

Marshall County,
Oklahoma

PROPOSED POINTE VISTA TAX INCREMENT FINANCE DISTRICT

Presentation to TIF Review Committee and
County Commissioners

January 27, 2025



Proposed Pointe Vista Tax Increment Area

Propose to utilize three separate geographic areas with the increment districts to begin on different dates:

- Increment Area 1: Sales Tax Increment District to begin in 2025; Property Tax and Hotel Tax Increment to begin in 2028. It will capture increment revenues associated with the first phases of development including the Hard Rock Hotel and Caribbean Bay Phase 1 &2, enclosed Waterpark, Family Entertainment Center and Adventure Park.
- Increment Area 2: Sales Tax Increment District to begin in 2029; Property Tax and Hotel Tax Increment to begin 2033 to coincide with the development of the Lakeside Convention Center and Hotel, Marina Village, Retail area and associated development.
- Increment Area 3: Sales Tax Increment District: Sales Tax Increment District to begin in 2033 and Property Tax and Hotel Tax Increment to begin in 2037 to coincide with the development of Golf Course Clubhouse and Hotel projects, apartment complex and other residential development.

Proposed Pointe Vista Tax Increment Area

What are the identified Project Costs?

- Infrastructure to support new development including design, planning, engineering, acquisition, site preparation and construction - \$675 million:
 - \$181.3 million for Water and Wastewater System Improvements
 - \$58.2 million for Street and Parking Improvements
 - \$345.5 million for Civil and Utilities
 - \$90 million for other public infrastructure costs
- Assistance in development finance as a reimbursement of project costs - \$315 million
- Direct or administrative costs - \$8 million

Proposed Pointe Vista Tax Increment Area

What are the total projected TIF revenues? \$1.150 billion

75% Captured by the TIF; 25% to other taxing entities

- Estimated \$754 million in aggregate Ad Valorem TIF revenues
 - \$565.5 million allocated to TIF Project Costs
 - \$188.5 million allocated to taxing entities
- Estimated \$255.5 million in aggregate Sales and Use Tax revenues
 - \$191.6 million allocated to TIF Project Costs
 - \$63.9 million retained by the County for authorized Sales tax purposes
- Estimated \$140.4 million in aggregate Hotel Tax revenues
 - \$105.3 million allocated to TIF Project Costs
 - \$35.1 million retained by the County for authorized Hotel tax purposes
- Leverage Act payments of a projected additional \$95.8 million for Project Costs.

Proposed Pointe Vista Tax Increment District

| SUMMARY OF TOTAL TIF REVENUES | | | | | | | | | | |
|---------------------------------|------------------------------|---|---------------------------|--|---------------------------|--|--------------------------|---------------------------------|--|--|
| | Total Property Tax Increment | Property Tax Increment Allocated to Project Costs | Total Sales Tax Increment | Sales Tax Increment Allocated to Project Costs | Total Hotel Tax Increment | Hotel Tax Increment Allocated to Project Costs | Total Increment Revenues | Estimated Leverage Act Revenues | TIF Revenues Available to County and Other Taxing Entities | Total Revenues Allocated to Project Costs* |
| Increment Area 1 | \$297,355,100 | \$223,016,325 | \$126,355,097 | \$94,766,323 | \$50,621,714 | \$37,966,285 | \$474,331,911 | \$47,383,162 | \$118,582,978 | \$403,132,095 |
| Increment Area 2 | \$290,505,587 | \$217,879,190 | \$83,921,836 | \$62,941,377 | \$72,465,311 | \$54,348,984 | \$446,892,734 | \$31,470,688 | \$111,723,183 | \$366,640,238 |
| Increment Area 3 | \$166,132,917 | \$124,599,688 | \$45,190,449 | \$33,892,837 | \$17,281,460 | \$12,961,095 | \$228,604,825 | \$16,946,418 | \$57,151,206 | \$188,400,037 |
| Total | \$753,993,603 | \$565,495,203 | \$255,467,382 | \$191,600,536 | \$140,368,485 | \$105,276,364 | \$1,149,829,470 | \$95,800,268 | \$287,457,367 | \$958,172,371 |
| *Includes Leverage Act Payments | | | | | | | | | | |

Proposed Pointe Vista Tax Increment District

Increment Dedicated to County and Other Taxing Entities

(Estimated Revenues from 2025-2061)

- Total Available to Marshall County: \$133.4 million
- Total Available to Kingston Schools: \$140.5 million
- Total Available to EMS District: \$7.4 million
- Total Available to Marshall County Health Department: \$6.1 million

