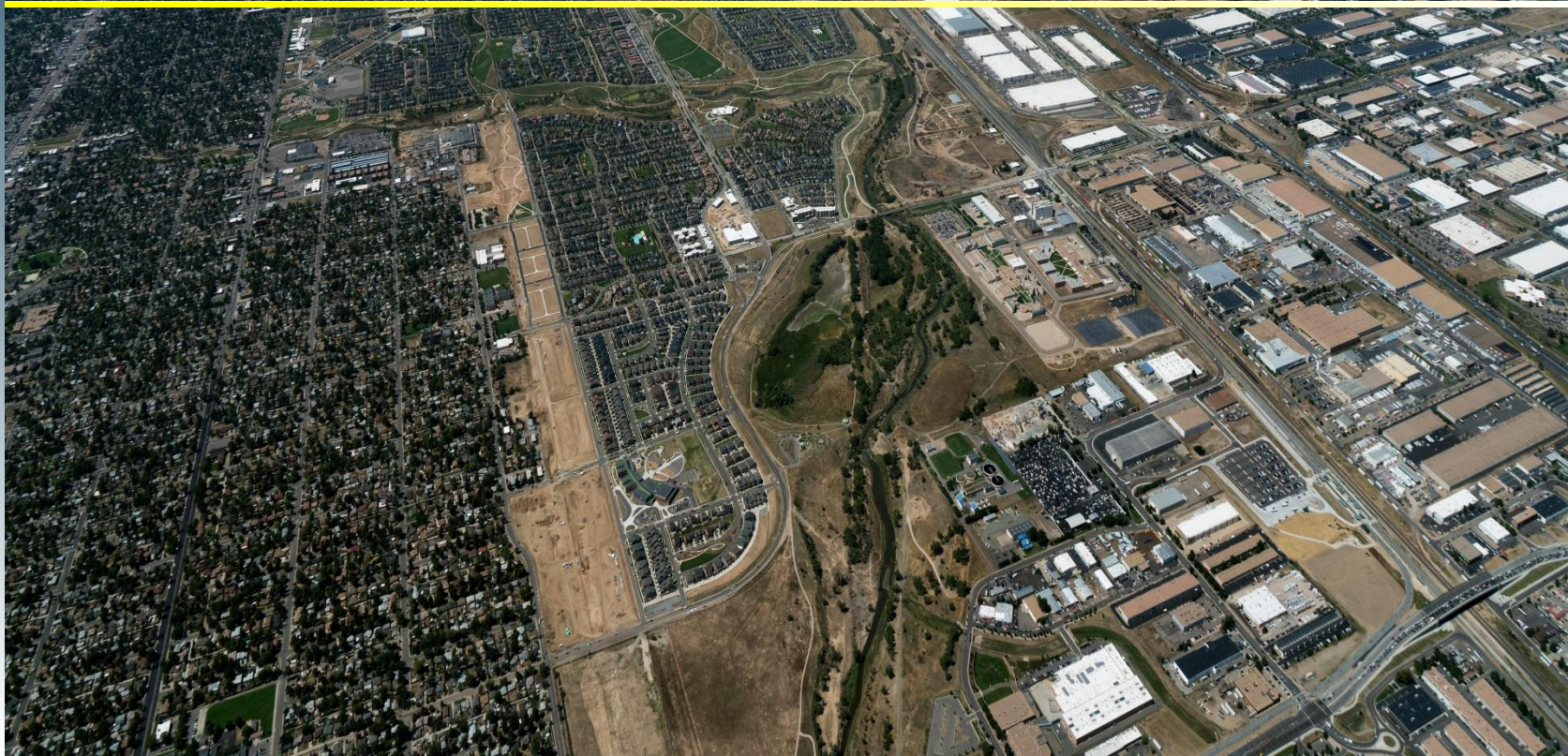


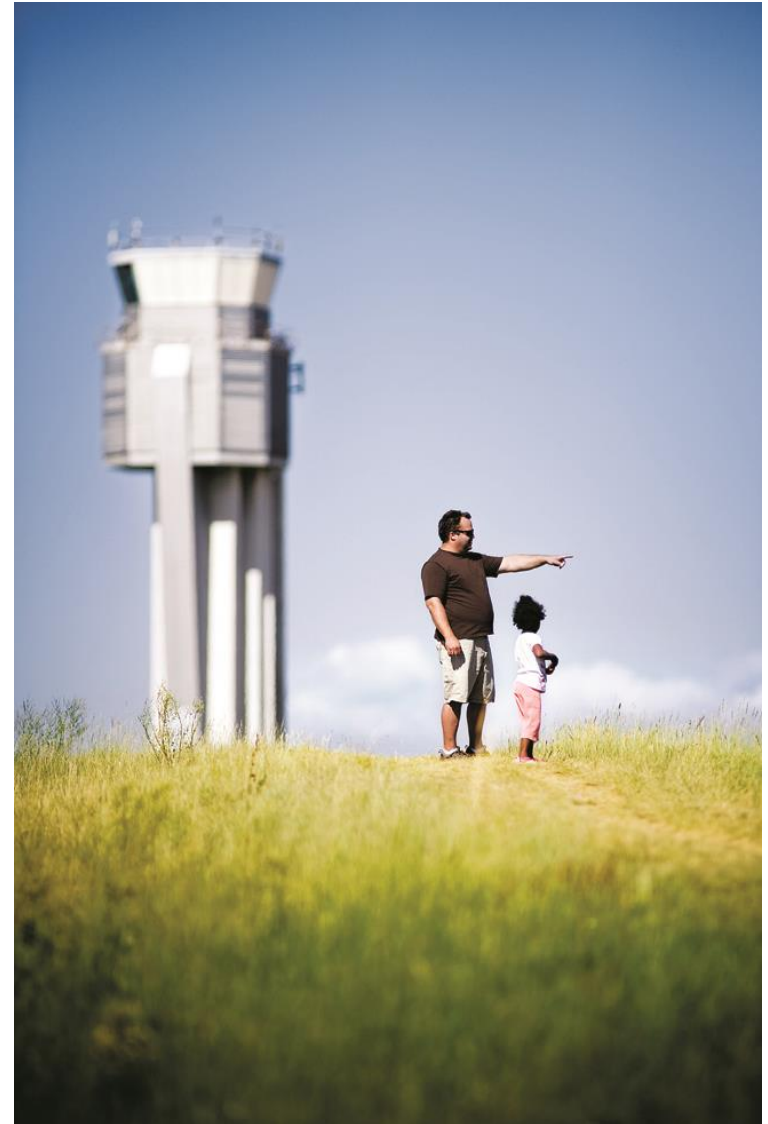
Denver City Council

February 14, 2017



Revenue Forecast

- 2016 sales & property tax revenues: \$56.8 million/year
- Over \$3.8 billion actual value of development to date
- TIF collected project to date: \$372 million
- City retained taxes: \$89.5 million to general fund (24% of TIF)



