

**Exhibit 8
Waller Creek TIF
Buildout and
Tax Revenues Schedule**

**ESTIMATED
CONSTRUCTION
STARTS
JUNE 2010**

Without Historic Properties	TOTALS	ESTIMATED	PROJECTED VALUES ----->>			
TAX YEAR		2007	2008	2009	2010	2011
FISCAL YEAR			2009	2010	2011	2012
ESTIMATED TAX BASE (CITY)		\$ 236,199,782				
ESTIMATED TAX BASE (COUNTY)		\$ 228,144,590				
Assessed value increment			\$ 99,217,372	\$ 102,193,893	\$ 246,765,125	\$ 308,001,868
Total ASSESSED VALUATION			\$ 335,417,154	\$ 338,393,675	\$ 482,964,907	\$ 544,201,650
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 (estimated based on amount to be financed of \$109.48 million)	212,544,840		\$ -	\$ -	\$ -	\$ 7,084,828
Annual O&M Cost (estimated based on 2006 dollars of \$2.6 million, 3% 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
2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
\$ 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
\$ 642,838,163	\$ 749,878,015	\$ 901,894,942	\$ 1,042,928,045	\$ 1,222,439,770	\$ 1,411,423,463	\$ 1,583,015,269	\$ 1,768,057,636	\$ 1,967,459,723	\$ 2,216,212,647
\$ 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
\$ 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
\$ 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
\$ 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
\$ 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
\$ (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
\$ (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)
\$ 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

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TRAVIS COUNTY
PATICIPATION IN
TIF ENDS

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
\$ 2,212,118,471	\$ 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
\$ 2,448,318,253	\$ 2,697,904,775	\$ 2,966,137,172	\$ 3,297,354,806	\$ 3,607,967,263	\$ 3,898,906,073	\$ 4,007,574,203	\$ 4,062,172,561	\$ 4,062,172,561	\$ 4,062,172,561
\$ 9,597,331	\$ 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
\$ 5,232,477	\$ 5,818,236	\$ 6,447,168	\$ 7,230,219	\$ 7,957,432	\$ 8,639,554				
\$ 14,829,808	\$ 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
\$ 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
\$ 3,990,000	\$ 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
\$ 11,074,828	\$ 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
\$ 3,754,980	\$ 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
\$ (19,321,369)	\$ (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
\$ 6,870,013	\$ 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

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2032	2033	2034	2035	2036	2037	2038	2039	2040
2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ 3,825,972,779	\$ 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
\$ 4,062,172,561	\$ 4,062,172,561	\$ 4,135,548,188	\$ 4,135,548,188	\$ 4,135,548,188	\$ 4,135,548,188	\$ 4,135,548,188	\$ 4,234,158,895	\$ 4,234,158,895
\$ 16,662,977	\$ 16,689,287	\$ 17,045,829	\$ 17,074,542	\$ 17,104,117	\$ 17,134,580	\$ 17,165,956	\$ 17,636,087	\$ 17,670,302
\$ 16,662,977	\$ 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	\$ 7,084,828
\$ 5,360,000	\$ 5,520,000	\$ 5,680,000	\$ 5,850,000	\$ 6,030,000	\$ 6,210,000	\$ 6,390,000	\$ 6,590,000	\$ 6,780,000
\$ 12,444,828	\$ 12,604,828	\$ 12,764,828	\$ 12,934,828	\$ 13,114,828	\$ 13,294,828	\$ 13,474,828	\$ 13,674,828	\$ 13,864,828
\$ 4,218,149	\$ 4,084,459	\$ 4,281,001	\$ 4,139,714	\$ 3,989,289	\$ 3,839,752	\$ 3,691,128	\$ 3,961,259	\$ 3,805,474
\$ 47,862,640	\$ 51,947,099	\$ 56,228,100	\$ 60,367,814	\$ 64,357,104	\$ 68,196,855	\$ 71,887,983	\$ 75,849,242	\$ 79,654,716
\$ 7,975,098	\$ 8,701,761	\$ 8,471,564	\$ 8,725,711	\$ 8,987,482	\$ 9,257,107	\$ 10,187,926	\$ 9,833,365	\$ 10,128,366