

# Dallas Arboretum

## Parking Status / Summary

What we have now:	670 [on site]
What we have at our busiest:	1270 [on site plus Gaston / Garland]
What we will have Blooms 2012:	1270 [no change]
What we will have April 1 <sup>st</sup> 2012	945 [On site + Booziotis lot]
April 1 <sup>st</sup> at our busiest	1545 [On site + Booz. + G / G]
April 1 <sup>st</sup> 2012 at our busiest	1945 [On site, Booz, GG, WRL*]

\*Assuming 400 Temp. Spaces at WRL / Event Parking

Before May 1<sup>st</sup> 2013

Assumption for Opening of Children's Garden; Parking available includes:

On site now	670
Booziotis	275
Improved Overflow [Net Gain]	225
Pecan Grove	60
Children's Garden	90
<u>WRL [Temporary Only]</u>	<u>400</u>
Total:	1720
Total w/ Gaston Garland	2320

**Sources and Uses of Funds**  
**Arboretum - Rory Meyers Childrens Garden**  
**City of Dallas, Proposed Series 2012**  
**Scenario 1 - 20 yr Principal Amortization**  
**TX QTEO 'Baa' Rated Packet Scale**  
**Scale as of 1/27/2012**

**\*\*Preliminary - For Discussion Purposes Only\*\***

Dated Date	3/1/2012
Delivery	
Date	3/1/2012

**Sources:**

**Bond Proceeds:**

Par Amount	17,305,000.00
Net Premium	432,950.75
	17,737,950.75

**Uses:**

**Project Fund Deposits:**

Project Fund	15,400,000.00
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**Other Fund Deposits:**

Debt Service Reserve Fund	1,320,958.64
Capitalized Interest Fund (through 3/1/2013)	744,250.00
	2,065,208.64

**Delivery Date Expenses:**

Cost of Issuance	150,000.00
Underwriter's Discount	121,135.00
	271,135.00

**Other Uses of Funds:**

Additional Proceeds	1,607.11
	17,737,950.75

**Bond Summary Statistics**  
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Dated Date	3/1/2012
Delivery Date	3/1/2012
First Coupon	8/15/2012
Last Maturity	2/15/2033

Arbitrage Yield	4.217367%
True Interest Cost (TIC)	4.414064%
Net Interest Cost (NIC)	4.525028%
All-In TIC	4.505425%
Average Coupon	4.665219%

Average Life (years)	12.853
Duration of Issue (years)	9.584

Par Amount	17,305,000.00
Bond Proceeds	17,737,950.75
Total Interest	10,376,422.22
Net Interest	10,064,606.47
Bond Years from Dated Date	222,420,888.89
Bond Years from Delivery Date	222,420,888.89
Total Debt Service	27,681,422.22
Maximum Annual Debt Service	1,332,750.00
Average Annual Debt Service	1,320,958.64

Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	7.000000

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Total Underwriter's Discount	7.000000
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Bid Price	101.801882
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Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bond	17,305,000.00	102.502	4.665%	12.853
	17,305,000.00			12.853

	TIC	All-In TIC	Arbitrage Yield
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Par Value	17,305,000.00	17,305,000.00	17,305,000.00
+ Accrued Interest			
+ Premium (Discount)	432,950.75	432,950.75	432,950.75
- Underwriter's Discount	-121,135.00	-121,135.00	
- Cost of Issuance Expense		-150,000.00	
- Other Amounts			
Target Value	17,616,815.75	17,466,815.75	17,737,950.75
Target Date	3/1/2012	3/1/2012	3/1/2012
Yield	4.414064%	4.505425%	4.217367%