Commercial

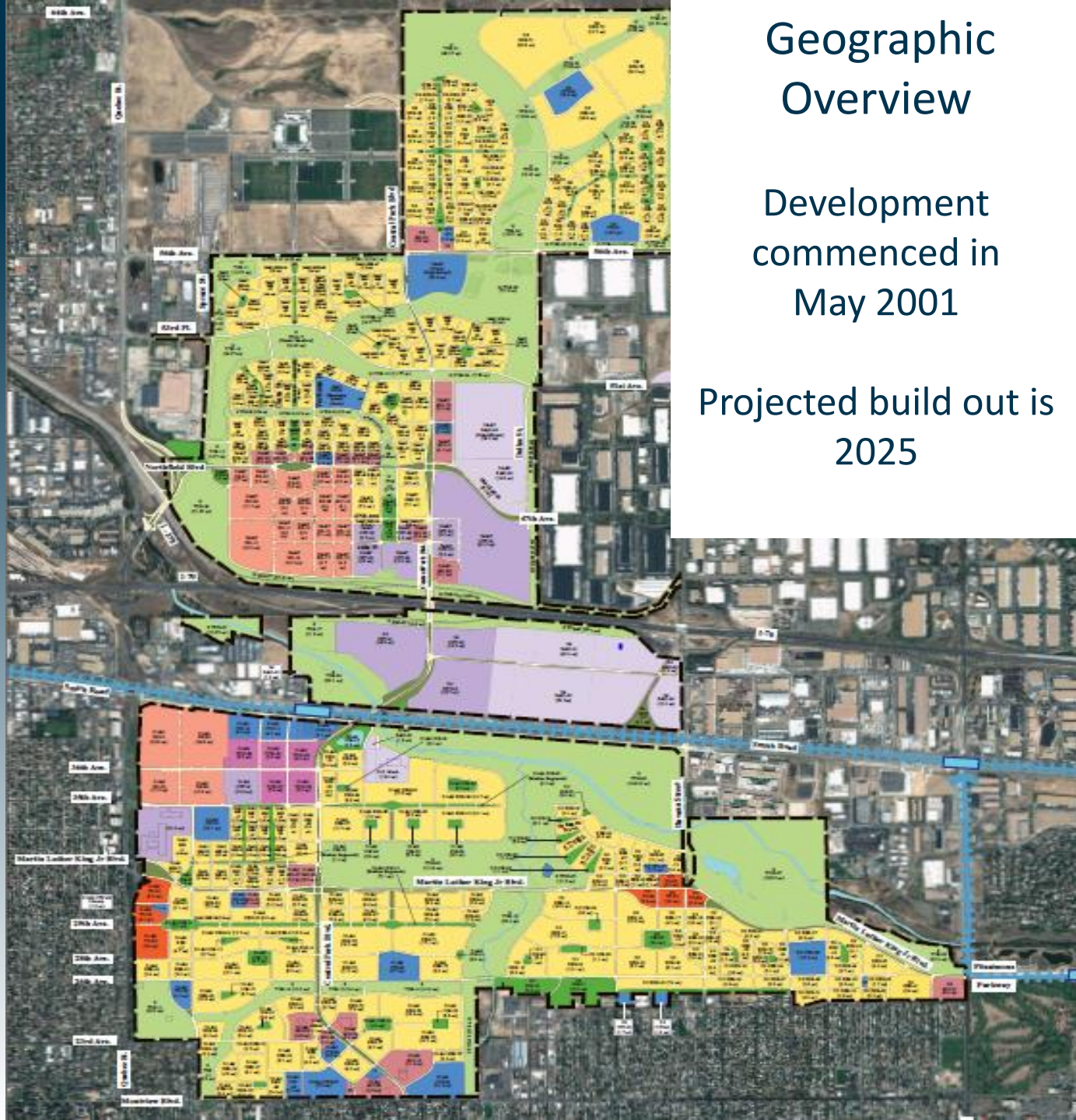
- Approximately 400,000 sf of office space developed
- 2.5 million sf of industrial/office flex space developed
- 2.4 million sf of retail developed



