Exhibit 7
Waller Creek TIF
Buildout and
Tax Revenues Schedule

AWARD OF CONSTRUCTION CONTRACT AUGUST 2010

Without Historic Properties	TOTALS	ESTIMATED	PROJECTED VALUES -------->>			
TAX YEAR		2007	2008	2009	2010	2011
FISCAL YEAR			2009	2010	2011	2012
TAX BASE (Estimated using 2006 base)		$ 173,584,987				
Assessed value increment			$ 99,217,372	$ 102,193,893	$ 246,765,125	$ 308,001,868
Total AV			$ 272,802,359	$ 275,778,880	$ 420,350,112	$ 481,586,855
Annual City Real and Personal Property Tax Revenue	347,714,659		$ 409,371	$ 421,653	$ 1,053,248	$ 1,322,772
50% of Total Annual County Real and Personal Property Tax Revenue	69,444,897		$ 223,190	$ 229,886	$ 574,232	$ 721,177
Total Property Tax Revenue			$ 632,561	$ 651,539	$ 1,627,480	$ 2,043,949
Annual Bond Payments $100,200,000 = $109,491,245, Construction Cost in Year 4 Dollars	212,544,840		$ -	$ -	$ -	$ 7,084,828
Annaul O&M Cost $2,632,000 @ 3.00 % Annual Inflation	124,960,000		$ -	$ -	$ -	$ -
Total Debt Service and O&M Cost	337,504,840		$ -	$ -	$ -	$ 7,084,828
Annual Deficit	79,654,716		$ 632,561	$ 651,539	$ 1,627,480	$ (5,040,879)
Cummulative Deficit			$ 632,561	$ 1,284,099	$ 2,911,579	$ (2,129,300)
Estimated Total Revenue Form City Sale Tax (Excluding Hotel)	187,888,742		$ -	$ 933,549	$ 751,634	$ 1,395,919

ESTIMATED VALUES AND ABSORPTION TOTALS	Office Value & Square Feet (SF)	Retail Value & Square Feet (SF)	Hotel Value & Square Feet (SF)	Residential (Apartments /Condominiums) Value & Square Feet (SF)
TOTAL 2006 Values =>	$ 599,265,000	$ 117,000,000	$ 126,238,125	$ 820,416,420
Maximum Absorption Estimate, SF =>	2,605,500	600,000	1,553,700	2,561,400

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2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
$ 406,638,381	$ 513,678,233	$ 665,695,160	$ 806,728,263	$ 986,239,988	$ 1,175,223,681	$ 1,346,815,487	$ 1,531,857,854	$ 1,731,259,941	$ 1,980,012,865	$ 2,212,118,471
$ 580,223,368	$ 687,263,220	$ 839,280,147	$ 980,313,250	$ 1,159,824,975	$ 1,348,808,668	$ 1,520,400,474	$ 1,705,442,841	$ 1,904,844,928	$ 2,153,597,852	$ 2,385,703,458
$ 1,752,463	$ 2,218,144	$ 2,889,249	$ 3,502,355	$ 4,281,849	$ 5,110,671	$ 5,852,814	$ 6,652,268	$ 7,512,862	$ 8,597,228	$ 9,597,331
$ 955,445	$ 1,209,334	$ 1,575,222	$ 1,909,488	$ 2,334,469	$ 2,786,344	$ 3,190,961	$ 3,626,824	$ 4,096,021	$ 4,687,218	$ 5,232,477
$ 2,707,908	$ 3,427,478	$ 4,464,471	$ 5,411,843	$ 6,616,318	$ 7,897,016	$ 9,043,776	$ 10,279,093	$ 11,608,883	$ 13,284,446	$ 14,829,808
$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828
$ -	$ -	$ -	$ 3,240,000	$ 3,340,000	$ 3,440,000	$ 3,540,000	$ 3,650,000	$ 3,760,000	$ 3,870,000	$ 3,990,000
$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 10,324,828	$ 10,424,828	$ 10,524,828	$ 10,624,828	$ 10,734,828	$ 10,844,828	$ 10,954,828	$ 11,074,828
$ (4,376,920)	$ (3,657,350)	$ (2,620,357)	$ (4,912,985)	$ (3,808,510)	$ (2,627,812)	$ (1,581,052)	$ (455,735)	$ 764,055	$ 2,329,618	$ 3,754,980
$ (6,506,220)	$ (10,163,570)	$ (12,783,927)	$ (17,696,912)	$ (21,505,423)	$ (24,133,235)	$ (25,714,287)	$ (26,170,023)	$ (25,405,968)	$ (23,076,349)	$ (19,321,369)
$ 1,868,860	$ 2,610,657	$ 3,327,106	$ 4,433,726	$ 5,398,220	$ 5,519,956	$ 5,766,191	$ 6,023,077	$ 6,519,369	$ 6,578,048	$ 6,870,013

