300	\$ 134.47
41598628	LOFTVUE APARTMENTS LP	8117 PRESTON RD STE 300	DALLAS TX	75225	003120 FOREST PARK BLVD	BYERS & MCCART ADDITION	BLK 7 LOT 19R1	\$ 118,550	\$ 7,252,466	\$ 7,371,016	55,158	24,698	\$ 131.49
41433335	UNIVERSITY HOUSE FT WORTH LLC	PO BOX 9271	OAK BROOK IL	60522	003201 S UNIVERSITY DR	WEATHERFORD, P R ADDITION	BLK 4 LOT 7R	\$ 534,480	\$ 15,315,520	\$ 15,850,000	116,614	35,632	\$ 131.34
41652975	ADVENIR@MANSFIELD LLC	17501 BISCAYNE BLVD STE 300	AVENTURA FL	33160	000370 N STATE HWY 360	CRESCENT, THE	BLK 1 LOT 1R3	\$ 212,355	\$ 4,268,525	\$ 4,480,880	33,186	84,942	\$ 128.62
41572521	ADVENIR@MANSFIELD LLC	17501 BISCAYNE BLVD STE 300	AVENTURA FL	33160	000370 N STATE HWY 360	CRESCENT, THE	BLK 1 LOT 1R1	\$ 651,548	\$ 12,732,902	\$ 13,384,450	99,127	260,619	\$ 128.45
41652967	ADVENIR@MANSFIELD LLC	17501 BISCAYNE BLVD STE 300	AVENTURA FL	33160	000370 N STATE HWY 360	CRESCENT, THE	BLK 1 LOT 1R2	\$ 1,164,685	\$ 21,239,985	\$ 22,404,670	165,932	465,874	\$ 128.00
40607070	THE FORT WORTH DEPOT LLC	10200 RICHMOND AVE STE 250	HOUSTON TX	77042	000555 ELM ST	N B C WAREHOUSE SITE	BLK LOT	\$ 3,530,422	\$ 24,369,578	\$ 27,900,000	191,199	252,173	\$ 127.46
41432681	I&G GRAPEVINE LLC	200 E RANDOLPH ST STE 4400	CHICAGO IL	60601	000909 S MAIN ST	HASTEN ADDITION-GRAPEVINE	BLK 1 LOT 1	\$ 840,165	\$ 44,159,835	\$ 45,000,000	357,034	240,047	\$ 123.69
41598601	LOFTVUE APARTMENTS LP	8117 PRESTON RD STE 300	DALLAS TX	75225	003125 MC CART AVE	BYERS & MCCART ADDITION	BLK 7 LOT 3R1	\$ 109,354	\$ 5,419,630	\$ 5,528,984	44,585	22,782	\$ 121.56
41475445	BERKELEY APARTMENTS PH I LLC	101 METRO DR STE 325	SAO JOSE CA	95110	002001 PARK HILL DR	PARK RIDGE	BLK 1 LOT 1R	\$ 1,124,073	\$ 48,875,927	\$ 50,000,000	407,056	749,382	\$ 120.07
07169647	AP WP VINEYARD REIT LLC	8 GREENWAY PLZ	HOUSTON TX	77046	002400 STATE HWY 121	MANSIONS BY THE VINEYARD AD	DN BLK A LOT 1	\$ 1,603,988	\$ 41,396,012	\$ 43,000,000	345,961	641,595	\$ 119.66
03253619	LANCASTER PROPERTIES LLC	1501 DRAGON ST STE 102	DALLAS TX	75207	001020 CURRIE ST	VAN ZANDT PARK ADDITION	BLK 12 LTS 11 THRU 17	\$ 1,365,000	\$ 8,085,000	\$ 9,450,000	68,031	45,500	\$ 118.84
07049463	FIRESTONE MARQUIS LP	9606 N MO PAC EXPY	AUSTIN TX	78759	000000 W 7TH ST	FIRESTONE ADDITION	BLK 2R LOT	\$ 1,375,643	\$ 10,108,856	\$ 11,484,499	85,982	54,589	\$ 117.57
40024083	BRE MUSTANG RIDGE APARTMENTS	2 N RIVERSIDE PLZ STE 2000	CHICAGO IL	60606	003601 GRAPEVINE MILLS PKWY	VAN HOPPER, BUTCH ADDITION	BLK 1 LOT 1	\$ 2,866,068	\$ 38,633,932	\$ 41,500,000	329,666	860,681	\$ 117.19
41558065	SHLP STONELEDGE LLC	8110 E UNION AVE STE 200	DENVER CO	80237	000401 BOYD DR	BOYD, W R CENTER	BLK 1 LOT 2R	\$ 2,690,340	\$ 46,109,660	\$ 48,800,000	397,272	538,068	\$ 116.07
41245520	FUND RIVERWALK LLC	PO BOX 27329	HOUSTON TX	77227	003800 GRAPEVINE MILLS PKWY	RIVERWALK ADDITION	BLK 1A LOT 2A	\$ 2,326,328	\$ 32,752,422	\$ 35,078,750	284,952	1,140,357	\$ 114.94
40617742	STONELEIGH AT BEAR CREEK APTS	6529 PRESTON RD STE 100	PLANO TX	75024	001300 BEAR CREEK PKWY	VILLAGES OF BEAR CREEK ADDN	BLK 11 LOT 3	\$ 1,304,260	\$ 25,146,770	\$ 26,451,030	220,435	652,130	\$ 114.08
41525108	DFW MIDTOWN ARL ASSO LLC ETAL	1001 BRIDGEWAY PMB 170	SAUSALITO CA	94965	001121 UTA BLVD	MAVERICK VILLAGE ADD	BLK A LOT 1	\$ 1,160,049	\$ 10,339,951	\$ 11,500,000	92,377	140,612	\$ 111.93
06777937	MREF LEGACY LLC	701 BRICKELL AVE STE 1400	MIAMI FL	33131	002700 HIDDEN MEADOW DR	LEGACY POINT ADDITION	BLK 2 LOT 1	\$ 660,195	\$ 9,991,513	\$ 10,651,708	80,479	220,065	\$ 111.72
06718035	LINCOLN VINEYARDS ASSOCIATES	2000 MCKINNEY AVE STE 1000	DALLAS TX	75201	002551 HALL JOHNSON RD	GILMAR/REILLY BROTHERS ADDN	BLK 1 LOTS 1A & 1B	\$ 1,742,095	\$ 25,757,905	\$ 27,500,000	230,666	580,698	\$ 111.67
07913281	RAINIER CROSS CREEK LP	4080 GLENHURST LN	FRISCO TX	75033	002701 N GRAPEVINE MILLS BLVD	MILLS RUN ADDITION	BLK 1 LOT 1R	\$ 3,366,079	\$ 50,940,055	\$ 54,306,134	457,738	1,496,035	\$ 111.29
07217935	ORION-FORT WORTH ASSOC LLC	770 LAKE COOK RD STE 350	DEERFIELD IL	60015	000000 OAK HILL CIR	STONEGATE ADDITION-FT WORTH	BLK 7R LTS 1 THRU 24 & BLK	\$ 2,606,935	\$ 38,193,065	\$ 40,800,000	348,025	1,042,774	\$ 109.74
41558782	TRINITY COURTYARD LP	1600 S MAIN ST	DUNCANVILLE TX	75137	006150 OAKMONT TR	HULEN BEND ADDITION	BLK 6 LOT 1AR1	\$ 620,708	\$ 16,419,750	\$ 17,040,458	149,673	282,140	\$ 109.70
41406087	LAKESIDE INVESTORS I LLC	3004 FRANCISCAN DR # 18117	ARLINGTON TX	76015	002502 RIVERSIDE PKWY	LAKESIDE VILLAS	BLK A LOT 1	\$ 1,975,341	\$ 31,172,307	\$ 33,147,648	285,194	693,102	\$ 109.30
40617750	STONELEIGH AT BEAR CREEK APTS	6529 PRESTON RD STE 100	PLANO TX	75024	001401 STATE HWY 360	VILLAGES OF BEAR CREEK ADDN	BLK 11 LOT 5	\$ 1,131,188	\$ 21,767,782	\$ 22,898,970	199,373	565,594	\$ 109.18
41470303	COMPANY TWO LLC	8411 PRESTON RD STE 711	DALLAS TX	75225	006150 BROWNING DR	IRON HORSE ADDITION	BLK 1 LOT 2	\$ 681,562	\$ 19,118,438	\$ 19,800,000	176,242	504,860	\$ 108.48
07697163	G & E APT REIT MISSION ROCK	4901 DICKENS RD STE 101	RICHMOND VA	23230	000251 E BARDIN RD	WESTWAY ADDITION	BLK 10R LOT A	\$ 1,402,553	\$ 21,897,447	\$ 23,300,000	202,262	548,408	\$ 108.26
40608131	SCI RIDGLEA FUND LLC ETAL	11620 WLSHRE BLVD FL 10TH	LOS ANGELES CA	90025	006025 MILBURN ST	RIDGEWAY MANORS NO 3	BLK A LOT 1	\$ 1,441,498	\$ 23,328,502	\$ 24,770,000	215,548	339,176	\$ 108.23
06933092	CWS BELLAIRE FELIZ LAGUNA ETAL	9606 N MOPAC EXPY STE 500	AUSTIN TX	78759	000000 BELLAIRE DR S	TANGLEWOOD VILLAGE ADDITION	BLK 4 LOT	\$ 2,824,065	\$ 41,275,935	\$ 44,100,000	382,376	941,355	\$ 107.95
41307135	MANSIONS OF MANSFIELD APTS LTD	1603 LBJ STE 300	DALLAS TX	75234	000400 STATE HWY 360	MANSIONS OF MANSFIELD ADDN	BLK 1 LOT 1	\$ 1,067,983	\$ 21,532,017	\$ 22,600,000	200,443	610,276	\$ 107.42
41393023	NORTH BEACH TX PARTNERS LLC	3424 PEACHTREE RD NE STE 300	ATLANTA GA	30326	008660 N BEACH ST	HERITAGE SQUARE ADDITION	BLK 1 LOT 1AR	\$ 2,135,441	\$ 37,864,559	\$ 40,000,000	354,787	1,186,356	\$ 106.72
07927428	SC DOMINION SPE LLC	760 W MAIN ST STE 140	BARRINGTON IL	60010	001300 KELLER PKWY	KELLER TOWN CENTER ADDITION	BLK C LOT 1	\$ 3,031,776	\$ 31,768,224	\$ 34,800,000	298,773	757,944	\$ 106.33
07583389	SC STONE GLEN LP	760 W MAIN ST STE 140	BARRINGTON IL	60010	000300 BOURLAND RD	LAKES OF STONE GLEN ADDITIO	N BLK A LOT 2	\$ 1,902,178	\$ 22,367,822	\$ 24,270,000	210,408	634,059	\$ 106.31
07170076	FRANCISCAN/WOODSTREAM LLC ETAL	5550 TOPANGA CANYON BLVD # 350	WOODLAND HILLS CA	91367	000800 CENTRAL PARK DR	NEWTON, A ADDITION	BLK LOT 128	\$ 1,698,768	\$ 40,072,828	\$ 41,771,596	377,463	849,384	\$ 106.16
41424530	LAKESIDE INVESTORS I LLC	3004 FRANCISCAN DR # 18117	ARLINGTON TX	76015	002601 RIVERSIDE PKWY	TOWNS OF RIVERSIDE ADDITION	BLK A LOT 3	\$ 369,812	\$ 3,326,488	\$ 3,696,300	31,356	123,580	\$ 106.09
