Exhibit 8
Waller Creek TIF
Buildout Assumptions

WALLER CREEK TUNNEL PROJECT, CIT

Most Likely Developme

Adsorption Assumption and Lag Times

Year Number	Calendar Year	Bottom of Range Office (SF)	Average Office (SF)	Top of Range Office (SF)	Bottom of Range Retail (SF)	Average Retail (SF)	Top of Range Retail (SF)	Hotel - SF	Residential (Apartments /Condominiums) - SF	Apartments Number of Units per Year
TOTAL 2006 Values =>		$ 599,265,000	$ 599,265,000	$ 599,265,000	$ 117,000,000	$ 117,000,000	$ 117,000,000	$ 126,238,125	$ 820,416,420	
		2,605,500	2,605,500	2,605,500	600,000	600,000	600,000	1,553,700	2,561,400	
1	End of 2008	-	-	-	-	-	-	-	-	-
2	End of 2009	-	-	-	50,000	62,500	75,000	203,200	268,800	-
3	End of 2010	75,000	100,000	125,000	50,000	62,500	75,000	-	71,250	75
4	End of 2011	75,000	100,000	125,000	50,000	62,500	75,000	-	141,250	75
5	End of 2012	75,000	100,000	125,000	50,000	62,500	75,000	-	141,250	75
6	End of 2013	75,000	100,000	125,000	100,000	112,500	125,000	200,000	141,250	75
7	End of 2014	75,000	100,000	125,000	100,000	112,500	125,000	-	141,250	75
8	End of 2015	150,000	175,000	200,000	100,000	112,500	50,000	-	141,250	75
9	End of 2016	150,000	175,000	200,000	100,000	12,500	-	200,000	141,250	75
10	End of 2017	150,000	175,000	200,000	-	-	-	-	141,250	75
11	End of 2018	150,000	175,000	200,000	-	-	-	-	141,250	75
12	End of 2019	150,000	175,000	200,000	-	-	-	-	141,250	75
13	End of 2020	150,000	175,000	200,000	-	-	-	200,000	141,250	75
14	End of 2021	150,000	175,000	200,000	-	-	-	-	141,250	75
15	End of 2022	150,000	175,000	200,000	-	-	-	-	141,250	75
16	End of 2023	150,000	175,000	200,000	-	-	-	-	141,250	75
17	End of 2024	150,000	175,000	180,500	-	-	-	200,000	141,250	75
18	End of 2025	150,000	175,000	-	-	-	-	-	141,250	75
19	End of 2026	150,000	175,000	-	-	-	-	-	102,600	75
20	End of 2027	150,000	5,500	-	-	-	-	-	-	-
21	End of 2028	150,000	-	-	-	-	-	200,000	-	-
22	End of 2029	130,500	-	-	-	-	-	-	-	-
23	End of 2030	-	-	-	-	-	-	-	-	-
24	End of 2031	-	-	-	-	-	-	-	-	-
25	End of 2032	-	-	-	-	-	-	-	-	-
26	End of 2033	-	-	-	-	-	-	200,000	-	-
27	End of 2034	-	-	-	-	-	-	-	-	-
28	End of 2035	-	-	-	-	-	-	-	-	-
29	End of 2036	-	-	-	-	-	-	-	-	-
30	End of 2037	-	-	-	-	-	-	-	-	-

31	End of 2038	-	-	-	-	-	-	150,500	-	-
32	End of 2039	-	-	-	-	-	-	-	-	-
33	End of 2040	-	-	-	-	-	-	-	-	-
34	End of 2041	-	-	-	-	-	-	-	-	-
35	End of 2042	-	-	-	-	-	-	-	-	-
36	End of 2043	-	-	-	-	-	-	-	-	-
37	End of 2044	-	-	-	-	-	-	-	-	-
38	End of 2045	-	-	-	-	-	-	-	-	-
39	End of 2046	-	-	-	-	-	-	-	-	-
40	End of 2047	-	-	-	-	-	-	-	-	-
41	End of 2048	-	-	-	-	-	-	-	-	-
42	End of 2049	-	-	-	-	-	-	-	-	-
43	End of 2050	-	-	-	-	-	-	-	-	-
44	End of 2051	-	-	-	-	-	-	-	-	-
45	End of 2052	-	-	-	-	-	-	-	-	-
46	End of 2053	-	-	-	-	-	-	-	-	-
47	End of 2054	-	-	-	-	-	-	-	-	-
48	End of 2055	-	-	-	-	-	-	-	-	-
49	End of 2056	-	-	-	-	-	-	-	-	-
50	End of 2057	-	-	-	-	-	-	-	-	-

Exhibit 8
Waller Creek TIF
Buildout Assumptions

Y OF AUSTIN - December 2006 Financial Analysis Update

ent - Creek Side Improvement Posssible

Type of Development											
	Absorption Rate				CDS 2006 Average Office (SF) Range (SF)				CDS 2006 Average Retail (SF) Range (SF)		
Condominiums Number of Units per Year	Hotels Number of Rooms per Year	Residential (Apartments /Condominiums)- SF	Apartments Number of Units per Year	Condominiums Number of Units per Year	Cumulative Range Average	Range Average	Bottom of Range	Top of Range	Range Average	Bottom of Range	Top of Range
					-	-					
					-	-					
192	254	268,800		192	-	-			62500	50000	75000
-		71,250	75		100,000	100,000	75000	125000	62500	50000	75000
50		141,250	75	50	200,000	100,000	75000	125000	62500	50000	75000
50		141,250	75	50	300,000	100,000	75000	125000	62500	50000	75000
50	250	141,250	75	50	400,000	100,000	75000	125000	112500	100000	125000
50		141,250	75	50	500,000	100,000	75000	125000	112500	100000	125000
50		141,250	75	50	675,000	175,000	150000	200000	112500	100000	125000
50	250	141,250	75	50	850,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	1,025,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	1,200,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	1,375,000	175,000	150000	200000	112500	100000	125000
50	250	141,250	75	50	1,550,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	1,725,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	1,900,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	2,075,000	175,000	150000	200000	112500	100000	125000
50	250	141,250	75	50	2,250,000	175,000	150000	200000	112500	100000	125000
50		141,250	75	50	2,425,000	175,000	150000	200000	112500	100000	125000
23		141,250	75	50	2,600,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	2,775,000	175,000	150000	200000	112500	100000	125000
-	250	141,250	75	50	2,950,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	3,125,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	3,300,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	3,475,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	3,650,000	175,000	150000	200000	112500	100000	125000
-	250	141,250	75	50	3,825,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	4,000,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	4,175,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	4,350,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	4,525,000	175,000	150000	200000	112500	100000	125000

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-	250	141,250	75	50	4,700,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	4,875,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	5,050,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	5,225,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	5,400,000	175,000	150000	200000	112500	100000	125000
-	250	141,250	75	50	5,575,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	5,750,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	5,925,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	6,100,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	6,275,000	175,000	150000	200000	112500	100000	125000
-	250	141,250	75	50	6,450,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	6,625,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	6,800,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	6,975,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	7,150,000	175,000	150000	200000	112500	100000	125000
-	250	141,250	75	50	7,325,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	7,500,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	7,675,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	7,850,000	175,000	150000	200000	112500	100000	125000
-		141,250	75	50	8,025,000	175,000	150000	200000	112500	100000	125000