



# City of Dallas Public Facility Corporation

Mountain Creek - NRP



Draft as of 11/11/2021

Total Project Cost  
\$63,766,372

Notes:

	Lease Payment Structure
Structuring Fee	\$ 350,000.00
Annual Lease Payment 15 years shown (\$267k + 2.5% years 4-10 & CPI years 11-75)	3,610,424.22
General Partner - GP (Sales Commission \$500k at first sale 1% at subsequent)	500,000.00
<hr/>	
Total GP Partnership Related Revenues	\$ 4,460,424.22

<b>15 year Rent Subsidy Estimate</b>	<b>\$6,284,700.00</b>
<b>Rents Subsidy + General Partner Revenues</b>	<b>\$10,745,124.22</b>

<b>Estimate of Taxes Abated</b>	<b>\$20,031,985.92</b>
<b>Mil Rate</b>	<b>2.695656%</b>
<b>Cap Rate</b>	<b>6.50%</b>
<b>40% of Estimate of Taxes Abated</b>	<b>\$8,012,794.37</b>

Footnote:

Total Cash Flow based off of "21-11-03 Mountain Creek.Market.11.03.21.PFC	
a.	Ground Lease Payments" numbers = 30,834,851.15
	Partnership Expenses = -
	Deferred Developer Fee + Interest = -
	Cash Flow Est. to the ILP, GP & SLP = 30,834,851.15
	Cash Flow Est. to the ILP ~ 10% = 3,083,485.11
	Cash Flow Est. to the GP & SLP ~ 90% = 27,751,366.03