40647528	UDR THE MANDOLIN LLC	1745 SHEA CENTER DR STE 200	HIGHLANDS RANCH CO	80129	002525 STATE HWY 360	VILLAGES OF BEAR CREEK ADDN	BLK 2 LOT 5	\$ 795,058	\$ 20,294,022	\$ 21,089,080	192,666	397,529	\$ 105.33
06824943	ROYAL ST MORITZ LTD ETAL	9777 WLSHRE BLVD STE 500	BEVERLY HILLS CA	90212	002050 GRAYSON DR	ST MORITZ ADDITION	BLK 1 LOT 1	\$ 1,982,040	\$ 32,017,960	\$ 34,000,000	304,113	792,816	\$ 105.28
40169537	RIDGLEA TX PARTNERS LLC	3424 PEACHTREE RD NE STE 300	ATLANTA GA	30326	003601 WESTRIDGE AVE	RIDGLEA APTS ADDITION	BLK 1 LOT 1R	\$ 1,672,477	\$ 28,527,523	\$ 30,200,000	271,065	393,524	\$ 105.24
41326768	MID-AMERICA APARTMENTS LP	6584 POPLAR AVE	GERMANTOWN TN	38138	001400 N STATE HWY 360	BROADSTONE LOWE'S FARM ADDN	BLK 1 LOT 1	\$ 1,921,976	\$ 47,078,024	\$ 49,000,000	447,960	1,281,317	\$ 105.09
05311292	CASA INC	3201 SONDRRA DR	FORT WORTH TX	76107	003201 SONDRRA DR	WESTGATE (FT WORTH)	BLK 6R10T 1	\$ 419,918	\$ 105	\$ 420,023	1	209,959	\$ 105.00
41245512	FUND RIVERWALK LLC	PO BOX 27329	HOUSTON TX	77227	003900 GRAPEVINE MILLS PKWY	RIVERWALK ADDITION	BLK 1A LOT 1A1	\$ 5,800,113	\$ 32,821,137	\$ 38,621,250	313,369	2,406,686	\$ 104.74
41639529	NAP GRAPEVINE STATION LP	4956 N O CONNOR RD	IRVING TX	75062	001022 TEXAN TR	GRAPEVINE STATION	BLK 4 LOT 2RA	\$ 1,659,514	\$ 33,340,486	\$ 35,000,000	321,969	442,537	\$ 103.55
07352107	TR WILDWOOD CREEK CORP	875 N MICHIGAN AVE STE 3430	CHICAGO IL	60611	000820 E DOVE LOOP RD	WILDWOOD CREEK ADDITION	BLK 2 LOT 1	\$ 1,903,190	\$ 27,730,930	\$ 29,634,120	270,453	761,276	\$ 102.54
41442857	MBS-STONE LAKE LTD	2637 EDENBORN AVE STE 100	METAIRIE LA	70002	002605 RIVERSIDE PKWY	TOWNS OF RIVERSIDE ADDITION	BLK A LOT 2R	\$ 3,110,882	\$ 35,119,246	\$ 38,230,128	342,583	1,039,559	\$ 102.51
41342607	HILLWOOD MONTERRA LP	13600 HERITAGE PKWY STE 200	FORT WORTH TX	76177	008298 MONTERRA BLVD	MONTERRA BY HILLWOOD	BLK 2 LOT 1	\$ 100,624	\$ 5,017,926	\$ 5,118,550	49,303	35,937	\$ 101.78
41323599	MREF REPUBLIC LLC	701 BRICKELL AVE STE 1730	MIAMI FL	33131	008625 RAY WHITE RD	PARK VISTA ADDITION	BLK 8 LOT 1	\$ 1,673,052	\$ 29,026,948	\$ 30,700,000	285,672	836,526	\$ 101.61
07039379	SIMPSON MONTELENA LP	8110 E UNION AVE STE 200	DENVER CO	80237	000501 TURNER RD	ORION PLACE	BLK 1 LOT 1R	\$ 1,763,963	\$ 23,536,037	\$ 25,300,000	231,903	705,585	\$ 101.49
40350150	SILVER OAKS LP	9606 N MOPAC EXPY STE 500	AUSTIN TX	78759	003701 GRAPEVINE MILLS PKWY	JACKSON ADDITION-GRAPEVINE	BLK 1 LOT 1RA	\$ 4,085,808	\$ 53,214,192	\$ 57,300,000	527,463	1,840,454	\$ 100.89
07250029	RIDGMAR SENIOR HOUSING LLC	1452 HUGHES RD STE 200	GRAPEVINE TX	76051	006755 RIDGMAR BLVD	RIDGMAR ADDITION	BLK 89 LOT 1	\$ 777,550	\$ 15,622,450	\$ 16,400,000	154,871	444,314	\$ 100.87
41563670	JLB GLADE ROAD LP	3890 W NORTHWEST HWY	DALLAS TX	75220									

RETAIL

Account Number	Owner	Owner Address	Owner City/State	Zip	Situs	Legal 1	Legal 2	Land	Improvement	Total	Improvement SQFT	Land SQFT	Improvement PSF
41424484	TOWN SQUARE VENTURES IV LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001510 E SOUTHLAKE BLVD	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 22 LOT 3R	\$ 625,515	\$ 9,013,134	\$ 9,638,649	23,190	41,701	\$ 388.66
41391357	CARROLL/1709 LTD	3102 MAPLE AVE STE 500	DALLAS TX	75201	001201 E SOUTHLAKE BLVD	SHOPS OF SOUTHLAKE	BLK 1 LOT 1	\$ 3,797,740	\$ 22,375,263	\$ 26,173,003	61,076	379,774	\$ 366.35
41042638	SLTS GRAND AVENUE LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000327 GRAND AVE E	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 4R1 LOT 6	\$ 171,080	\$ 5,752,178	\$ 5,923,258	16,636	17,108	\$ 345.77
41293401	SLTS GRAND AVENUE II LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000250 GRAND AVE W	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 3R2R LOT 5R	\$ 170,580	\$ 5,708,171	\$ 5,878,751	16,511	17,058	\$ 345.72
41042379	SLTS GRAND AVENUE LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000316 GRAND AVE E	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 13 LOT 3	\$ 109,490	\$ 3,580,262	\$ 3,689,752	10,363	10,949	\$ 345.49
07927495	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001235 MAIN ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 1R LOT 4	\$ 143,750	\$ 4,723,976	\$ 4,867,726	13,680	14,375	\$ 345.32
41042484	SLTS GRAND AVENUE LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001440 PLAZA PL	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 14 LOT 6	\$ 171,010	\$ 5,430,735	\$ 5,601,745	15,736	17,101	\$ 345.12
41450299	GRAND PRAIRIE OUTLETS LLC	225 W WASHINGTON ST	INDIANAPOLIS IN	46204	002950 W IH 20	PRAIRIE RIDGE CTR ADDN PH	II BLK A LOT 7A	\$ 4,441,624	\$ 154,452,656	\$ 158,894,280	456,473	1,428,175	\$ 338.36
41042301	SLTS GRAND AVENUE LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000400 GRAND AVE W	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 12 LOTS 5 & 6	\$ 160,300	\$ 5,400,142	\$ 5,560,442	16,160	16,030	\$ 334.17
41042646	SLTS GRAND AVENUE LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000291 GRAND AVE	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 4R1 LOT 7	\$ 258,460	\$ 12,885,504	\$ 13,143,964	39,125	25,846	\$ 329.34
07927649	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001431 MAIN ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 5R LOT 5	\$ 139,390	\$ 4,658,526	\$ 4,797,916	14,282	13,939	\$ 326.18
41293398	SLTS GRAND AVENUE II LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000200 GRAND AVE W	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 3R2R LOT 4R	\$ 236,250	\$ 10,965,458	\$ 11,201,708	33,979	23,625	\$ 322.71
07927517	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001230 MAIN ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 2R1 LOT 2	\$ 126,320	\$ 4,138,534	\$ 4,264,854	12,890	12,632	\$ 321.07
41569822	KENNEDALE ECONOMIC DEV CORP	405 MUNICIPAL DR	KENNEDALE TX	76060	000000 W KENNEDALE PKWY	KENNEDALE RETAIL CENTER ADD	N BLK A LOT 5R	\$ 38,153	\$ 2,832,321	\$ 2,870,474	9,176	30,522	\$ 308.67
07349688	WYNDHAM PROPERTIES LTD	640 W SOUTHLAKE BLVD	SOUTHLAKE TX	76092	000300 E SOUTHLAKE BLVD	GATEWAY PLAZA ADDITION PH I	BLK 2 LOT 1A	\$ 444,800	\$ 1,445,200	\$ 1,890,000	4,725	44,480	\$ 305.86
41598199	CARLETON/MR MANSFIELD PARTNERS	5485 BELT LINE RD STE 300	DALLAS TX	75254	001601 E DEBBIE LN	CARLETON MANSFIELD MASTR CO	NDO COMMERCIAL UNIT	\$ 93,738	\$ 6,061,795	\$ 6,155,533	20,668	-	\$ 293.29
06199941	UPV GLIMCHER LP	180 E BROAD ST	COLUMBUS OH	43215	001540 S UNIVERSITY DR	HUGHES, MICHAEL EST ADDITIO	N BLK 2 LOT AR1	\$ 2,317,212	\$ 14,117,138	\$ 16,434,350	49,426	193,101	\$ 285.62
41391403	CARROLL/1709 LTD	3102 MAPLE AVE STE 500	DALLAS TX	75201	001451 E SOUTHLAKE BLVD	SHOPS OF SOUTHLAKE	BLK 1 LOT 5	\$ 3,796,120	\$ 13,337,353	\$ 17,133,473	48,933	379,612	\$ 272.56