Geographic Overview

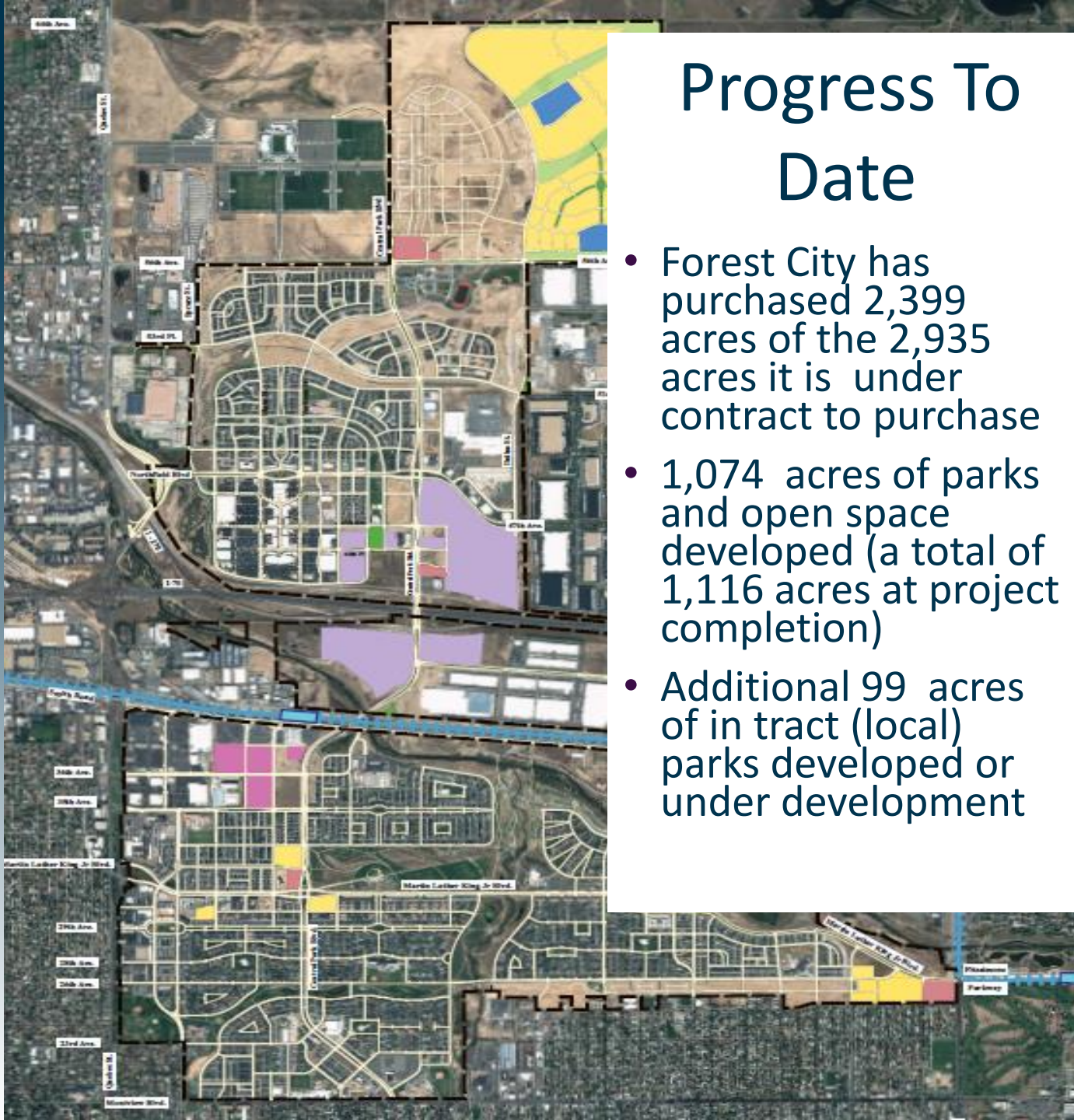
Development commenced in May 2001

Projected build out is 2025



Progress To Date

- Forest City has purchased 2,399 acres of the 2,935 acres it is under contract to purchase
- 1,074 acres of parks and open space developed (a total of 1,116 acres at project completion)
- Additional 99 acres of in tract (local) parks developed or under development



Infrastructure Investment