Proforma		15 Year Pro Forma with Property Taxes															Total
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total	
Effective Gross Income from Operations	\$ 5,874,289	\$ 5,991,775	\$ 6,111,610	\$ 6,233,842	\$ 6,358,519	\$ 6,485,690	\$ 6,615,404	\$ 6,747,712	\$ 6,882,666	\$ 7,020,319	\$ 7,160,726	\$ 7,303,940	\$ 7,450,019	\$ 7,599,019	\$ 7,751,000	<b>101,586,529</b>	
Operating Expenses	\$ 1,787,829	\$ 1,841,464	\$ 1,896,708	\$ 1,953,609	\$ 2,012,217	\$ 2,072,584	\$ 2,134,761	\$ 2,198,804	\$ 2,264,768	\$ 2,332,711	\$ 2,402,693	\$ 2,474,773	\$ 2,549,017	\$ 2,625,487	\$ 2,704,252	<b>33,251,678</b>	
Estimated Property Taxes (2.695656% MIL Rate)	1,197,923	1,216,641	1,235,575	1,254,727	1,274,095	1,293,678	1,313,476	1,333,487	1,353,711	1,374,146	1,394,791	1,415,644	1,436,702	1,457,964	1,479,426	<b>20,031,986</b>	
Operating Expenses With Taxes	2,985,752	3,058,105	3,132,283	3,208,336	3,286,312	3,366,262	3,448,237	3,532,291	3,618,480	3,706,858	3,797,484	3,890,417	3,985,718	4,083,451	4,183,678	<b>53,283,664</b>	
Total Developer's Estimated Debt Service	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	<b>37,500,000</b>	
Net Operating Income	\$ 2,888,537	\$ 2,933,670	\$ 2,979,327	\$ 3,025,507	\$ 3,072,207	\$ 3,119,428	\$ 3,167,167	\$ 3,215,420	\$ 3,264,186	\$ 3,313,461	\$ 3,363,242	\$ 3,413,523	\$ 3,464,300	\$ 3,515,568	\$ 3,567,321	<b>48,302,865</b>	
Additional Income Needed to Achieve 1.15 DCR	\$ (13,536.72)	\$ (58,670.08)	\$ (104,327.00)	\$ (150,506.55)	\$ (197,207.49)	\$ (244,428.17)	\$ (292,166.56)	\$ (340,420.22)	\$ (389,186.25)	\$ (438,461.34)	\$ (488,241.67)	\$ (538,522.94)	\$ (589,300.32)	\$ (640,568.47)	\$ (692,321.43)	<b>(5,177,865)</b>	
DCR	1.16	1.17	1.19	1.21	1.23	1.25	1.27	1.29	1.31	1.33	1.35	1.37	1.39	1.41	1.43		
<b>CF Available for Waterfall after Hard Debt</b>	<b>388,537</b>	<b>433,670</b>	<b>479,327</b>	<b>525,507</b>	<b>572,207</b>	<b>619,428</b>	<b>667,167</b>	<b>715,420</b>	<b>764,186</b>	<b>813,461</b>	<b>863,242</b>	<b>913,523</b>	<b>964,300</b>	<b>1,015,568</b>	<b>1,067,321</b>	<b>10,802,865</b>	
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.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Expenses Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LP Investor Equity	<b>\$17,854,584</b>																
LP Investor Return with Property Taxes Paid	10%	38,854	43,367	47,933	52,551	57,221	61,943	66,717	71,542	76,419	81,346	86,324	91,352	96,430	101,557	1,082,287	
Cumulative LP Investor Return with Property Taxes Paid		38,854	82,221	130,153	182,704	239,925	301,868	368,584	440,126	516,545	597,891	684,215	775,568	871,998	973,554	1,080,287	
LP Investor % of Return with Property Taxes Paid		0.22%	0.46%	0.73%	1.02%	1.34%	1.69%	2.06%	2.47%	2.89%	3.35%	3.83%	4.34%	4.88%	5.45%	6.05%	
LP Investor Return without Property Taxes	10%	158,646	165,031	171,490	178,023	184,630	191,311	198,064	204,891	211,790	218,761	225,803	232,917	240,100	247,353	3,083,485	
Cumulative LP Investor Return without Property Taxes		158,646	323,677	495,167	673,191	857,821	1,049,131	1,247,196	1,452,086	1,663,876	1,882,637	2,108,440	2,341,357	2,581,457	2,828,810	3,083,485	
LP Investor % of Return without Property Taxes		0.89%	1.81%	2.77%	3.77%	4.80%	5.88%	6.99%	8.13%	9.32%	10.54%	11.81%	13.11%	14.46%	15.84%	17.27%	
Annual Cash Flow with Property Taxes Paid	388,537	433,670	479,327	525,507	572,207	619,428	667,167	715,420	764,186	813,461	863,242	913,523	964,300	1,015,568	1,067,321	10,802,865	
Cumulative Net Cash Flow with Property Taxes Paid	388,537	822,207	1,301,534	1,827,040	2,399,248	3,018,676	3,685,843	4,401,263	5,165,449	5,978,910	6,842,152	7,755,675	8,719,975	9,735,544	10,802,865		
Annual Cash Flow without Property Taxes	1,586,460	1,650,311	1,714,902	1,780,233	1,846,302	1,913,106	1,980,642	2,048,907	2,117,898	2,187,608	2,258,033	2,329,167	2,401,002	2,473,532	2,546,748	30,834,851	
Cumulative Net Cash Flow without Property Taxes	1,586,460	3,236,771	4,951,673	6,731,907	8,578,209	10,491,315	12,471,957	14,520,864	16,638,762	18,826,370	21,084,403	23,413,569	25,814,571	28,288,103	30,834,851		