41526422	CARLYLE/CYPRESS WEST 7TH LP	2821 W 7TH ST STE 100	FORT WORTH TX	76107	000000 CROCKETT ST	WEST 7TH MASTER CONDOMINIUM	S UNIT 6	\$ 4,190,748	\$ 84,121,924	\$ 88,312,672	319,303	-	\$ 263.45
41538390	CM CAMP BOWIE LLC	25 HIGHLAND PARK VLG # 101-751	DALLAS TX	75205	006370 CAMP BOWIE BLVD	RIDGLEA ADDITION	BLK 31 LOT 2R2R	\$ 1,578,591	\$ 4,246,409	\$ 5,825,000	16,380	75,171	\$ 259.24
06795366	UPV GLIMCHER LP	180 E BROAD ST	COLUMBUS OH	43215	001612 S UNIVERSITY DR	HUGHES, MICHAEL EST ADDITIO	N BLK 2 LOT 5R4	\$ 7,223,988	\$ 32,683,012	\$ 39,907,000	127,174	601,999	\$ 256.99
07927541	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001400 CIVIC PL	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 3R1 LOT 1	\$ 331,060	\$ 16,657,674	\$ 16,988,734	66,118	33,106	\$ 251.94
41042573	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001460 MAIN ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 4R1 LOT 2R	\$ 219,270	\$ 9,386,440	\$ 9,605,710	37,304	21,927	\$ 251.62
03250571	RIVER SHARPE HOLDINGS FTW LLC	311 LAUREL VALLEY RD	WEST LAKE HILLS TX	78746	002736 W 7TH ST	VAN ZANDT, K M ADDITION	BLK 9 LOT 11	\$ 750,000	\$ 1,408,917	\$ 2,158,917	5,659	18,750	\$ 248.97
41414640	T KELLER CROSSING TX LLC	16600 DALLAS PKWY STE 300	DALLAS TX	75248	001540 KELLER PKWY	KELLER CROSSING ADDITION	BLK A LOT 7R1	\$ 730,337	\$ 4,485,097	\$ 5,215,434	18,525	94,849	\$ 242.11
40121305	HULEN HEIGHTS LC	3605 BALCONES DR	AUSTIN TX	78731	003250 HULEN ST	CHAMBERLAIN ARLINGTON HTS 2	ND BLK 2R LOT 4R	\$ 773,520	\$ 1,954,687	\$ 2,728,207	8,120	38,676	\$ 240.73
07927576	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001422 MAIN ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 4R LOT 1	\$ 296,210	\$ 13,822,418	\$ 14,118,628	60,152	29,621	\$ 229.79
07927614	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000115 GRAND AVE	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 5R LOT 2	\$ 169,880	\$ 7,974,874	\$ 8,144,754	34,788	16,988	\$ 229.24
07927460	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000180 STATE ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 1R LOT 1	\$ 178,600	\$ 8,252,694	\$ 8,431,294	36,016	17,860	\$ 229.14
41504046	437 NORTH MAIN PARTNERS LP	1 ARMSTRONG PL	BUTLER PA	16001	000250 RANDOL MILL AVE	JELICO SQUARE	BLK 1 LOT 4R	\$ 880,896	\$ 2,291,344	\$ 3,172,240	10,004	73,408	\$ 229.04
07927509	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001256 MAIN ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 2R1 LOT 1	\$ 296,210	\$ 13,680,636	\$ 13,976,846	60,052	29,621	\$ 227.81
41510577	NOVUS DALLAS LLC	5251 DTC PKWY STE 405	GREENWOOD VILLAGE CO	80111	000700 CANNON DR S	BROAD STREET COMMONS	BLK 1 LOT 2	\$ 350,744	\$ 3,577,463	\$ 3,928,207	15,783	87,686	\$ 226.67
00360945	28 PLAZA LTD	601 KILLARNEY	RICHARDSON TX	75081	002736 NE 28TH ST	BUDDY'S ADDITION	BLK LOT 1	\$ 108,540	\$ 1,243,496	\$ 1,352,036	5,600	21,708	\$ 222.05
07927479	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	000112 STATE ST	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 1R LOT 2	\$ 161,170	\$ 7,329,808	\$ 7,490,978	33,240	16,117	\$ 220.51
07927606	TOWN SQUARE VENTURES LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001431 E SOUTHLAKE BLVD	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 5R LOT 1	\$ 169,880	\$ 7,893,010	\$ 8,062,890	35,916	16,988	\$ 219.76
41695925	EG TRINITY COMMONS LLC	4200 S HULEN ST STE 614	FORT WORTH TX	76109	003140 S HULEN ST	TANGLEWOOD VILLAGE ADDITION	BLK 1 LOT 1R2	\$ 5,611,528	\$ 23,206,042	\$ 28,817,570	113,593	668,039	\$ 204.29
40989240	ABATE HOMES LLC	1961 S MAIN ST STE 300	KELLER TX	76248	001961 S MAIN ST	PARKWAY NORTH - KELLER	BLK B LOT 4	\$ 336,750	\$ 1,875,720	\$ 2,212,470	9,231	33,675	\$ 203.20
41692330	ALLIANCE TOWN CENTER I LP	1701 RIVER RUN STE 500	FORT WORTH TX	76107	009504 SAGE MEADOW TR	ALLIANCE TOWN CENTER	BLK A LOT 5A-R2-2	\$ 2,565,506	\$ 3,418,608	\$ 5,984,114	16,897	178,160	\$ 202.32
02099403	EXCEL HULEN LC	17140 BERNARDO CTR DR	SAN DIEGO CA	92128	004825 OVERTON RIDGE BLVD	OVERTON SOUTH ADDITION	BLK 10 LOT 1	\$ 2,750,486	\$ 17,429,514	\$ 20,180,000	86,154	261,951	\$ 202.31
41540085	RENAISSANCE SQUARE LLC	4501 PRAIRIE PKWY	CEDAR FALLS IA	50613	002900 E BERRY ST	SHOPPES AT RENAISSANCE SQUA	RE BLK 1 LOT 8	\$ 902,340	\$ 1,693,260	\$ 2,595,600	8,400	60,156	\$ 201.58
06093332	CORAL REEF LLC	2411 SANTA CLARA AVE STE 27	ALAMEDA CA	94501	008450 DENTON HWY	BURSEY BUSINESS PARK	BLK 1 LOT 1	\$ 645,065	\$ 1,233,814	\$ 1,878,879	6,161	30,356	\$ 200.26
07677537	STRODE PROPERTY CO	5950 BERKSHIRE LN STE 875	DALLAS TX	75225	004601 WEST FWY	CHAPEL HILL ADDITION	BLK 1 LOT 3	\$ -	\$ 16,073,485	\$ 16,073,485	80,471	-	\$ 199.74
07677553	STRODE PROPERTY CO	5950 BERKSHIRE LN STE 875	DALLAS TX	75225	004701 WEST FWY	CHAPEL HILL ADDITION	BLK 1 LOT 1	\$ -	\$ 9,453,017	\$ 9,453,017	47,326	-	\$ 199.74
41204468	COLLINS/LAMAR PARTNERS LP	1017 S FM 5	ALEDO TX	76008	002102 N COLLINS ST	PARKWAY CENTRAL ADDITION	BLK 8 LOT AR2A	\$ 675,690	\$ 1,379,035	\$ 2,054,725	7,000	67,569	\$ 197.01
41182952	PARLIAMENT INVESTORS LLC	2187 NEWCASTLE AVE STE 202	CARDIFF BY THE SEA CA	92007	003040 W CAMP WISDOM RD	CAMP WISDOM BUSINESS PARK	BLK 1 LOT 5	\$ 580,650	\$ 2,729,350	\$ 3,310,000	13,875	58,065	\$ 196.71
07349696	WYNDHAM PROPERTIES LTD	640 W SOUTHLAKE BLVD	SOUTHLAKE TX	76092	003100 E SOUTHLAKE BLVD	GATEWAY PLAZA ADDITION PH I	BLK 2 LOT 2A	\$ 953,490	\$ 3,788,036	\$ 4,741,526	19,589	127,132	\$ 193.38
41265033	RIOKIM MONTGOMERY LP	3333 NEW HYDE PARK RD STE 100	NEW HYDE PARK NY	11042	002600 W 7TH ST	MONTGOMERY PLAZA MASTER CON	DO BLK LOT	\$ 2,799,108	\$ 22,865,614	\$ 25,664,722	123,169	466,518	\$ 185.64
41467426	SHOPS AT NORTHEAST MALL LLC	225 W WASHINGTON ST	INDIANAPOLIS IN	46204	000800 NORTHEAST MALL BLVD	HURST PLAZA ADDITION	BLK 2R LOT 1R	\$ 6,773,140	\$ 31,418,829	\$ 38,191,969	173,068	677,314	\$ 181.54
01790994	KRG PIPELINE POINT LP	30 S MERIDIAN ST STE 1100	INDIANAPOLIS IN	46204	001497 W PIPELINE RD	MOBIL ADDITION-HURST	BLK 1 LOT A1	\$ 888,520	\$ 2,241,827	\$ 3,130,347	12,479	44,426	\$ 179.65
07396171	WINDOW PARTNERS V LP	17776 PRESTON RD STE 100	DALLAS TX	75252	002743 S HULEN ST	STONEGATE ADDITION-FT WORTH	BLK 4 LOT 4	\$ 1,105,992	\$ 3,819,741	\$ 4,925,733	21,681	92,166	\$ 176.18
03252965	MANOR-S&R INVESTMENT CO LLC	1112 S LAKE ST	FORT WORTH TX	76104	002805 CROCKETT ST	VAN ZANDT PARK ADDITION	BLK 8 LOT 8	\$ 780,000	\$ 1,228,133	\$ 2,008,133	7,000	19,500	\$ 175.45
06934781	INLAND WESTERN GP SW XING LP	700 LAWRENCE AVE W STE 315	TORONTO ON CANADA M6A 3B4	00000	004045 S GREAT SOUTHWEST PKWY	I-20/GREAT SOUTHWEST ADDN	BLK 1 LOT 4	\$ 639,000	\$ 2,048,904	\$ 2,687,904	11,712	42,600	\$ 174.94
