Dallas Public Facility Corporation

Standard at Royal Lane
General Partner Revenue/Property Tax Abatement Analysis - Workforce Housing
Draft as of 6/14/2022

			Amount of Financing: $54,624,000		Notes:
1	Bond Counsel - Bracewell LLP		125,000.00	*a*	not confirmed
2	General Partner Advisor - Hilltop Securities, Inc.		35,000.00	*a*	not confirmed
		$	160,000.00		

Footnotes:

* *Any nonrefundable application review fees paid are in addition to the fees outlined above*

Structuring Fee	$	250,000.00
Annual Lease Payment ($400K + 3% Annually)		7,439,565.55
General Contractor - (25% of sales tax savings)		430,650.00
Total GP Partnership Related Revenues		$8,120,215.55
15 Year Estimated Rent Subisdy	**$**	**12,300,480.00**
Total GP Partnership Related Revenues Plus Rent Subsidy	**$**	**20,420,695.55**
Estimate of Taxes Abated		**$28,589,225.71**
Mil Rate		**2.637991%**
Cap Rate		**6.50%**
20% of Estimate of Taxes Abated		**$5,717,845.14**

Footnote:

a.	Total Cash Flow based off of "05.24.22 Royal Lane_Underwriting" numbers =	45,498,254.00
	Partnership Expenses =	7,439,565.55
	Deferred Developer Fee + Interest =	3,642,000.00
	Cash Flow Est. to the ILP, GP & SLP =	34,416,688.45
	Cash Flow Est. to the ILP ~ 10% =	3,441,668.84
	Cash Flow Est. to the GP & SLP ~ 90% =	30,975,019.60

15 Year Pro Forma without Property Taxes

Proforma

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	Total
Effective Gross Income from Operations		$ 7,357,015	$ 7,555,252	$ 7,781,909	$ 8,015,367	$ 8,255,828	$ 8,503,503	$ 8,758,608	$ 9,021,366	$ 9,292,007	$ 9,570,767	$ 9,857,890	$ 10,153,627	$ 10,458,236	$ 10,771,983	$ 11,095,142	**136,448,500**
Operating Expenses		$ 1,572,816	$ 1,619,135	$ 1,666,823	$ 1,715,919	$ 1,766,465	$ 1,818,504	$ 1,872,080	$ 1,927,239	$ 1,984,028	$ 2,042,495	$ 2,102,689	$ 2,164,663	$ 2,228,467	$ 2,294,158	$ 2,361,790	**29,137,271**
Total Debt Service		$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	**61,812,975**
																	-
Net Operating Income		$ 5,784,199	$ 5,936,117	$ 6,115,086	$ 6,299,448	$ 6,489,363	$ 6,684,999	$ 6,886,528	$ 7,094,127	$ 7,307,979	$ 7,528,272	$ 7,755,201	$ 7,988,964	$ 8,229,769	$ 8,477,825	$ 8,733,352	$ 107,311,229
DCR		1.40	1.44	1.48	1.53	1.57	1.62	1.67	1.72	1.77	1.83	1.88	1.94	2.00	2.06	2.12	
CF Avaliable for Waterfall after Hard Debt		1,663,334	1,815,252	1,994,221	2,178,583	2,368,498	2,564,134	2,765,663	2,973,262	3,187,114	3,407,407	3,634,336	3,868,099	4,108,904	4,356,960	4,612,487	**45,498,254**
Lease Payment		400,000	412,000	424,360	437,091	450,204	463,710	477,621	491,950	506,708	521,909	537,567	553,694	570,304	587,413	605,036	**7,439,566**
Other Fees (Asset Man Fee ect.)																	**-**
Other Fees (Asset Man Fee ect.)																	-
Other Fees (Asset Man Fee ect.)																	-
Other Fees (Asset Man Fee ect.)																	-
Other Fees (Asset Man Fee ect.)																	-
Expenses Total		400,000	412,000	424,360	437,091	450,204	463,710	477,621	491,950	506,708	521,909	537,567	553,694	570,304	587,413	605,036	**7,439,566**
Developer Fee Total	**3,642,000.00**																
Deferred Developer Fee Interest	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Deferred Developer Fee Remaining	**3,642,000.00**	3,642,000	2,378,666	975,414	-	-	-	-	-	-	-	-	-	-	-	-	
Deferred Developer Fee Payment		1,263,334	1,403,252	975,414	-	-	-	-	-	-	-	-	-	-	-	-	**3,642,000**
Cashflow Avaliable to Split - ILP, GP & SLP		-	-	594,447	1,741,492	1,918,294	2,100,424	2,288,042	2,481,312	2,680,406	2,885,498	3,096,769	3,314,405	3,538,600	3,769,547	4,007,451	**34,416,688**