**Bond Pricing**  
**Arboretum - Rory Meyers Childrens Garden**  
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Bond Component	Maturity Date	Amount	Rate	Yield	Price	Yield to Maturity	Call Date	Call Price	Premium (-Discount)
Serial Bond:									
	2/15/2014	595,000	3.000%	2.000%	101.907				11,346.65
	2/15/2015	615,000	3.000%	2.250%	102.132				13,111.80
	2/15/2016	630,000	3.000%	2.500%	101.871				11,787.30
	2/15/2017	650,000	3.000%	2.750%	101.149				7,468.50
	2/15/2018	670,000	3.000%	3.000%	100.000				
	2/15/2019	690,000	3.000%	3.200%	98.760				-8,556.00
	2/15/2020	710,000	3.000%	3.400%	97.231				-19,659.90
	2/15/2021	735,000	3.000%	3.600%	95.440				-33,516.00
	2/15/2022	755,000	3.000%	3.750%	93.815				-46,696.75
	2/15/2023	785,000	5.000%	3.900%	109.001 C	3.978%	2/15/2022	100.000	70,657.85
	2/15/2024	830,000	5.000%	4.000%	108.144 C	4.130%	2/15/2022	100.000	67,595.20
	2/15/2025	870,000	5.000%	4.100%	107.294 C	4.261%	2/15/2022	100.000	63,457.80
	2/15/2026	915,000	5.000%	4.200%	106.452 C	4.377%	2/15/2022	100.000	59,035.80
	2/15/2027	960,000	5.000%	4.300%	105.618 C	4.480%	2/15/2022	100.000	53,932.80
	2/15/2028	1,010,000	5.000%	4.400%	104.792 C	4.573%	2/15/2022	100.000	48,399.20
	2/15/2029	1,060,000	5.000%	4.500%	103.974 C	4.658%	2/15/2022	100.000	42,124.40
	2/15/2030	1,115,000	5.000%	4.600%	103.164 C	4.736%	2/15/2022	100.000	35,278.60
	2/15/2031	1,175,000	5.000%	4.700%	102.361 C	4.809%	2/15/2022	100.000	27,741.75
	2/15/2032	1,235,000	5.000%	4.800%	101.565 C	4.876%	2/15/2022	100.000	19,327.75
	2/15/2033	1,300,000	5.000%	4.900%	100.778 C	4.940%	2/15/2022	100.000	10,114.00
		17,305,000							432,950.75

Dated Date 3/1/2012  
Delivery Date 3/1/2012  
First Coupon 8/15/2012

Par Amount 17,305,000.00  
Premium 432,950.75

Production 17,737,950.75 102.501882%  
Underwriter's -121,135.00 -0.700000%

Purchase Price 17,616,815.75 101.801882%  
Accrued Interest

Net Proceeds 17,616,815.75

**Net Debt Service**  
**Arboretum - Rory Meyers Childrens Garden**  
**City of Dallas, Proposed Series 2012**  
**Scenario 1 - 20 yr Principal Amortization**  
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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund (through 3/1/2013)	Net Debt Service
9/30/2012		339,047.22	339,047.22	339,047.22	
9/30/2013		744,250.00	744,250.00	405,202.78	339,047.22
9/30/2014	595,000	735,325.00	1,330,325.00		1,330,325.00
9/30/2015	615,000	717,175.00	1,332,175.00		1,332,175.00
9/30/2016	630,000	698,500.00	1,328,500.00		1,328,500.00
9/30/2017	650,000	679,300.00	1,329,300.00		1,329,300.00
9/30/2018	670,000	659,500.00	1,329,500.00		1,329,500.00
9/30/2019	690,000	639,100.00	1,329,100.00		1,329,100.00
9/30/2020	710,000	618,100.00	1,328,100.00		1,328,100.00
9/30/2021	735,000	596,425.00	1,331,425.00		1,331,425.00
9/30/2022	755,000	574,075.00	1,329,075.00		1,329,075.00
9/30/2023	785,000	543,125.00	1,328,125.00		1,328,125.00
9/30/2024	830,000	502,750.00	1,332,750.00		1,332,750.00
9/30/2025	870,000	460,250.00	1,330,250.00		1,330,250.00
9/30/2026	915,000	415,625.00	1,330,625.00		1,330,625.00
9/30/2027	960,000	368,750.00	1,328,750.00		1,328,750.00
9/30/2028	1,010,000	319,500.00	1,329,500.00		1,329,500.00
9/30/2029	1,060,000	267,750.00	1,327,750.00		1,327,750.00
9/30/2030	1,115,000	213,375.00	1,328,375.00		1,328,375.00
9/30/2031	1,175,000	156,125.00	1,331,125.00		1,331,125.00
9/30/2032	1,235,000	95,875.00	1,330,875.00		1,330,875.00
9/30/2033	1,300,000	32,500.00	1,332,500.00		1,332,500.00
	<b>17,305,000</b>	<b>10,376,422.22</b>	<b>27,681,422.22</b>	<b>744,250.00</b>	<b>26,937,172.22</b>