06965628	GRAPEVINE/TATE PAD A LTD CORP	3102 MAPLE AVE STE 500	DALLAS TX	75201	001469 W STATE HWY 114	TOWNE CENTER ADDITION #2	BLK 1 LOT 7	\$ 1,019,890	\$ 3,467,735	\$ 4,487,625	19,945	101,989	\$ 173.86
41467418	SHOPS AT NORTHEAST MALL LLC	225 W WASHINGTON ST	INDIANAPOLIS IN	46204	000801 NORTH EAST MALL BLVD	HURST PLAZA ADDITION	BLK 1R LOT 1R2	\$ 6,564,930	\$ 33,155,231	\$ 39,720,161	194,625	656,493	\$ 170.35
41194276	VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS TX	75204	005611 COLLEYVILLE BLVD	TOWN CENTER COLLEYVILLE	BLK 1 LOT 9	\$ 623,750	\$ 5,476,074	\$ 6,099,824	32,174	124,750	\$ 170.20
41381181	RIOKIM MONTGOMERY LP	3333 NEW HYDE PARK RD STE 100	NEW HYDE PARK NY	11042	000501 CARROLL ST	MONTGOMERY PLAZA ADDITION	BLK 1 LOT 6R	\$ 2,862,325	\$ 5,328,455	\$ 8,190,780	31,503	114,493	\$ 169.14
41375386	CENTRAL LOAN ASSETS X LP	12222 MERIT DR STE 1710	DALLAS TX	75251	002750 E SOUTHLAKE BLVD	GATEWAY PLAZA ADDITION PH I	I BLK 2 LOT 4R	\$ -	\$ 1,386,100	\$ 1,386,100	8,350	-	\$ 166.00
07874057	REGENCY CENTERS LP	PO BOX 790830	SAN ANTONIO TX	78279	001012 KELLER PKWY	KELLER TOWN CENTER ADDITION	BLK B LOT 1R	\$ 701,203	\$ 3,620,517	\$ 4,321,720	21,871	70,829	\$ 165.54
40097315	INLAND WESTERN EULESS LTD	PO BOX 9273	OAK BROOK IL	60522	001301 W GLADE RD	HERITAGE TOWNE CROSSING	BLK B LOT 1	\$ 2,483,640	\$ 12,141,813	\$ 14,625,453	73,739	331,152	\$ 164.66
41435400	MQ LAKEWOOD TWO LLC	14801 QUORUM DR STE 160	DALLAS TX	75254	005800 NORTH TARRANT PKWY	SUNDANCE SOUTHWEST ADDITION	BLK B LOT 1	\$ 538,800	\$ 1,206,943	\$ 1,745,743	7,342	43,104	\$ 164.39
41194233	VELOCIS COLLEYVILLE LP	3131 MCKINNEY AVE # 10	DALLAS TX	75204	005								

Account Number	Owner	Owner Address	Owner City/State	Zip	Situs	Legal 1	Legal 2	Land	Improvement	Total	Improvement SQFT	Land SQFT	Improvement PSF
06794041	WFC BEACH WESTERN COMMONS LLC	11440 SAN VICENTE BLVD STE 200	LOS ANGELES CA	90049	004551 WESTERN CENTER BLVD	SUMMERFIELDS ADDITION	BLK 53 LOT 59R	\$ 2,916,774	\$ 11,491,501	\$ 14,408,275	92,501	486,129	\$ 124.23
41318412	437 NORTH MAIN PARTNERS LP	1 ARMSTRONG PL	BUTLER PA	16001	000220 RANDOL MILL AVE	JELICO SQUARE	BLK 1 LOT 3	\$ 1,732,931	\$ 3,574,036	\$ 5,306,967	31,700	165,041	\$ 112.75
07874065	REGENCY CENTERS LP	PO BOX 790830	SAN ANTONIO TX	78279	001000 KELLER PKWY	KELLER TOWN CENTER ADDITION	BLK A LOT 1R	\$ 3,125,866	\$ 10,000,291	\$ 13,126,157	94,857	520,978	\$ 105.42
07067224	INLAND AMERICAN GRAPEVINE H H	PO BOX 9271	OAK BROOK IL	60522	004000 WILLIAM D TATE AVE	TOM THUMB ADDITION #1	BLK 1 LOT 1	\$ 2,605,422	\$ 7,396,770	\$ 10,002,192	76,396	388,869	\$ 96.82
41655761	WINCO FOODS LLC	PO BOX 5756	BOISE ID	83705	008000 CROWLEY RD	SYCAMORE POINTE ADDITION	BLK 1 LOT BR2R1	\$ 1,654,616	\$ 8,685,384	\$ 10,340,000	94,000	413,646	\$ 92.40
07060165	CORNERSTONE COOPER OAKS LLC	8080 PARK LN STE 800	DALLAS TX	75231	005425 S COOPER ST	STEPHENS, WM ADDITION	BLK LOT 62AR	\$ 3,005,418	\$ 7,622,376	\$ 10,627,794	88,144	462,372	\$ 86.48
07216181	ALDI TEXAS LLC	2500 WESTCOURT RD	DENTON TX	76207	001620 EASTCHASE PKWY	EASTCHASE ADDITION	BLK 1 LOT 12A	\$ 399,445	\$ 1,388,659	\$ 1,788,104	16,917	79,889	\$ 82.09
41510593	KROGER CO THE	1014 VINE ST	CINCINNATI OH	45202	003300 E BROAD ST	BROAD STREET COMMONS	BLK 1 LOT 4	\$ 3,165,330	\$ 9,734,670	\$ 12,900,000	122,080	527,555	\$ 79.74
41271378	ALDI TEXAS LLC	2500 WESTCOURT RD	DENTON TX	76207	009660 LEGACY DR	LEGACY SQUARE ADDITION	BLK 3 LOT 1R2	\$ 738,432	\$ 1,279,564	\$ 2,017,996	16,657	92,304	\$ 76.82
07049323	TNP SRT WOODLAND WEST LLC	400 S EL CAMINO REAL STE 1100	SAN MATEO CA	94402	002601 W PARK ROW DR	WOODLAND WEST SHOPPING CENT	ER BLK LOT 3R5A	\$ 1,301,664	\$ 8,790,307	\$ 10,091,971	117,584	433,888	\$ 74.76
41276051	ALDI TEXAS LLC	2500 WESTCOURT RD	DENTON TX	76207	000694 STATE HWY 183	LOWE'S ADDITION -WHITESETTL	EM BLK 1 LOT 2R	\$ 1,213,133	\$ 1,870,256	\$ 3,083,389	25,451	126,368	\$ 73.48
41645111	EQYINVEST OWNER II LTD LLP	4125 NW 88TH AVE	SUNRISE FL	33351	002110 E SOUTHLAKE BLVD	VILLAGE CENTER ADDITION	BLK 1 LOT 3R1	\$ 2,640,677	\$ 4,582,909	\$ 7,223,586	62,550	251,493	\$ 73.27
07320272	EQYINVEST OWNER II LTD LLP	4125 NW 88TH AVE	SUNRISE FL	33351	002350 SE GREEN OAKS BLVD	CREEKSIDE PLAZA (ARLINGTON)	BLK 1 LOT 4BR	\$ 1,318,821	\$ 4,923,705	\$ 6,242,526	70,266	439,607	\$ 70.07
07217145	INLAND AMERICAN ARLINGTON RIVE	PO BOX 9271	HINSDALE IL	60522	002733 N COLLINS ST	RIVERVIEW PLAZA ADDITION	BLK 1 LOT 1R1A1	\$ 2,631,402	\$ 5,890,039	\$ 8,521,441	84,226	438,567	\$ 69.93
40011909	COLLEYVILLE RIVERWALK LP	700 LAWRENCE AVE W STE 315	TORONTO ON CANADA M6A 3B4	00000	005605 COLLEYVILLE BLVD	TOWN CENTER COLLEYVILLE	BLK 1 LOT 2R	\$ 1,223,164	\$ 4,831,811	\$ 6,054,975	72,617	305,791	\$ 66.54
06998240	LCAM LTD CO	1880 HULEN ST	FORT WORTH TX	76107	000000 S HULEN ST	STONEGATE ADDITION-FT WORTH	BLK 4 LOT 2	\$ 759,718	\$ 905,682	\$ 1,665,400	13,718	55,052	\$ 66.02
41464230	ALDI TEXAS LLC	2500 WESTCOURT RD	DENTON TX	76207	000901 N SAGINAW BLVD	BCI ADDITION	BLK 1 LOT 1	\$ 1,004,409	\$ 1,064,227	\$ 2,068,636	17,075	111,601	\$ 62.33
02819295	WAL-MART REAL ESTATE BUS TR	PO BOX 8050	BENTONVILLE AR	72712	000717 W BERRY ST	SOUTH HEMPHILL HEIGHTS ADDN	BLK 37 LOT 27	\$ 807,325	\$ 2,523,801	\$ 3,331,126	40,956	161,465	\$ 61.62
41583108	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72716	004904 COLLEYVILLE BLVD	KROGER ADDITION	BLK 1 LOT 1R	\$ 1,825,024	\$ 3,220,648	\$ 5,045,672	52,618	285,160	\$ 61.21
07039743	BERRY, RJ & MILLER REALTY LLC	PO BOX 660007	FRESH MEADOWS NY	11366	000000 E BERRY ST	MINYARD #3 ADDITION	BLK 3 LOT 17A	\$ 1,546,860	\$ 4,437,919	\$ 5,984,779	73,536	309,372	\$ 60.35
06934773	GREAT SOUTHWEST CROSSING GP TX	2525 W INTERSTATE 20	GRAND PRAIRIE TX	75052	002525 W IH 20	I-20/GREAT SOUTHWEST ADDN	BLK 1 LOT 3	\$ 2,435,160	\$ 3,648,340	\$ 6,083,500	60,835	304,395	\$ 59.97
41371445	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	006756 W VICKERY BLVD	WAL-MART NEIGHBORHOOD MKT A	DDN BLK 1 LOT 1A	\$ 1,257,840	\$ 2,392,903	\$ 3,650,743	39,930	251,568	\$ 59.93
41360125	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	007401 PARK VISTA BLVD	PARK GLEN ADDITION	BLK 12 LOT 4BR1	\$ 1,522,576	\$ 3,056,887	\$ 4,579,463	51,208	362,518	\$ 59.70
41288211	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	005401 PARK SPRINGS BLVD	LAGUNA VILLAGE ADDITION	BLK 1 LOT 1R1	\$ 1,320,777	\$ 2,472,857	\$ 3,793,634	41,493	293,506	\$ 59.60
07330081	KROGER TEXAS LP	1014 VINE ST	CINCINNATI OH	45202	000945 W LAMAR BLVD	HENDERSON, J M ADDITION	BLK LOT 60	\$ 1,009,147	\$ 3,979,651	\$ 4,988,798	67,435	269,106	\$ 59.01
06887260	NORTH RICHLAND HILLS PLAZA LP	5455 WILSHIRE BLVD STE 1807	LOS ANGELES CA	90036	000000 RUFES SNOW DR	RUFES SNOW VILLAGE ADDITION	BLK A LOT 1	\$ 1,075,497	\$ 4,324,503	\$ 5,400,000	74,815	358,499	\$ 57.80