		15 Year Pro Forma with Property Taxes															
Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Effective Gross Income from Operations	\$	5,874,289	\$ 5,991,775	\$ 6,111,610	\$ 6,233,842	\$ 6,358,519	\$ 6,485,690	\$ 6,615,404	\$ 6,747,712	\$ 6,882,666	\$ 7,020,319	\$ 7,160,726	\$ 7,303,940	\$ 7,450,019	\$ 7,599,019	\$ 7,751,000	101,586,529
Operating Expenses	\$	1,787,829	\$ 1,841,464	\$ 1,896,708	\$ 1,953,609	\$ 2,012,217	\$ 2,072,584	\$ 2,134,761	\$ 2,198,804	\$ 2,264,768	\$ 2,332,711	\$ 2,402,693	\$ 2,474,773	\$ 2,549,017	\$ 2,625,487	\$ 2,704,252	33,251,678
Estimated Property Taxes (2.695656% MIL Rate)		1,197,923	1,216,641	1,235,575	1,254,727	1,274,095	1,293,678	1,313,476	1,333,487	1,353,711	1,374,146	1,394,791	1,415,644	1,436,702	1,457,964	1,479,426	20,031,986
Operating Expenses With Taxes		2,985,752	3,058,105	3,132,283	3,208,336	3,286,312	3,366,262	3,448,237	3,532,291	3,618,480	3,706,858	3,797,484	3,890,417	3,985,718	4,083,451	4,183,678	53,283,664
Total Developer's Estimated Debt Service	\$	2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	37,500,000
Net Operating Income	\$	2,888,537	\$ 2,933,670	\$ 2,979,327	\$ 3,025,507	\$ 3,072,207	\$ 3,119,428	\$ 3,167,167	\$ 3,215,420	\$ 3,264,186	\$ 3,313,461	\$ 3,363,242	\$ 3,413,523	\$ 3,464,300	\$ 3,515,568	\$ 3,567,321	\$ 48,302,865
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<b>CF Available for Waterfall after Hard Debt</b>		<b>388,537</b>	<b>433,670</b>	<b>479,327</b>	<b>525,507</b>	<b>572,207</b>	<b>619,428</b>	<b>667,167</b>	<b>715,420</b>	<b>764,186</b>	<b>813,461</b>	<b>863,242</b>	<b>913,523</b>	<b>964,300</b>	<b>1,015,568</b>	<b>1,067,321</b>	<b>10,802,865</b>
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Fees (Asset Man Fee ect.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Expenses Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Fee Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Interest	0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Remaining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Cash Flow		388,537	433,670	479,327	525,507	572,207	619,428	667,167	715,420	764,186	813,461	863,242	913,523	964,300	1,015,568	1,067,321	10,802,865
Cumulative Net Cash Flow		388,537	822,207	1,301,534	1,827,040	2,399,248	3,018,676	3,685,843	4,401,263	5,165,449	5,978,910	6,842,152	7,755,675	8,719,975	9,735,544	10,802,865	

Property Tax Abatement Analysis

Total Cost	\$63,766,372
NOI/TC	1.114051259 (assumed Cap)
Mil Rate	2.695656%
Cap Rate	6.50%
Loaded Cap	9.19566%

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
NOI		52,640	4,154,665	4,885,185	5,000,225	5,117,929	5,238,357	5,361,570	5,487,630	5,616,603	5,748,553	5,883,549	6,021,656	6,162,949	6,307,496	<b>71,039,007</b>
NOI/Loaded Taxable Value	-	572,444	45,180,735	53,124,921	54,375,947	55,655,942	56,965,561	58,305,465	59,676,330	61,078,872	62,513,789	63,981,830	65,483,702	67,020,221	68,592,127	<b>772,527,887</b>
taxable * mil = total taxes	-	15,431	1,217,917	1,432,065	1,465,788	1,500,293	1,535,596	1,571,715	1,608,669	1,646,476	1,685,157	1,724,730	1,765,215	1,806,635	1,849,008	<b>20,824,694</b>

Taxing Authority	Mill Rate
DALLAS	0.7733
DUNCANVILLE ISD	1.3159
DALLAS COUNTY	0.227946
DALLAS COLLEGE	0.12351
PARKLAND HOSPITAL	0.255
UNASSIGNED	N/A

Total Mill Rate	2.695656
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