**Net Debt Service**  
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Date	Principal	Interest	Total Debt Service	Capitalized Interest Fund (through 3/1/2013)	Net Debt Service
8/15/2012		339,047.22	339,047.22	339,047.22	
2/15/2013		372,125.00	372,125.00	372,125.00	
8/15/2013		372,125.00	372,125.00	33,077.78	339,047.22
2/15/2014	595,000	372,125.00	967,125.00		967,125.00
8/15/2014		363,200.00	363,200.00		363,200.00
2/15/2015	615,000	363,200.00	978,200.00		978,200.00
8/15/2015		353,975.00	353,975.00		353,975.00
2/15/2016	630,000	353,975.00	983,975.00		983,975.00
8/15/2016		344,525.00	344,525.00		344,525.00
2/15/2017	650,000	344,525.00	994,525.00		994,525.00
8/15/2017		334,775.00	334,775.00		334,775.00
2/15/2018	670,000	334,775.00	1,004,775.00		1,004,775.00
8/15/2018		324,725.00	324,725.00		324,725.00
2/15/2019	690,000	324,725.00	1,014,725.00		1,014,725.00
8/15/2019		314,375.00	314,375.00		314,375.00
2/15/2020	710,000	314,375.00	1,024,375.00		1,024,375.00
8/15/2020		303,725.00	303,725.00		303,725.00
2/15/2021	735,000	303,725.00	1,038,725.00		1,038,725.00
8/15/2021		292,700.00	292,700.00		292,700.00
2/15/2022	755,000	292,700.00	1,047,700.00		1,047,700.00
8/15/2022		281,375.00	281,375.00		281,375.00
2/15/2023	785,000	281,375.00	1,066,375.00		1,066,375.00
8/15/2023		261,750.00	261,750.00		261,750.00
2/15/2024	830,000	261,750.00	1,091,750.00		1,091,750.00
8/15/2024		241,000.00	241,000.00		241,000.00
2/15/2025	870,000	241,000.00	1,111,000.00		1,111,000.00
8/15/2025		219,250.00	219,250.00		219,250.00
2/15/2026	915,000	219,250.00	1,134,250.00		1,134,250.00
8/15/2026		196,375.00	196,375.00		196,375.00
2/15/2027	960,000	196,375.00	1,156,375.00		1,156,375.00
8/15/2027		172,375.00	172,375.00		172,375.00
2/15/2028	1,010,000	172,375.00	1,182,375.00		1,182,375.00
8/15/2028		147,125.00	147,125.00		147,125.00
2/15/2029	1,060,000	147,125.00	1,207,125.00		1,207,125.00
8/15/2029		120,625.00	120,625.00		120,625.00
2/15/2030	1,115,000	120,625.00	1,235,625.00		1,235,625.00
8/15/2030		92,750.00	92,750.00		92,750.00
2/15/2031	1,175,000	92,750.00	1,267,750.00		1,267,750.00
8/15/2031		63,375.00	63,375.00		63,375.00
2/15/2032	1,235,000	63,375.00	1,298,375.00		1,298,375.00
8/15/2032		32,500.00	32,500.00		32,500.00
2/15/2033	1,300,000	32,500.00	1,332,500.00		1,332,500.00
	17,305,000	10,376,422.22	27,681,422.22	744,250.00	26,937,172.22