04976622	TSCA-201 LTD PARTNERSHIP	PO BOX 833009	RICHARDSON TX	75083	002602 W PIONEER PKWY	MINYARD PROPERTIES INC ADDN	NO LEGAL	\$ 1,082,466	\$ 3,774,319	\$ 4,856,785	66,330	309,276	\$ 56.90
06582559	KROGER CO THE	1014 VINE ST	CINCINNATI OH	45202	003100 S UNIVERSITY DR	UNIVERSITY BANK SITE ADDITI	ON BLK 1 LOT 2R	\$ 1,155,998	\$ 2,767,693	\$ 3,923,691	48,743	119,333	\$ 56.78
40735125	EAGLE MOUNTAIN-SAGINAW ISD	1200 OLD DECATUR RD	FORT WORTH TX	76179	000616 W MCLEROY BLVD	VILLAGES OF WILLOW CREEK AD	DN BLK 34 LOT 2R	\$ 609,797	\$ 2,510,352	\$ 3,120,149	44,615	327,571	\$ 56.27
00154997	CHESTER DIX HURST CORP	135 JERICHO TPKE	OLD WESTBURY NY	11568	000708 E PIPELINE RD	BELLAIRE PARK ADDITION	BLK A1 LOT 1	\$ 491,175	\$ 3,028,825	\$ 3,520,000	53,936	163,725	\$ 56.16
02148048	SUSO 2 FORT WORTH LP	200 FRONT ST WEST STE 2400	TORONTO ONTARIO CANADA MSV 3K2	00000	003510 ALTAMESA BLVD	WEDGWOOD ADDITION	BLK 202 LOT 601	\$ 917,515	\$ 3,047,135	\$ 3,964,650	55,414	162,969	\$ 54.99
07875592	WALNUT CREEK COMMONS LP	8350 N CENTRAL EXPY STE 1375	DALLAS TX	75206	000980 N US HWY 287	MANSFIELD COMMONS ADDITION	BLK LOT 4	\$ 877,475	\$ 3,087,745	\$ 3,965,220	56,646	250,707	\$ 54.51
41565401	KROGER TEXAS LP	1331 E AIRPORT FWY	IRVING TX	75062	000000 WALKER BLVD	NORTHEAST CROSSING ADDITION	BLK 1 LOT 3D	\$ 1,283,808	\$ 3,001,192	\$ 4,285,000	57,902	213,968	\$ 51.83
41416562	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	000735 W SUBLETT RD	MAISE, MATTHEW ADDITION	BLK LOT 38A	\$ 1,720,585	\$ 2,656,249	\$ 4,376,834	51,530	344,117	\$ 51.55
06274331	INLAND AMERICAN GRPVINE PK W	PO BOX 9271	OAK BROOK IL	60522	000302 S PARK BLVD	PARK & WALL	BLK LOT 4	\$ 1,372,140	\$ 3,088,860	\$ 4,461,000	60,150	228,690	\$ 51.35
41337875	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	002108 BEDFORD RD	BEDFORD TOWN CENTER ADDITIO	N BLK 1 LOT 3RA	\$ 1,633,980	\$ 2,017,311	\$ 3,651,291	39,936	272,330	\$ 50.51
04347439	KROGER TEXAS LP	1014 VINE ST	CINCINNATI OH	45202	005701 W PLEASANT RIDGE RD	PLEASANT RIDGE PLAZA	BLK LOT B	\$ 854,600	\$ 2,956,611	\$ 3,811,211	58,815	170,920	\$ 50.27
07669038	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	002130 RUFES SNOW DR	RUFES SNOW MARKET PLAZA ADDN	BLK 1 LOT 2	\$ 1,569,726	\$ 2,114,960	\$ 3,684,686	42,945	261,621	\$ 49.25
07013272	ABS TX INVESTOR LP	250 E PARKCENTER BLVD	BOISE ID	83726	001155 N MAIN ST	OAK FOREST ADDITION (EULESS )	BLK 2 LOT 3	\$ 583,595	\$ 2,717,305	\$ 3,300,900	55,998	233,438	\$ 48.53
06534155	ARLINGTON INDEPENDENT SCHOOL D	1203 W PIONEER PKWY	ARLINGTON TX	76013	001850 BROWN BLVD	BARNES, L WEST ADDITION	BLK LOT 2	\$ 848,637	\$ 1,627,474	\$ 2,476,111	33,554	188,586	\$ 48.50
06907881	2210 SOUTH FIELDER ASSOC LLC	5550 LBJ FWY STE 100	DALLAS TX	75240	002210 S FIELDER RD	BARRY, W J ADDITION	BLK 1 LOT 3R	\$ 1,506,156	\$ 5,081,788	\$ 6,787,944	105,767	426,539	\$ 48.05
06418139	WEINGARTEN REALTY INVESTORS	2600 CITADEL PLAZA DR STE 125	HOUSTON TX	77008	004650 SW LOOP 820	OVERTON WEST ADDITION	BLK FR LOT 4	\$ 1,915,904	\$ 2,863,986	\$ 4,779,890	59,792	239,488	\$ 47.90
07868006	COLE AB FTW CLIFFORD ST TX LLC	PO BOX 990	MINNEAPOLIS MN	55440	009308 CLIFFORD ST	CLIFFORD CROSSING ADDITION	BLK 1 LOT 2	\$ 1,163,196	\$ 3,107,904	\$ 4,271,100	65,341	290,799	\$ 47.56
05647320	VAN-TEXAS PROPERTIES LP	1651 BURNSIDE RD W	VICTORIA BC V9E 2E2 CANADA	00000	002475 ASCENSION BLVD	MERIDIAN ADDITION, THE	BLK 4 LOTS 2BR2 & 2CR	\$ 1,449,638	\$ 4,200,362	\$ 5,650,000	89,559	396,076	\$ 46.90
40012344	WW KELLER PLAZA LLC	10866 WILSHIRE BLVD FL 10	LOS ANGELES CA	90024	002061 RUFES SNOW DR	KELLER PLACE ADDITION	BLK A LOT 2R1	\$ 1,725,072	\$ 3,112,228	\$ 4,837,300	66,575	287,512	\$ 46.75
41539117	ALDI TEXAS LLC	1200 N KIRK RD	BATAVIA IL	60510	001200 W NATHAN LOWE RD	Q.T. 880 ADDITION	BLK A LOT 4	\$ 1,334,240	\$ 826,336	\$ 2,160,576	17,856	133,424	\$ 46.28
06556531	KROGER TEXAS LP	1014 VINE ST	CINCINNATI OH	45202	000976 KELLER PKWY	TOWN CENTER EAST	BLK 1 LOT 2	\$ 1,559,538	\$ 2,831,462	\$ 4,391,000	61,231	259,923	\$ 46.24
41391373	CARROLL/1709 LTD	3102 MAPLE AVE STE 500	DALLAS TX	75201	001425 E SOUTHLAKE BLVD	SHOPS OF SOUTHLAKE	BLK 1 LOT 3	\$ 3,201,090	\$ 3,308,910	\$ 6,510,000	72,898	320,109	\$ 45.39
41414632	T KELLER CROSSING TX LLC	16600 DALLAS PKWY STE 300	DALLAS TX	75248	001580 KELLER PKWY	KELLER CROSSING ADDITION	BLK A LOT 6R1	\$ 2,235,472	\$ 2,962,414	\$ 5,197,886	65,976	290,321	\$ 44.90
07721595	WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE AR	72712	002951 MATLOCK RD	WAL-MART NEIGHBORHOOD MKT A	DDN BLK 1 LOT 1R	\$ 1,784,736	\$ 1,899,950	\$ 3,684,686	42,988	223,092	\$ 44.20
07125992	BARNEY HOLLAND OIL CO	PO BOX 1260	FORT WORTH TX	76101	000102 NW 29TH ST	ELLIS, M G ADDITION	BLK 60 LOT 1	\$ 1,329,221	\$ 2,373,343	\$ 3,702,564	54,882	185,905	\$ 43.24
07780311	COLE AB ARLINGTON TX LLC	PO BOX 990	MINNEAPOLIS MN	55440	006220 US 287 HWY	GONZALEZ ESTATES ADDITION	BLK 1 LOT 2	\$ 1,405,885	\$ 2,738,815	\$ 4,144,700	64,515	281,177	\$ 42.45
41363841	ALDI TEXAS LLC	2500 WESTCOURT RD	DENTON TX	76207	003018 MATLOCK RD	LIFETIME MANSFIELD	BLK LOT 4	\$ 1,327,274	\$ 714,710	\$ 2,041,984	16,855	96,529	\$ 42.40
07888856	KROGER TEXAS LP	1014 VINE ST	CINCINNATI OH	45202	003001 MATLOCK RD	MANSFIELD CROSSING SHOP CEN	TER BLK LOT 4R	\$ 2,190,089	\$ 2,817,911	\$ 5,008,000	68,443	304,179	\$ 41.17
40390861	SRO INVESTMENTS LTD	8845 LONG POINT RD	HOUSTON TX	77055	004025 HEMPHILL ST	TEXAS STEEL CO PLANT SITE	BLK TRACT A2	\$ 145,600	\$ 469,452	\$ 615,052	11,486	36,400	\$ 40.87
40176037	ABS TX INVESTOR LP	250 E PARKCENTER BLVD	BOISE ID	83726	001201 N SAGINAW BLVD	BOSWELL TOWNE CENTER	BLK 1 LOT 2	\$ 1,415,790	\$ 2,367,049	\$ 3,782,839	58,047	235,965	\$ 40.78
06930905	TRI-STATE COMMERCIAL ASSOC	PO BOX 833009	RICHARDSON TX	75083	000000 MEADOWBROOK DR	MEADOWBROOK TERRACE ADDITIO	N BLK A LOT 2RA1	\$ 838,668	\$ 2,005,143	\$ 2,843,811	49,667	209,667	\$ 40.37
01618911	SALSEN CORPORATION	2531 CARSON ST	FORT WORTH TX	76117	002531 CARSON ST	LUTES, RILEY SUBDIVISION	BLK LOT C1	\$ 38,250	\$ 167,170	\$ 205,420	4,150	25,500	\$ 40.28
06560105	ABS TX INVESTOR LP	250 E PARKCENTER BLVD	BOISE ID	83726	006700 WEST FWY	RIDGMAR ADDITION	BLK 104RA LOT 2	\$ 1,525,840	\$ 2,720,860	\$ 4,246,700	68,026	190,730	\$ 40.00
00892726	US BANK NA	1611 WORTHINGTON RD STE 100	WEST PALM BEACH FL	33409	002469 N HOUSTON ST	EXCHANGE SUBDIVISION	BLK 18 LOT 25R	\$ 90,000	\$ 480,684	\$ 570,684	12,125	30,000	\$ 39.64
02811421	MARTINEZ PROPERTIES LTD	8845 LONG POINT RD STE B	HOUSTON TX	77055	002230 S COOPER ST	SOUTHGATE ADDITION-ARLINGTO	N BLK 2 LOT 1R	\$ 463,195	\$ 440,168	\$ 903,363	11,250	92,639	\$ 39.13
40332233	CO												

HOTELS

Account Number	Owner	Owner Address	Owner City/State	Zip	Situs	Legal 1	Legal 2	Land	Improvement	Total	Improvement SQFT	Land SQFT	Improvement PSF