15 Year Pro Forma with Property Taxes

Proforma																	
Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**Total**
Effective Gross Income from Operations		$ 8,161,669	$ 8,406,519	$ 8,658,715	$ 8,918,476	$ 9,186,031	$ 9,461,612	$ 9,745,460	$ 10,037,824	$ 10,338,959	$ 10,649,127	$ 10,968,601	$ 11,297,659	$ 11,636,589	$ 11,985,687	$ 12,345,257	**151,798,185**
																	-
Operating Expenses		$ 1,572,816	$ 1,619,135	$ 1,666,823	$ 1,715,919	$ 1,766,465	$ 1,818,504	$ 1,872,080	$ 1,927,239	$ 1,984,028	$ 2,042,495	$ 2,102,689	$ 2,164,663	$ 2,228,467	$ 2,294,158	$ 2,361,790	**29,137,271**
Estimated Property Taxes (2.712875% MIL Rate)		1,537,145	1,583,259	1,630,757	1,679,680	1,730,070	1,781,972	1,835,431	1,890,494	1,947,209	2,005,625	2,065,794	2,127,768	2,191,601	2,257,349	2,325,070	**28,589,226**
Operating Expenses With Taxes		3,109,961	3,202,394	3,297,580	3,395,599	3,496,535	3,600,476	3,707,511	3,817,733	3,931,237	4,048,120	4,168,483	4,292,431	4,420,068	4,551,507	4,686,860	**57,726,497**
Total Developer's Estimated Debt Service		$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	$ 4,120,865	**61,812,975**
Net Operating Income		$ 5,051,708	$ 5,204,125	$ 5,361,135	$ 5,522,878	$ 5,689,496	$ 5,861,135	$ 6,037,949	$ 6,220,090	$ 6,407,721	$ 6,601,007	$ 6,800,118	$ 7,005,228	$ 7,216,521	$ 7,434,179	$ 7,658,398	$ 94,071,688
Additional Income Needed to Achieve 1.15 DCR		$ (312,713.66)	$ (465,130.39)	$ (622,140.20)	$ (783,882.94)	$ (950,500.84)	$ (1,122,140.66)	$ (1,298,953.84)	$ (1,481,095.70)	$ (1,668,726.58)	$ (1,862,012.06)	$ (2,061,123.11)	$ (2,266,233.32)	$ (2,477,526.05)	$ (2,695,184.69)	$ (2,919,402.81)	$ (22,986,767)
DCR		1.23	1.26	1.30	1.34	1.38	1.42	1.47	1.51	1.55	1.60	1.65	1.70	1.75	1.80	1.86	
CF Avaliable for Waterfall after Hard Debt		930,843	1,083,260	1,240,270	1,402,013	1,568,631	1,740,270	1,917,084	2,099,225	2,286,856	2,480,142	2,679,253	2,884,363	3,095,656	3,313,314	3,537,533	**32,258,713**
Lease Payment	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Expenses Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Developer Fee Total	**3,642,000.00**																
Deferred Developer Fee Interest	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Deferred Developer Fee Remaining	**3,642,000.00**	3,642,000	2,711,157	1,627,896	387,626	-	-	-	-	-	-	-	-	-	-	-	
Deferred Developer Fee Payment		930,843	1,083,260	1,240,270	387,626	-	-	-	-	-	-	-	-	-	-	-	**3,642,000**
Annual Cash Flow		-	-	-	1,014,386	1,568,631	1,740,270	1,917,084	2,099,225	2,286,856	2,480,142	2,679,253	2,884,363	3,095,656	3,313,314	3,537,533	**28,616,713**
Cumalative Net Cash Flow		-	-	-	1,014,386	2,583,017	4,323,287	6,240,371	8,339,596	10,626,453	13,106,594	15,785,847	18,670,210	21,765,866	25,079,181	28,616,713	

Property Tax Abatement Analysis

Estimated Property Taxes with Market, 80% and 60%Units
DPFC Standard at Royal Lane

Total Cost	72,836,910	
80% of Estimated Value	58,269,528	
NOI/TC	0.39251014	(assumed Cap)
Mil Rate	2.6379910%	