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TRAVIS COUNTY PATICIPATION IN TIF ENDS

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
$ 2,461,704,993	$ 2,729,937,390	$ 3,061,155,024	$ 3,371,767,481	$ 3,662,706,291	$ 3,771,374,421	$ 3,825,972,779	$ 3,825,972,779	$ 3,825,972,779	$ 3,825,972,779
$ 2,635,289,980	$ 2,903,522,377	$ 3,234,740,011	$ 3,545,352,468	$ 3,836,291,278	$ 3,944,959,408	$ 3,999,557,766	$ 3,999,557,766	$ 3,999,557,766	$ 3,999,557,766
$ 10,671,723	$ 11,825,300	$ 13,261,561	$ 14,595,407	$ 15,846,544	$ 16,317,549	$ 16,588,555	$ 16,612,633	$ 16,637,433	$ 16,662,977
$ 5,818,236	$ 6,447,168	$ 7,230,219	$ 7,957,432	**$ 8,639,554**					
$ 16,489,959	$ 18,272,468	$ 20,491,780	$ 22,552,839	$ 24,486,098	$ 16,317,549	$ 16,588,555	$ 16,612,633	$ 16,637,433	$ 16,662,977
$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828
$ 4,110,000	$ 4,230,000	$ 4,360,000	$ 4,490,000	$ 4,620,000	$ 4,760,000	$ 4,900,000	$ 5,050,000	$ 5,200,000	$ 5,360,000
$ 11,194,828	$ 11,314,828	$ 11,444,828	$ 11,574,828	$ 11,704,828	$ 11,844,828	$ 11,984,828	$ 12,134,828	$ 12,284,828	$ 12,444,828
$ 5,295,131	$ 6,957,640	$ 9,046,952	$ 10,978,011	$ 12,781,270	$ 4,472,721	$ 4,603,727	$ 4,477,805	$ 4,352,605	$ 4,218,149
$ (14,026,239)	$ (7,068,599)	$ 1,978,353	$ 12,956,364	$ 25,737,634	$ 30,210,356	$ 34,814,082	$ 39,291,887	$ 43,644,491	$ 47,862,640
$ 7,174,648	$ 7,780,692	$ 7,832,469	$ 7,902,183	$ 6,896,663	$ 7,440,660	$ 7,298,344	$ 7,517,295	$ 7,742,813	$ 7,975,098

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2033	2034	2035	2036	2037	2038	2039	2040
2034	2035	2036	2037	2038	2039	2040	2041
$ 3,825,972,779	$ 3,899,348,406	$ 3,899,348,406	$ 3,899,348,406	$ 3,899,348,406	$ 3,899,348,406	$ 3,997,959,113	$ 3,997,959,113
$ 3,999,557,766	$ 4,072,933,393	$ 4,072,933,393	$ 4,072,933,393	$ 4,072,933,393	$ 4,072,933,393	$ 4,171,544,100	$ 4,171,544,100
$ 16,689,287	$ 17,045,829	$ 17,074,542	$ 17,104,117	$ 17,134,580	$ 17,165,956	$ 17,636,087	$ 17,670,302
$ 16,689,287	$ 17,045,829	$ 17,074,542	$ 17,104,117	$ 17,134,580	$ 17,165,956	$ 17,636,087	$ 17,670,302
$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828	$ 7,084,828
$ 5,520,000	$ 5,680,000	$ 5,850,000	$ 6,030,000	$ 6,210,000	$ 6,390,000	$ 6,590,000	$ 6,780,000
$ 12,604,828	$ 12,764,828	$ 12,934,828	$ 13,114,828	$ 13,294,828	$ 13,474,828	$ 13,674,828	$ 13,864,828
$ 4,084,459	$ 4,281,001	$ 4,139,714	$ 3,989,289	$ 3,839,752	$ 3,691,128	$ 3,961,259	$ 3,805,474
$ 51,947,099	$ 56,228,100	$ 60,367,814	$ 64,357,104	$ 68,196,855	$ 71,887,983	$ 75,849,242	$ 79,654,716
$ 8,701,761	$ 8,471,564	$ 8,725,711	$ 8,987,482	$ 9,257,107	$ 10,187,926	$ 9,833,365	$ 10,128,366