06379443	ASHFORD ASHTON LP	14180 DALLAS PKWY	DALLAS TX	75254	000612 MAIN ST	FORT WORTH ORIGINAL TOWN	BLK 97 LOTS 9 & 10	\$ 350,000	\$ 3,510,179	\$ 3,860,179	31,684	5,000	\$ 702.04
00005711	NEW FORT TOWER I HOTEL LTD	14180 DALLAS PKWY STE 900	DALLAS TX	75254	000815 MAIN ST	FORT WORTH ORIGINAL TOWN	BLK 112 LOTS 1 THRU 12	\$ 2,100,000	\$ 20,402,000	\$ 22,502,000	334,061	30,000	\$ 680.07
04659309	FORT WORTH H PARTNERS LTD	600 COMMERCE ST	FORT WORTH TX	76102	000600 COMMERCE ST	FORT WORTH ORIGINAL TOWN	BLK 96 LOTS 9 THRU 16	\$ 1,400,000	\$ 12,585,000	\$ 13,985,000	192,670	20,000	\$ 629.25
07355998	DRH WORTHINGTON OWNER LP	200 MAIN ST	FORT WORTH TX	76102	000200 MAIN ST	FORT WORTH ORIGINAL TOWN	BLK 6R LOT B &	\$ 8,636,250	\$ 37,680,000	\$ 46,316,250	551,198	123,375	\$ 305.41
00685755	1701 COMMERCE ACQUISITION LLC	1011 10TH ST	SACRAMENTO CA	95814	001601 COMMERCE ST	DAGGETTS ADDITION	BLK D1R	\$ 3,662,520	\$ 24,167,480	\$ 27,830,000	284,049	91,563	\$ 263.94
41042271	H & C SOUTHLAKE HILTON LLC	4119 MASSARD RD	FORT SMITH AR	72903	001400 PLAZA PL	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 12 LOT 3	\$ 1,618,170	\$ 32,891,771	\$ 34,509,941	242,000	161,817	\$ 203.27
00002798	Y W C A	512 W 4TH ST	FORT WORTH TX	76102	000512 W 4TH ST	FORT WORTH ORIGINAL TOWN	BLK 47 LOT 3	\$ 550,000	\$ 1,993,034	\$ 2,543,034	36,393	10,000	\$ 199.30
41595408	ACRE FIE FORT WORTH LLC	7855 FAY AVE	LA JOLLA CA	92037	001111 W LANCASTER AVE	TEXAS & PACIFIC RAILWAY ADD	N BLK 8 LOT 1R	\$ 821,080	\$ 8,178,920	\$ 9,000,000	94,382	41,054	\$ 199.22
41540883	FORT WORTH MIDTOWN LODGING	8333 GREENWAY BLVD STE 200	MIDDLETON WI	53562	000912 NORTHTON ST	MISTLETOE HEIGHTS ADDN-FTW	BLK 6R1 LOT 1R5	\$ 1,478,280	\$ 11,757,620	\$ 13,235,900	200,258	65,544	\$ 179.39
01078445	STOCKYARDS HOTEL LLC	226 BAILEY AVE STE 106	FORT WORTH TX	76107	000101 E EXCHANGE AVE	GOOGINS SUBDIVISION	BLK 218 LOTS 45 THRU 47	\$ 180,000	\$ 2,642,851	\$ 2,822,851	41,528	15,000	\$ 176.19
00005215	ASHFORD ASHTON LP	14180 DALLAS PKWY	DALLAS TX	75254	000610 MAIN ST	FORT WORTH ORIGINAL TOWN	BLK 97 LOTS 11A & 12	\$ 336,000	\$ 775,821	\$ 1,111,821	9,126	4,800	\$ 161.63
41595378	FORT WORTH MIDTOWN LODGING PTN	8333 GREENWAY BLVD STE 200	MIDDLETON WI	53562	002200 CHARLE LN	MISTLETOE HEIGHTS ADDN-FTW	BLK 6-R-1 LOT 1R-8R	\$ 1,270,464	\$ 8,800,534	\$ 10,070,998	188,391	62,061	\$ 141.80
00004316	Y M C A	512 LAMAR ST STE 400	FORT WORTH TX	76102	000512 LAMAR ST	FORT WORTH ORIGINAL TOWN	BLK 80 LOTS 1 & 2B	\$ 825,000	\$ 1,860,536	\$ 2,685,536	40,384	15,000	\$ 124.04
07682182	OPRYLAND HOTEL	1 GAYLORD DR	NASHVILLE TN	37214	001501 GAYLORD TR	OPRYLAND ADDITION	UN-NUMBERED LOT	\$ 7,811,898	\$ 242,167,640	\$ 249,979,538	2,886,535	2,231,971	\$ 108.50
07056567	ATRIUM FINANCE I LP	4243 HUNT RD	CINCINNATI OH	45242	002401 BASS PRO DR	GRAPEVINE MILLS PH 2 ADDITI	ON BLK 1 LOT 1A	\$ 3,786,431	\$ 35,796,267	\$ 39,582,698	329,353	344,221	\$ 103.99
40739449	APPLE SIX SPE FORT WORTH INC	814 E MAIN ST	RICHMOND VA	23219	002500 MUSEUM WAY	S O 7 ADDITION	BLK 1 LOT 2	\$ 3,363,830	\$ 10,152,849	\$ 13,516,679	106,804	103,280	\$ 98.30
07345755	MOODY NATIONAL GRAPEVINE H LP	6363 WOODWAY DR STE 110	HOUSTON TX	77057	001750 STATE HWY 121	BETHEL CENTER ADDITION	BLK 1 LOT 2AR	\$ 888,113	\$ 6,966,573	\$ 7,854,686	54,945	71,049	\$ 98.05
07390653	MOODY NATIONAL 2020-GRAPEVINE	6363 WOODWAY DR STE 110	HOUSTON TX	77057	002020 STATE HWY 26	121 & 26 ADDITION	BLK 1 LOT 2	\$ 1,187,700	\$ 9,686,067	\$ 10,873,767	100,151	98,975	\$ 97.86
06593208	ARLINGTON EXPRESS HOTEL INC	2451 E RANDOL MILL RD	ARLINGTON TX	76011	002451 E RANDOL MILL RD	SIX FLAGS BUSINESS PARK ADD	N BLK LOT 5984A	\$ 365,035	\$ 5,780,882	\$ 6,145,917	56,605	73,007	\$ 79.18
41504712	GREAT WOLF LODGE GRAPEVINE LLC	525 JUNCTION RD STE 6000	MADISON WI	53717	000100 GREAT WOLF DR	GREAT WOLF ADDN OF GRAPEVIN	E BLK 1R LOT 1R	\$ 8,746,106	\$ 115,922,915	\$ 124,669,021	668,392	1,590,201	\$ 72.90
41187520	HURST HOTELS LLC	2214 US HIGHWAY 41 N	HENDERSON KY	42420	000820 THOUSAND OAKS DR	UNIVERSITY PLAZA ADDN (HURS	T) BLK 3 LOT 2A	\$ 477,488	\$ 5,448,232	\$ 5,925,720	78,600	76,398	\$ 71.31
07384637	GRAPEVINE LODGING PARTNERS LP	2240 W GRAPEVINE MILLS CIR	GRAPEVINE TX	76051	002240 W GRAPEVINE MILLS CIR	GRAPEVINE MILLS ADDITION	BLK 6 TRACT AR	\$ 1,316,159	\$ 7,202,955	\$ 8,519,114	65,908	101,243	\$ 71.15
07227132	MOODY NATIONAL HP GRAPEVINE TR	6363 WOODWAY DR STE 100	HOUSTON TX	77057	002220 W GRAPEVINE MILLS CIR	GRAPEVINE MILLS ADDITION	BLK 6 LOT 1	\$ 1,301,856	\$ 7,663,216	\$ 8,965,072	84,064	108,488	\$ 70.64
41187539	DALLAS HOTEL ATE LLC	2214 US HIGHWAY 41 N	HENDERSON KY	42420	001600 HURST TOWN CENTER DR	UNIVERSITY PLAZA ADDN (HURS	T) BLK 3 LOT 2R3	\$ 454,013	\$ 4,975,987	\$ 5,430,000	62,215	72,642	\$ 68.50
04609050	INTERSTATE ARLINGTON LP	4501 FAIRFAX DR STE 500	ARLINGTON VA	22203	002401 E LAMAR BLVD	BROOKHOLLOW/ARLINGTON ADDIT	ION BLK 5 LOT 1A	\$ 2,822,635	\$ 19,473,159	\$ 22,295,794	209,751	289,501	\$ 67.26
40605981	SUMMIT HOSPITALITY I LLC	12600 HILL COUNTRY BLVD	AUSTIN TX	78738	000801 HIGHLANDER BLVD	LANE, J W ADDITION	LOT 27AR2C	\$ 1,102,270	\$ 7,361,123	\$ 8,463,393	70,802	110,227	\$ 66.78
04847113	TRISHNA LODGING LP	PO BOX 150837	ARLINGTON TX	76015	001721 PLEASANT PL	LANE, C T ADDITION	BLK LOT 3	\$ 601,153	\$ 5,580,603	\$ 6,181,756	56,537	85,879	\$ 64.98
07345771	MOODY NATL TX 2 HOTEL TRUST	6363 WOODWAY DR STE 110	HOUSTON TX	77057	001805 ENCHANTED WAY	BETHEL CENTER ADDITION	BLK 1 LOT 2B	\$ 455,730	\$ 4,899,302	\$ 5,355,032	62,040	75,955	\$ 64.50
07217021	SUMMIT HOSPITALITY 009 LLC	12600 HILL COUNTRY BLVD	AUSTIN TX	78738	002700 GREEN OAKS RD	GREEN OAKS ADDITION-FW WORT	H BLK 2 LOT 2R	\$ 680,753	\$ 5,719,247	\$ 6,400,000	69,756	90,767	\$ 63.01
07742169	EQUINOX HOTEL ARLINGTON LP	2422 LAKE ST	SAN FRANCISCO CA	94121	000700 AVENUE H E	GSID COMM #1	BLK 10 LOT 2B	\$ 436,829	\$ 12,222,295	\$ 12,659,124	166,612	194,146	\$ 62.95
40617823	STOCKYARDS STATION HOTEL LP	10000 N CENTRAL EXPY STE 400	DALLAS TX	75231	000126 E EXCHANGE AVE	FORT WORTH STOCKYARDS CO	BLK 10A LOT 4	\$ 591,371	\$ 9,130,672	\$ 9,722,043	65,012	147,843	\$ 61.76
41193296	APPLE NINE SPE GRAPEVINE INC	814 E MAIN ST	RICHMOND VA	23219	000205 W STATE HWY 114	METROPLACE ADDITION 2ND INS	TL BLK 6 LOT 14R	\$ 662,932	\$ 10,142,272	\$ 10,805,204	79,079	165,733	\$ 61.20
41170911	FOUR2NINE HOLDINGS LLC	2311 TEXAS DR STE 105	IRVING TX	75062	014320 CENTRE STATION DR	CENTREPORT ADDITION	BLK 101 LOT 5	\$ 846,872	\$ 7,969,681	\$ 8,816,553	99,632	130,288	\$ 61.17
07161085	NOBLE I/HY FW HURST LLC	3424 PEACHTREE RD NE	ATLANTA GA	30326	001601 HURST TOWN CENTER DR	UNIVERSITY PLAZA ADDN (HURS	T) BLK 3 LT 3R1R1	\$ 678,719	\$ 6,483,077	\$ 7,161,796	79,746	108,595	\$ 59.70