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
taxable * mil = total taxes	1,537,145	1,583,259	1,630,757	1,679,680	1,730,070	1,781,972	1,835,431	1,890,494	1,947,209	2,005,625	2,065,794	2,127,768	2,191,601	2,257,349	2,325,070	**28,589,226**
City of Dallas Taxes	450,598	464,116	478,040	492,381	507,152	522,367	538,038	554,179	570,804	587,929	605,566	623,733	642,445	661,719	681,570	**8,380,638**
Dallas ISD Taxes	727,341	749,161	771,636	794,785	818,628	843,187	868,483	894,537	921,373	949,015	977,485	1,006,810	1,037,014	1,068,124	1,100,168	**13,527,746**
Dallas County Taxes	138,650	142,810	147,094	151,507	156,052	160,733	165,555	170,522	175,638	180,907	186,334	191,924	197,682	203,612	209,721	**2,578,740**
Dallas CCD Taxes	71,969	74,128	76,352	78,642	81,001	83,431	85,934	88,512	91,168	93,903	96,720	99,622	102,610	105,688	108,859	**1,338,540**
Parkland HHD Taxes	148,587	153,045	157,636	162,365	167,236	172,253	177,421	182,744	188,226	193,873	199,689	205,680	211,850	218,205	224,752	**2,763,562**

Taxing Authority	**Mil Rate**
DALLAS	0.773300%
DALLAS ISD	1.248235%
DALLAS COUNTY	0.237946%
DALLAS COLLEGE	0.123510%
PARKLAND HOSPITAL	0.255000%
Total Mil Rate	2.637991%

Dallas Public Facility Corporation

Workforce Housing

Standard at Royal Lane

Rent Subsidy with Property Tax Abatement

Draft as of 6/14/2022

Unit Type	Unit Count	Rent Level	Unit Size (Net Rentable Area)	Total Net Rentable Area	*Proposed Rent	Rent Savings Compared to % AMI & Market Rents for 15 years
1bd/1ba	14	Market	610	8,540	1,625	
1bd/1ba	6	Market	851	5,106	1,625	
2bd/2ba	10	Market	837	8,370	1,900	
2bd/2ba	24	Market	1,076	25,824	1,900	
2bd/2ba	2	Market	1,078	2,156	1,900	
2bd/2ba	2	Market	1,082	2,164	1,900	
2bd/2ba	4	Market	1,083	4,332	1,900	
2bd/2ba	19	Market	1,081	20,539	1,900	
3bd/2ba	20	Market	1,516	30,320	2,650	
3bd/2ba	28	Market	1,525	42,700	2,650	
3bd/2ba	16	Market	1,521	24,336	2,650	
4bd/2ba	2	Market	1,914	3,828	3,100	
4bd/2ba	3	Market	1,920	5,760	3,100	
Total	150			183,975		**$-**
1bd/1ba	6	60%	610	3,660	1,096	571,320.00
2bd/2ba	12	60%	837	10,044	1,315	1,263,600.00
3bd/2ba	12	60%	12	144	1,519	2,442,960.00
4bd/2ba		60%		-		-
Total	30			13,848		**$4,277,880.00**
1bd/1ba	12	80%	610	7,320	1,462	352,080.00
2bd/2ba	10	80%	837	8,370	1,754	262,800.00
2bd/2ba	20	80%	1,076	21,520	1,754	525,600.00
2bd/2ba	2	80%	1,078	2,156	1,754	52,560.00
2bd/2ba	2	80%	1,082	2,164	1,754	52,560.00
2bd/2ba	8	80%	1,083	8,664	1,754	210,240.00
2bd/2ba	13	80%	1,081	14,053	1,754	341,640.00
3bd/2ba	16	80%	1,516	24,256	2,026	1,797,120.00
3bd/2ba	20	80%	1,525	30,500	2,026	2,246,400.00
3bd/2ba	10	80%	1,521	15,210	2,026	1,123,200.00
4bd/2ba	2	80%	1,914	3,828	2,260	302,400.00
4bd/2ba	5	80%	1,920	9,600	2,260	756,000.00
Total	120			147,641		**$8,022,600.00**
Total	**300**	**Average SF**	**1,152**	**345,464**		**$12,300,480.00**

* Market Rate rents and 80%/ 60% rents based off of provided (05.24.22 Royal Lane_Underwriting)