Proposed Pointe Vista Tax Increment District

Estimate of Development Impacts outside of the Increment Areas

- Reflection Pointe, Bridge Pointe and Oak Ridge not included in the TIF district
- Estimated Investment 2023 through 2045 of approximately \$739.5 million
- Estimated property tax revenues 2023-2051 of \$6.3 million
- Estimated Marshall County construction sales tax of \$7.4 million

Proposed Pointe Vista Tax Increment District

Expected Impacts of Projects

- New investment and business creation
- New business inside Increment District areas will create short-term and long-term employment opportunities
 - Short-term and long-term payroll will likely result in increased spending within the County benefitting local businesses
- Destination experiences will attract increased visitors to the County
- These visitors result in new spending within the County that will enhance opportunities for local merchants to provide additional goods and services
- Create opportunities for existing businesses to expand in TIF district
- Outreach to local contractors and vendors for both construction and business expansion into the new development

Proposed Pointe Vista Tax Increment District

Economic Impact Study – Conducted by TXP, Inc. in Summer of 2022

- Study included the first two phases (increment areas) and single family residential
- Analyzed \$1.2 billion of investment in 2022 dollars.
- This level of investment will translate into \$207.6 million in direct economic activity.
- Economic Impact includes:
 - Direct effects – Changes associated with the direct spending at the hotels, entertainment venues, retail establishments etc.
 - Indirect effects – Changes in the backward-linked industries caused by input changes to directly effected industries. For example, the additional purchases of food and supplies at restaurants.
 - Induced effects – Changes in regional household spending patterns caused by changes in household income generated by the direct and indirect effects.

Proposed Pointe Vista Tax Increment District

Economic Impact Study – Conclusions

- During the construction period total economic output estimated at \$1.5 billion with \$791 million in value added.
- This results in 9,067 total jobs with labor income of more than \$474 million.
- This level of investment will translate into \$207.6 million in direct annual economic activity.
- Ongoing Annual Impact will result in economic output of \$214.2 million and \$123.7 million of value added.
- This level of regional economic activity will support 1,727 jobs with labor income of approximately \$44.8 million.

Pointe Vista Tax Increment District Economic Impact – Construction

Table 3: Total Project Construction Economic Impact in Marshall County

| Industry Sector | Output | Value Added | Labor Income | Employment |
|----------------------|------------------------|----------------------|----------------------|--------------|
| Agriculture | \$3,384,563 | \$1,208,773 | \$483,509 | 18 |
| Mining | \$2,296,668 | \$1,329,650 | \$483,509 | 4 |
| Utilities | \$5,197,722 | \$3,021,932 | \$846,141 | 7 |
| Construction | \$1,210,706,677 | \$623,484,928 | \$405,059,712 | 7,217 |
| Durable Mfg. | \$27,680,893 | \$10,999,831 | \$4,230,704 | 73 |
| Non-Durable Mfg. | \$3,868,072 | \$967,018 | \$604,386 | 13 |
| Wholesale Trade | \$28,527,034 | \$17,164,572 | \$5,802,109 | 83 |
| Retail Trade | \$88,723,912 | \$56,933,191 | \$25,988,612 | 856 |
| Trans./Warehouse | \$20,911,767 | \$9,428,427 | \$3,626,318 | 61 |
| Information | \$1,692,282 | \$846,141 | \$241,755 | 4 |
| Finance/Insurance | \$15,351,413 | \$10,395,445 | \$2,417,545 | 38 |
| Real Estate | \$17,285,449 | \$11,241,586 | \$3,626,318 | 110 |
| Prof./Tech. Services | \$6,527,372 | \$4,351,582 | \$3,142,809 | 53 |
| Mgmt. of Companies | \$2,538,423 | \$1,692,282 | \$1,208,773 | 12 |
| Admin. Services | \$1,450,527 | \$846,141 | \$362,632 | 11 |
| Educational Services | \$1,329,650 | \$967,018 | \$725,264 | 26 |
| Health Care, etc. | \$27,801,771 | \$16,439,308 | \$7,736,145 | 159 |
| Arts/Recreation | \$2,538,423 | \$1,450,527 | \$846,141 | 44 |
| Accommodation | \$2,296,668 | \$1,329,650 | \$483,509 | 18 |
| Eating/Drinking | \$16,439,308 | \$8,582,286 | \$3,384,563 | 156 |
| Other Services | \$15,834,922 | \$8,824,040 | \$3,142,809 | 81 |
| Households | NA | NA | \$483,509 | 42 |
| Totals | \$1,498,998,952 | \$790,779,062 | \$474,443,262 | 9,067 |

Source: TXP, Inc.