41238095	BLACK SAPPHIRE C DALLAS 2014	1209 N ORANGE ST	WILMINGTON DE	19801	002190 E LAMAR BLVD	BROOKHOLLOW/ARLINGTON ADDIT	ION BLK 8 LOT 3B	\$ 1,988,980	\$ 8,399,908	\$ 10,388,888	85,938	142,070	\$ 59.13
41584635	GRAPEVINE METRO HOTEL GP LLC	1141 KINWEST PKWY STE 150	IRVING TX	75063	002200 BASS PRO CT	SILVER LAKE CROSSING ADDIT	ON BLK 1 LOT 1	\$ 1,581,576	\$ 23,333,766	\$ 24,915,342	224,781	395,394	\$ 59.01
07929463	BRE SELECT HOTELS TX LP	345 PARK AVE	NEW YORK NY	10154	003250 LOVELL AVE	UNIVERSITY CENTRE ADDITION	BLK 1 LOT 2R2	\$ 1,550,055	\$ 6,042,820	\$ 7,592,875	133,787	103,337	\$ 58.48
06826628	SUMMIT HOSPITALITY XIII LLC	12600 HILL COUNTRY BLVD	AUSTIN TX	78738	002380 E ROAD TO SIX FLAGS ST	SIX FLAGS BUSINESS PARK ADD	N SITE 59B1A1	\$ 535,545	\$ 6,870,141	\$ 7,405,686	77,226	119,010	\$ 57.73
40011593	PIK PARTNERS LTD	2415 ELLIS AVE	FORT WORTH TX	76164	002415 ELLIS AVE	EXCHANGE SUBDIVISION	BLK 19 LOTS 17 & 18	\$ 53,664	\$ 297,711	\$ 351,375	6,080	5,200	\$ 57.25
07031963	NOBLE I/HY FW CITYVIEW LLC	3424 PEACHTREE RD NE	ATLANTA GA	30326	005900 CITYVIEW BLVD	CITY VIEW ADDITION	BLK 2 LOT 3R4	\$ 1,241,657	\$ 6,762,094	\$ 8,003,751	76,032	118,253	\$ 57.18
07229836	SUPREME BRIGHT LLC	1141 KINWEST PKWY STE 150	IRVING TX	75063	000309 W STATE HWY 114	METROPLACE ADDITION 2ND INS	TL BLK 6 LOT 13A	\$ 465,300	\$ 6,622,291	\$ 7,087,591	51,027	116,325	\$ 56.93
40605973	SUMMIT HOSPITALITY I LLC	12600 HILL COUNTRY BLVD	AUSTIN TX	78738	000900 W ARBROOK BLVD	LANE, J W ADDITION	LOT 27AR2B	\$ 1,085,770	\$ 6,122,181	\$ 7,207,951	67,748	108,577	\$ 56.39
06679188	IA ORCHARD HOTELS FT WORTH LP	PO BOX 9271	OAK BROOK IL	60522	006530 WEST FWY	ONE RIDGMAR CENTER ADDITION	BLK 1 LOT 2B	\$ 421,260	\$ 3,372,534	\$ 3,793,794	50,739	60,180	\$ 56.04
05949440	AMCO PARTNERS LTD	3005 ARBOR OAKS DR	ARLINGTON TX	76006	002050 N STATE HWY 360	GSID COMM #5 INST #3	BLK 1 LOT 1	\$ 322,560	\$ 3,614,355	\$ 3,936,915	57,069	64,512	\$ 56.03
07059817	SAGAMORE-FORT WORTH LP	9616 E AW TILLINGHAST RD	SCOTTSDALE AZ	85262	013600 NORTH FWY	NORTHPORT ADDITION	BLK 17 LOT 1	\$ 814,744	\$ 5,687,089	\$ 6,501,833	64,439	101,843	\$ 55.84
07323476	CENTREPORT PARTNERS LP	4243 HUNT RD	CINCINNATI OH	45242	004151 CENTREPORT DR	CENTREPORT ADDITION	BLK 101 LOT 1	\$ 2,229,696	\$ 20,739,758	\$ 22,969,454	196,912	371,616	\$ 55.81
07216319	TX GRAND PRAIRIE HOTEL LLC	625 LIBERTY AVE STE 3110	PITTSBURGH PA	15222	001542 N STATE HWY 360	SUMNER SUITES HOTEL ADDITIO	N BLK LOT 2	\$ 557,010	\$ 6,209,596	\$ 6,766,606	84,107	111,402	\$ 55.74
41326385	BRE/LQ TX PROPERTIES LP	909 HIDDEN RDG STE 600	IRVING TX	75038	000825 N WATSON RD	SIX FLAGS BUSINESS PARK ADD	N BLK LOT 17R2AR	\$ 919,098	\$ 8,412,591	\$ 9,331,689	95,207	153,183	\$ 54.92
41187466	HIGHWAY LODGING WESTERN CTR LP	3920 BOAT CLUB RD	LAKE WORTH TX	76135	006351 NORTH FWY	WESTERN CENTER ADDITION	BLK 1 LOT 5	\$ 990,024	\$ 4,483,376	\$ 5,473,400	53,481	82,503	\$ 54.34
41184475	MEECHAM HOSPITALITY LLC	8000 WARREN PKWY STE 206	FRISCO TX	75034	004635 GEMINI PL	MERCANTILE CENTER WEST ADDN	BLK 1 LOT 6	\$ 1,089,000	\$ 5,843,313	\$ 6,932,313	75,000	108,900	\$ 53.66
06873014	HERITAGE INN NUMBER XXX LP	PO BOX 10639	FARGO ND	58106	000000 SW LOOP 820	HULEN MALL ADDITION	BLK 1 LOT 5B	\$ 686,064	\$ 3,067,426	\$ 3,753,490	38,136	57,172	\$ 53.65
06965539	ONE RIMA LP	301 CAPITOL ST	GRAPEVINE TX	76051	000301 CAPITOL ST	TRINITY INDUSTRIES (GPVNE)	BLK C LOT 1	\$ 871,200	\$ 4,629,233	\$ 5,500,433	46,912	87,120	\$ 53.14
40737519	MONIK LODGING PARTNERS LP	8312 S LANCASTER RD	DALLAS TX	75241	013250 JAKE CT	PACE-ALSBUARY VILLAGE ADDITI	ON BLK 1 LOT 6	\$ 523,047	\$ 3,672,875	\$ 4,195,922	52,761	69,740	\$ 52.67
41365364	CN CHURCHILL III LLC	2626 HOWELL ST FL 10	DALLAS TX	75204	000000 AIRLINE DR	CHURCHILL, CN ADDITION	BLK LOT 2	\$ 481,764	\$ 3,164,228	\$ 3,645,992	47,000	61,528	\$ 51.43
06387586	S VILLAGE CIRCLE HOLDINGS LP	7501 WISCONSIN AVE STE 500	BETHESDA MD	20814	000005 VILLAGE CIR	WESTLAKE/SOUTHLAKE PARK #1	BLK 2 LOT 2R	\$ 1,369,090	\$ 13,630,910	\$ 15,000,000	244,297	273,818	\$ 49.78
41200985	FW BURLESON HOTEL ETAL D POWEL	13251 JAKE CT	BURLESON TX	76028	013251 JAKE CT	PACE-ALSBUARY VILLAGE ADDITI	ON BLK 1 LOT 7	\$ 484,038	\$ 3,990,092	\$ 4,474,130	58,244	80,673	\$ 49.46
07826044	AD-MAR PROPERTIES LLC	3005 ARBOR OAKS DR	ARLINGTON TX	76006	002200 BROOKHOLLOW PLAZA DR	BROOKHOLLOW/ARLINGTON ADDIT	ION BLK 6 LOT 2R2B	\$ 1,124,000	\$ 5,551,372	\$ 6,675,372	72,676	112,400	\$ 49.39
41483073	JMR ALLIANCE GROUP LP	2221 E CONTINENTAL BLVD	SOUTHLAKE TX	76092	002600 WESTPORT PKWY	HILTON GARDEN INN	BLK 1 LOT 1	\$ 995,030	\$ 10,290,405	\$ 11,285,435	84,118	209,480	\$ 49.12
41234464	CLIFFORD RETAIL CTR HOTEL LP	10000 N CENTRAL EXPY STE 400	DALLAS TX	75231	000229 CLIFFORD CENTER DR	CLIFFORD RETAIL CENTER	BLK 1 LOT 6	\$ 365,872	\$ 4,473,045	\$ 4,838,917	59,481	91,468	\$ 48.90
41365356	CN CHURCHILL II LLC	6807 LAKEHURST AVE	DALLAS TX	75230	000000 AIRLINE DR	CHURCHILL, CN ADDITION	BLK LOT 1	\$ 411,506	\$ 2,568,664	\$ 2,980,170	49,384	52,555	\$ 48.88
07039778	BRE SELECT HOTELS TX LP	345 PARK											

Account Number	Owner	Owner Address	Owner City/State	Zip	Situs	Legal 1	Legal 2	Land	Improvement	Total	Improvement SQFT	Land SQFT	Improvement PSF
41523962	MANSFIELD ISD	605 E BROAD ST	MANSFIELD TX	76063	001110 W DEBBIE LN	MANSFIELD ISD CTR PERFORM A	RTS BLK 1 LOT 1	\$ 807,090	\$ 24,841,872	\$ 25,648,962	160,000	1,171,895	\$ 155.26
41563409	NATIONAL RETAIL PROPERTIES LP	3900 DALLAS PKWY STE 500	PLANO TX	75093	009228 SAGE MEADOW TR	ALLIANCE TOWN CENTER	BLK A LOT 10	\$ 702,976	\$ 7,751,671	\$ 8,454,647	59,000	413,515	\$ 131.38
41042468	SLTS GRAND AVENUE LP	2021 SPRING RD STE 200	OAK BROOK IL	60523	001450 PLAZA PL	SOUTHLAKE TOWN SQUARE ADDIT	ION BLK 14 LOT 4	\$ 1,260,940	\$ 7,330,685	\$ 8,591,625	65,840	126,094	\$ 111.34
00004669	PAFW INC	330 E 4TH ST	FORT WORTH TX	76102	000330 E 4TH ST	FORT WORTH ORIGINAL TOWN	BLK 87 LTS 1 & 2B	\$ 750,000	\$ 5,472,988	\$ 6,222,988	49,276	12,500	\$ 111.07
00004588	PAFW INC	201 MAIN ST	FORT WORTH TX	76102	000525 COMMERCE ST	FORT WORTH ORIGINAL TOWN	BLK 86 LTS 1 2A 2B 3A	\$ 2,800,000	\$ 19,791,977	\$ 22,591,977	191,890	40,000	\$ 103.14
41412486	STORE SPE STARPLEX LLC	12400 COIT RD STE 800	DALLAS TX	75251	006600 NW LOOP 820	LANDMARK QUEBEC ADDITION	BLK 1 LOT 1	\$ 1,058,376	\$ 5,331,252	\$ 6,389,628	52,374	352,792	\$ 101.79
40719944	EPT HURST INC	909 WALNUT STE 200	KANSAS CITY MO	64106	001001 NORTH EAST MALL BLVD	NORTH EAST MALL ADDITION	BLK 1R LOT 4B	\$ 1,338,848	\$ 9,661,152	\$ 11,000,000	124,342	83,678	\$ 77.70
41672143	E & I REALTY LLC	3900 DALLAS PKWY STE 500	PLANO TX	75093	002815 E DIVISION ST	GSSID COMM #2 INST #5	LOT 9RC1R3	\$ 224,340	\$ 3,475,660	\$ 3,700,000	44,863	44,868	\$ 77.47