- \$900 million in local/regional infrastructure created (includes parks, schools, new I-70 interchange at Central Park Blvd)
- 16 schools open (10 DPS/6 private) with an additional two DPS elementary schools to come



Housing Overview

- 7,146 homes have been sold or under contract
- 1,609 apartments developed and another 399 units under construction
- 361 affordable apartments completed
- Approximately 23,500 residents to date



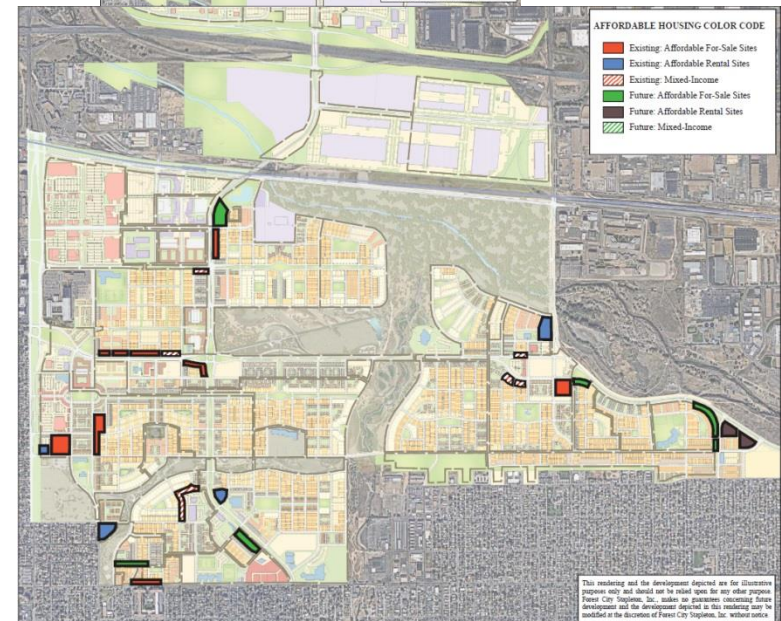
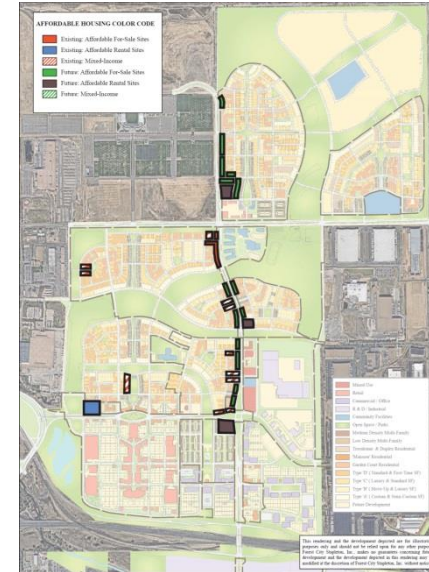
Affordable Housing Stats