Pointe Vista Tax Increment District Economic Impact – Operations

Table 4: Total Project Operations Economic Impact at Build-Out in Marshall County

| Industry Sector | Output | Value Added | Labor Income | Employment |
|----------------------|----------------------|----------------------|---------------------|--------------|
| Agriculture | \$727,836 | \$271,732 | \$93,986 | 4 |
| Mining | \$174,687 | \$110,015 | \$40,844 | NA |
| Utilities | \$1,555,816 | \$907,843 | \$246,991 | 2 |
| Construction | \$584,312 | \$308,082 | \$182,984 | 3 |
| Durable Mfg. | \$228,806 | \$76,839 | \$33,369 | 1 |
| Non-Durable Mfg. | \$1,204,333 | \$317,344 | \$183,382 | 4 |
| Wholesale Trade | \$1,660,886 | \$1,013,148 | \$338,345 | 5 |
| Retail Trade | \$30,213,556 | \$19,194,121 | \$8,899,432 | 301 |
| Trans./Warehouse | \$2,283,252 | \$1,084,577 | \$466,328 | 9 |
| Information | \$1,041,410 | \$598,236 | \$188,553 | 3 |
| Finance/Insurance | \$2,953,156 | \$1,806,604 | \$489,488 | 8 |
| Real Estate | \$3,428,315 | \$2,437,957 | \$546,936 | 22 |
| Prof./Tech. Services | \$1,741,493 | \$1,198,445 | \$810,932 | 13 |
| Mgmt. of Companies | \$1,821,704 | \$1,143,867 | \$819,743 | 8 |
| Admin. Services | \$1,325,639 | \$778,362 | \$358,923 | 12 |
| Educational Services | \$144,767 | \$98,650 | \$75,061 | 3 |
| Health Care, etc. | \$2,623,864 | \$1,556,370 | \$742,474 | 15 |
| Arts/Recreation | \$81,676,871 | \$46,047,997 | \$13,836,539 | 644 |
| Accommodation | \$45,365,458 | \$27,143,845 | \$9,424,433 | 357 |
| Eating/Drinking | \$30,885,472 | \$16,172,491 | \$6,416,159 | 293 |
| Other Services | \$2,535,890 | \$1,397,398 | \$568,182 | 14 |
| Households | NA | NA | \$46,281 | 4 |
| Totals | \$214,177,517 | \$123,710,198 | \$44,809,360 | 1,727 |

Source: TXP, Inc.

Proposed Pointe Vista Tax Increment District

Economic Impact Study – Conclusions

- The investment will result in significant economic activity and job creation.
- The development will create a tourism destination for the State of Oklahoma, attracting out-of-state visitors and capturing additional revenues for the State and County.
- Additional tax revenues will be available to the County, School District, EMS District and Health Department that otherwise would not occur without the creation of the TIF District.

Proposed Pointe Vista Tax Increment District

Proposed Calendar of Next Steps

- Week of February 3, 2025
 - TIF Review Committee Makes Recommendation to Board of County Commissioners
 - First Public Hearing for adoption of Project Plan
- Week of February 17, 2025
 - Second Public Hearing on Project Plan
 - Adoption of Project Plan by the County Commissioners
 - Approval of Economic Development Agreement by County Commissioners

PROPOSED POINTE VISTA TAX INCREMENT FINANCE DISTRICT

Questions and Inquiries:



Cathy O'Connor
cathy@coaligngroup.com
405-590-7161



Grant Speakes

President / Chief Investment Officer

O: 405-607-4576 C: 979-219-2370

701 Cedar Lake Plaza Suite 405

OKC, Ok 73114

www.pointevista.com



Proposed Pointe Vista Tax Increment District

Appendix of Tables

Pointe Vista TIF District 25% to other Taxing Entities Revenue Estimate

| Year | TIF 1 Property Tax | TIF 1 Sales Tax | TIF 1 Hotel Tax | TIF 1 Taxing Entity Revenues | TIF 2 Property Tax | TIF 2 Sales Tax | TIF 2 Hotel Tax | TIF 2 Taxing Entity Revenues | TIF 3 Property Tax | TIF 3 Sales Tax | TIF 3 Hotel Tax | TIF 3 Taxing Entity Revenues | Total Taxing Entity Revenues |
|--------------|-----------------------|---------------------|---------------------|---------------------------------|-----------------------|---------------------|---------------------|------------------------------------|--------------------------|---------------------|--------------------|------------------------------------|------------------------------------|
| 2025 | \$0 | \$543,913 | \$0 | \$543,913 | \$0 | \$0 | | \$0 | \$0 | \$0 | \$0 | \$0 | \$543,913 |
| 2026 | \$0 | \$1,260,220 | \$0 | \$1,260,220 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,260,220 |
| 2027 | \$0 | \$616,891 | \$0 | \$616,891 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$616,891 |
| 2028 | \$1,487,696 | \$781,825 | \$315,000 | \$2,584,521 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,584,521 |
| 2029 | \$1,562,244 | \$1,098,890 | \$349,734 | \$3,010,869 | \$0 | \$152,136 | \$0 | \$152,136 | \$0 | \$0 | \$0 | \$0 | \$3,163,005 |
| 2030 | \$1,637,807 | \$1,142,486 | \$365,328 | \$3,145,620 | \$0 | \$520,248 | \$0 | \$520,248 | \$0 | \$0 | \$0 | \$0 | \$3,665,868 |
| 2031 | \$2,209,026 | \$1,049,234 | \$376,287 | \$3,634,548 | \$0 | \$690,647 | \$0 | \$690,647 | \$0 | \$0 | \$0 | \$0 | \$4,325,195 |
| 2032 | \$2,277,003 | \$1,074,556 | \$387,576 | \$3,739,135 | \$0 | \$722,708 | \$496,892 | \$1,219,600 | \$0 | \$0 | \$0 | \$0 | \$4,958,735 |
| 2033 | \$2,420,373 | \$1,120,076 | \$399,203 | \$3,939,653 | \$1,584,446 | \$578,563 | \$511,799 | \$2,674,808 | \$0 | \$15,447 | \$0 | \$15,447 | \$6,629,907 |
| 2034 | \$2,494,774 | \$1,142,647 | \$411,179 | \$4,048,601 | \$1,742,383 | \$563,135 | \$527,153 | \$2,832,671 | \$0 | \$109,243 | \$0 | \$109,243 | \$6,990,515 |
| 2035 | \$2,571,450 | \$1,170,790 | \$423,515 | \$4,165,755 | \$1,930,685 | \$734,765 | \$542,968 | \$3,208,418 | \$0 | \$484,833 | \$0 | \$484,833 | \$7,859,007 |
| 2036 | \$2,650,468 | \$1,204,896 | \$436,220 | \$4,291,585 | \$1,991,086 | \$884,229 | \$559,257 | \$3,434,571 | \$0 | \$1,383,350 | \$0 | \$1,383,350 | \$9,109,506 |
| 2037 | \$2,729,982 | \$1,241,043 | \$449,307 | \$4,420,332 | \$2,055,819 | \$758,916 | \$576,034 | \$3,390,769 | \$392,794 | \$873,899 | \$118,498 | \$1,385,191 | \$9,196,293 |
| 2038 | \$2,811,882 | \$1,278,274 | \$462,786 | \$4,552,942 | \$2,173,819 | \$762,772 | \$593,315 | \$3,529,906 | \$680,823 | \$419,115 | \$122,053 | \$1,221,991 | \$9,304,840 |
| 2039 | \$2,896,238 | \$1,316,623 | \$476,670 | \$4,689,531 | \$2,300,054 | \$785,655 | \$611,115 | \$3,696,824 | \$777,214 | \$549,814 | \$125,715 | \$1,452,743 | \$9,839,098 |
| 2040 | \$2,983,126 | \$1,356,121 | \$490,970 | \$4,830,216 | \$2,431,365 | \$809,225 | \$629,448 | \$3,870,038 | \$913,034 | \$655,676 | \$129,486 | \$1,698,197 | \$10,398,451 |
| 2041 | \$3,072,619 | \$1,396,805 | \$505,699 | \$4,975,123 | \$2,538,957 | \$833,502 | \$648,332 | \$4,020,790 | \$1,056,562 | \$596,867 | \$133,371 | \$1,786,801 | \$10,782,714 |