41393392	AMERICAN NATIONAL BANK OF TX	102 W MOORE AVE	TERRELL TX	75160	005655 COLLEYVILLE BLVD	TOWN CENTER COLLEYVILLE	BLK 1 LOT 7	\$ -	\$ 2,700,000	\$ 2,700,000	36,567	-	\$ 73.84
06722601	CNMK TEXAS PROPERTIES LTD	3900 DALLAS PKWY STE 500	PLANO TX	75093	000911 W STATE HWY 114	CINEMARK ADDITON	BLK 1 LOT 1A	\$ 5,139,979	\$ 5,595,977	\$ 10,735,956	85,206	713,886	\$ 65.68
01371436	HULEN MALL JOINT VENTURE	12400 COIT RD STE 875	DALLAS TX	75251	004920 S HULEN ST	HULEN MALL ADDITION	BLK 1 LOT 3B	\$ 1,768,099	\$ 6,530,221	\$ 8,298,320	99,968	214,315	\$ 65.32
07581637	STAR VILLAGE LP	PO BOX 136189	FORT WORTH TX	76136	003980 BOAT CLUB RD	STAR VILLAGE COMMONS ADDITO	N TRACT 1	\$ 718,740	\$ 1,460,179	\$ 2,178,919	25,844	71,874	\$ 56.50
41550471	FORT WORTH, CITY OF	1000 THROCKMORTON ST	FORT WORTH TX	76102	003101 W LANCASTER AVE	ROGERS, WILL MEMORAL CENTER	BLK 2 LOT 3	\$ 925,140	\$ 5,603,417	\$ 6,528,557	99,436	185,028	\$ 56.35
06934595	COLE MT FORT WORTH TX LLC	2325 E CAMELBACK RD STE 1100	PHOENIX AZ	85016	000000 EDERVILLE RD	EASTCHASE ADDITION	BLK 1 LOT 10	\$ 1,613,900	\$ 1,322,800	\$ 2,936,700	39,156	322,780	\$ 33.78
40981614	REALTY INCOME TX PRO 1 LLC	PO BOX 460069	ESCONDIDO CA	92046	000301 W RENDON CROWLEY RD	SOUTHWEST IND PARK ADDITION	BLK 1 LOT 1R3	\$ 1,731,839	\$ 2,642,061	\$ 4,373,900	85,322	384,853	\$ 30.97
06933114	WILMINGTON TRUST CO TR	7132 REGAL LN	KNOXVILLE TN	37918	006100 NORTH FWY	STONEGLEN AT FOSSIL CREEK A	DDN BLK 44 LOT 3	\$ 3,920,400	\$ 1,179,600	\$ 5,100,000	51,640	435,600	\$ 22.84
05654963	RPI RIDGMAR TOWN SQUARE LTD	2929 CARLISLE ST STE 170	DALLAS TX	75204	006801 RIDGMAR MEADOW RD	RIDGMAR MEADOW ADDITION	BLK 1R LOT	\$ 932,185	\$ 286,177	\$ 1,218,362	29,334	186,437	\$ 9.76
04658930	BASS, SID R INC ETAL	201 MAIN ST STE 2700	FORT WORTH TX	76102	000455 COMMERCE ST	FORT WORTH ORIGINAL TOWN	BLK 53 LOTS 1 THRU 4	\$ 2,800,000	\$ 1,100,000	\$ 3,900,000	115,290	40,000	\$ 9.54
41653335	WORD OF GOD FELLOWSHIP INC	3901 HIGHWAY 121	BEDFORD TX	76021	002000 FORUM PKWY	BEDFORD FORUM ADDITION	BLK 3R LOT 3R	\$ 1,369,571	\$ 230,429	\$ 1,600,000	41,305	322,252	\$ 5.58

## THEATERS



APPENDIX B - CURRENT PROPERTY OWNERSHIP

ACCOUNT	PIDN	LAND VALUE	IMPR VALUE	TOTAL VALUE	OWNER	SITE ADDRESS	LAND ACRES	LAND SQFT
41559940	15399R-A-1	\$ 1,136,925.00	\$ 553,075.00	\$ 1,690,000.00	NATIONAL RETAIL PROPERTIES LP	002901 STATE HWY 121	1.16	50,530
41559959	15399R-A-2	\$ 1,006,758.00	\$ -	\$ 1,006,758.00	GLADE INFRASTRUCTURE LLC	002911 STATE HWY 121	1.28	55,931
41559967	15399R-B-1	\$ 1,125,936.00	\$ -	\$ 1,125,936.00	GLADE OUTLOTS A LLC	002721 STATE HWY 121	1.44	62,552
41559975	15399R-B-2	\$ 1,267,074.00	\$ 940,926.00	\$ 2,208,000.00	BDC FAMILY LP	002711 STATE HWY 121	1.62	70,393
41676122	15399R-F-1	\$ 2,436,746.00	\$ -	\$ 2,436,746.00	COMMUNITY DEV CAPITAL GROUP LL	000000 HERITAGE AVE	27.97	1,218,373
41563670	15399R-H-1	\$ 1,849,603.00	\$ 55,120,397.00	\$ 56,970,000.00	JLB GLADE ROAD LP	002800 BRAZOS BLVD	15.38	670,146
06189229	A 204-4B05	\$ 449,085.00	\$ -	\$ 449,085.00	CHEEK-SPARGER PROPERTIES LLP	000000 CHEEKSPARGER RD	2.95	128,310
04665112	A 204-5	\$ 94,438.00	\$ -	\$ 94,438.00	RUBY-12-GLADERETAILE LLC	003820 CHEEK SPARGER RD	1.08	47,220
06370624	A 204-5D	\$ 31,102.00	\$ -	\$ 31,102.00	RUBY-12-GLADERETAILE LLC	003401 CHEEK SPARGER RD	0.36	15,551
06820514	A 441-3C	\$ 133,390.00	\$ -	\$ 133,390.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	1.53	66,695
04483375	A 441-4A01	\$ 234,178.00	\$ -	\$ 234,178.00	RUBY-12-GLADERETAILE LLC	002299 STATE HWY 121	2.69	117,089
06149057	A 441-4A01A	\$ 73,790.00	\$ -	\$ 73,790.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.85	36,895
04483383	A 441-4B	\$ 21,518.00	\$ -	\$ 21,518.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.25	10,759
06140696	A 441-4B01	\$ 82,938.00	\$ -	\$ 82,938.00	RUBY-12	000000 STATE HWY 121	0.95	41,469
06149014	A 441-4B02	\$ 16,902.00	\$ -	\$ 16,902.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.19	8,451
04483391	A 441-5	\$ 2,054,202.00	\$ -	\$ 2,054,202.00	RUBY-12-GLADERETAILE LLC	002800 HERITAGE AVE	23.58	1,027,101
41698398	A 441-5A	\$ 28,348.00	\$ -	\$ 28,348.00	RUBY-12-GLADERETAILE LLC	000000 HERITAGE AVE	0.33	14,157
41713583	A 441-5B	\$ 81.00	\$ -	\$ 81.00	TRINITY RIVER AUTHORITY OF TX	000000 HERITAGE AVE	0.05	2,004
04483405	A 441-6	\$ 1,313,856.00	\$ -	\$ 1,313,856.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	15.08	656,928
04483421	A 441-6A	\$ 219,542.00	\$ -	\$ 219,542.00	RUBY-12-GLADERETAILE LLC	002531 STATE HWY 121	2.52	109,771
04483448	A 441-6A01	\$ 87,120.00	\$ -	\$ 87,120.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	1.00	43,560
04483413	A 441-6A02	\$ 217,800.00	\$ -	\$ 217,800.00	RUBY-12-GLADERETAILE LLC	002531 STATE HWY 121	1.00	43,560
07579527	A 441-6A03	\$ 13,521.00	\$ -	\$ 13,521.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.11	4,899
41238575	A 441-6A04	\$ 3,883.00	\$ -	\$ 3,883.00	RUBY-12-GLADERETAILE LLC	002533 STATE HWY 121	0.02	961
41456815	A 441-6A05	\$ 4,205.00	\$ -	\$ 4,205.00	TRINITY RIVER AUTHORITY OF TX	000000 STATE HWY 121	0.02	841
41581008	A 441-6A06	\$ 1,210,315.00	\$ -	\$ 1,210,315.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	5.56	242,062
04483456	A 441-6B	\$ 257,126.00	\$ -	\$ 257,126.00	RUBY-12-GLADERETAILE	000000 STATE HWY 121	2.95	128,563
06140718	A 441-6B01	\$ 1,026,970.00	\$ -	\$ 1,026,970.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	11.79	513,486
41580966	A 441-6B01A1	\$ 25,352.00	\$ -	\$ 25,352.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.29	12,676
41580990	A 441-6D	\$ 147,015.00	\$ -	\$ 147,015.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.68	29,403
41698401	A 441-6F	\$ 36,764.00	\$ -	\$ 36,764.00	RUBY-12-GLADERETAILE LLC	000000 STATE HWY 121	0.42	18,382
06140157	A 685-2A	\$ 3,310,560.00	\$ -	\$ 3,310,560.00	RUBY-12-GLADERETAILE LLC	002800 HERITAGE AVE	38.00	1,655,280
41581040	A 685-2A03	\$ 667,351.00	\$ -	\$ 667,351.00	GLADE INFRASTRUCTURE LLC	000000 HERITAGE AVE	5.57	242,673
41698290	A 685-2A03B	\$ 126,858.00	\$ -	\$ 126,858.00	GLADE OUTLOTS A LLC	000000 HERITAGE AVE	1.06	46,130
41581059	A 685-2A04	\$ 357,845.00	\$ -	\$ 357,845.00	GLADE INFRASTRUCTURE LLC	000000 HERITAGE AVE	1.64	71,569
41698304	A 685-2A04A	\$ 701,745.00	\$ -	\$ 701,745.00	GLADE OUTLOTS A LLC	000000 HERITAGE AVE	1.07	46,783
41581067	A 685-2A05	\$ 448,840.00	\$ -	\$ 448,840.00	GLADE INFRASTRUCTURE LLC	000000 HERITAGE AVE	1.29	56,105
41698371	A 685-2A09	\$ 433,762.00	\$ -	\$ 433,762.00	RUBY-12-GLADERETAILE LLC	000000 HERITAGE AVE	4.98	216,842
04493389	A 685-3	\$ 18,034.00	\$ -	\$ 18,034.00	GLADE OUTLOTS A LLC	000000 STATE HWY 121	0.41	18,034
		<b>\$ 22,671,478.00</b>	<b>\$ 56,614,398.00</b>	<b>\$ 79,285,876.00</b>			<b>179.11</b>	<b>7,802,134</b>