For Sale

- 425 affordable homes completed or under construction to date
- Land designated and being held to meet 10% affordable for-sale agreement

For Rent

- 362 affordable apartments completed or under construction to date
- Land designated and being held to meet 20% affordable for-rent agreement



Affordable Housing For-Rent Completed



Affordable for rent map



Affordable Housing For-Sale Completed/Under Construction



Affordable for sale map



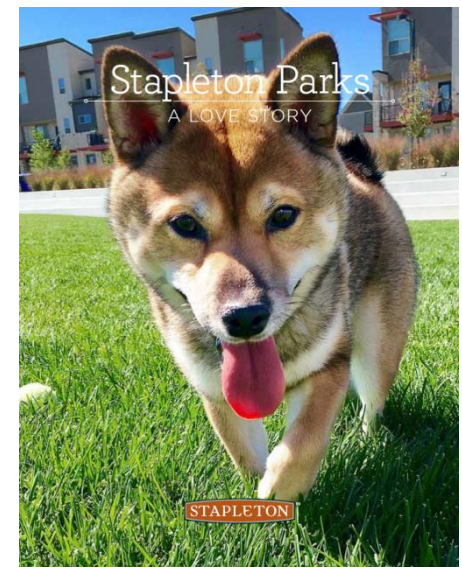
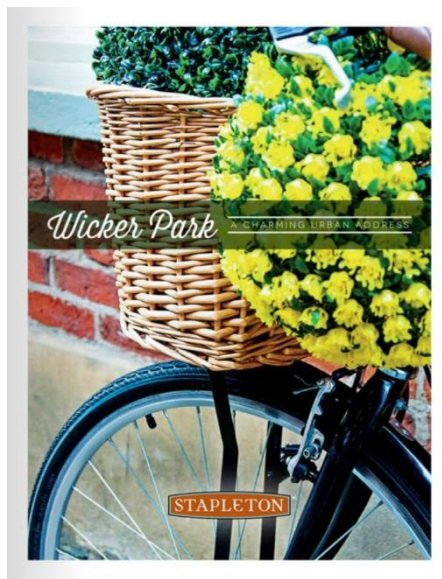
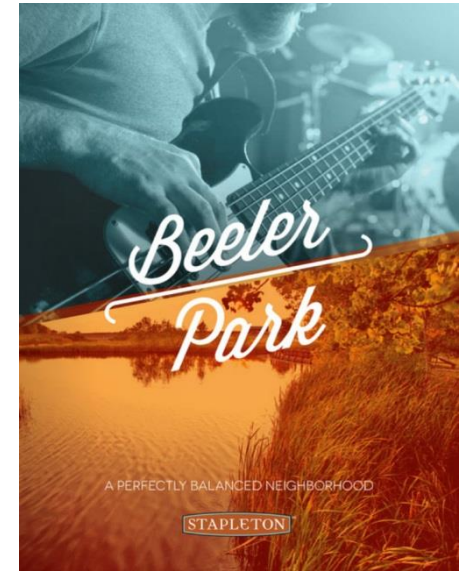
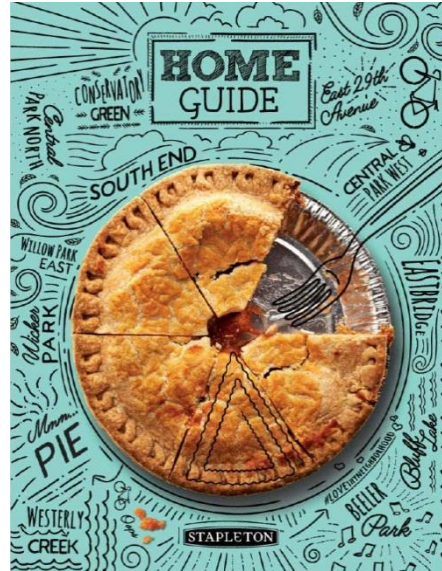
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Collateral Materials



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