| 2042 | \$3,164,798 | \$1,438,709 | \$520,870 | \$5,124,377 | \$2,645,311 | \$858,507 | \$667,782 | \$4,171,600 | \$1,185,160 | \$566,669 | \$137,372 | \$1,889,201 | \$11,185,178 |
| 2043 | \$3,259,742 | \$1,481,870 | \$536,496 | \$5,278,108 | \$2,747,082 | \$884,262 | \$687,815 | \$4,319,160 | \$1,306,595 | \$505,802 | \$141,493 | \$1,953,891 | \$11,551,158 |
| 2044 | \$3,357,534 | \$1,526,326 | \$552,591 | \$5,436,451 | \$2,832,422 | \$910,790 | \$708,450 | \$4,451,661 | \$1,411,706 | \$465,713 | \$145,738 | \$2,023,157 | \$11,911,270 |
| 2045 | \$3,458,260 | \$1,572,116 | \$569,168 | \$5,599,545 | \$2,920,377 | \$938,114 | \$729,703 | \$4,588,194 | \$1,505,948 | \$354,490 | \$150,110 | \$2,010,549 | \$12,198,288 |
| 2046 | \$3,562,008 | \$1,619,280 | \$603,831 | \$5,785,118 | \$3,011,028 | \$966,257 | \$751,594 | \$4,728,879 | \$1,602,599 | \$304,163 | \$154,614 | \$2,061,375 | \$12,575,373 |
| 2047 | \$3,668,868 | \$1,667,858 | \$621,946 | \$5,958,672 | \$3,101,358 | \$995,245 | \$774,142 | \$4,870,745 | \$1,650,677 | \$313,288 | \$159,252 | \$2,123,217 | \$12,952,634 |
| 2048 | \$3,778,934 | \$1,717,894 | \$640,604 | \$6,137,432 | \$3,194,399 | \$1,025,102 | \$797,366 | \$5,016,868 | \$1,700,197 | \$322,687 | \$164,030 | \$2,186,913 | \$13,341,213 |
| 2049 | \$3,892,302 | \$1,769,431 | \$659,822 | \$6,321,555 | \$3,290,231 | \$1,055,855 | \$821,287 | \$5,167,374 | \$1,751,203 | \$332,367 | \$168,950 | \$2,252,521 | \$13,741,449 |
| 2050 | \$4,009,071 | \$0 | \$679,617 | \$4,688,688 | \$3,388,938 | \$1,087,531 | \$845,926 | \$5,322,395 | \$1,803,739 | \$342,338 | \$174,019 | \$2,320,096 | \$12,331,179 |
| 2051 | \$4,129,343 | \$0 | \$700,005 | \$4,829,349 | \$3,490,606 | \$1,120,157 | \$871,304 | \$5,482,067 | \$1,857,851 | \$352,609 | \$179,239 | \$2,389,699 | \$12,701,115 |
| 2052 | \$4,253,224 | \$0 | \$721,006 | \$4,974,229 | \$3,595,324 | \$1,153,762 | \$897,443 | \$5,646,529 | \$1,913,587 | \$363,187 | \$184,617 | \$2,461,390 | \$13,082,148 |
| 2053 | \$0 | \$0 | \$0 | \$0 | \$3,703,184 | \$1,188,374 | \$924,366 | \$5,815,925 | \$1,970,994 | \$374,082 | \$190,155 | \$2,535,232 | \$8,351,156 |
| 2054 | \$0 | \$0 | \$0 | \$0 | \$3,814,280 | \$0 | \$952,097 | \$4,766,377 | \$2,030,124 | \$385,305 | \$195,860 | \$2,611,289 | \$7,377,665 |
| 2055 | \$0 | \$0 | \$0 | \$0 | \$3,928,708 | \$0 | \$980,660 | \$4,909,368 | \$2,091,028 | \$396,864 | \$201,736 | \$2,689,627 | \$7,598,995 |
| 2056 | \$0 | \$0 | \$0 | \$0 | \$4,046,569 | \$0 | \$1,010,080 | \$5,056,649 | \$2,153,759 | \$408,770 | \$207,788 | \$2,770,316 | \$7,826,965 |
| 2057 | \$0 | \$0 | \$0 | \$0 | \$4,167,966 | \$0 | \$0 | \$4,167,966 | \$2,218,371 | \$421,033 | \$214,021 | \$2,853,426 | \$7,021,392 |
| 2058 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,284,923 | \$0 | \$220,442 | \$2,505,365 | \$2,505,365 |
| 2059 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,353,470 | \$0 | \$227,055 | \$2,580,525 | \$2,580,525 |
| 2060 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,424,074 | \$0 | \$233,867 | \$2,657,941 | \$2,657,941 |
| 2061 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,496,797 | \$0 | \$240,883 | \$2,737,679 | \$2,737,679 |
| Total | \$74,338,775 | \$31,588,774 | \$12,655,428 | \$118,582,978 | \$72,626,397 | \$20,980,459 | \$18,116,328 | \$111,723,183 | \$41,533,229 | \$11,297,612 | \$4,320,365 | \$57,151,206 | \$287,457,367 |

Pointe Vista Tax Increment District 25% Property Tax by Taxing Entity

| Property Tax by Jurisdiction | | | | | | |
|------------------------------|-----------------|------------------|-----------------------|--------------|--------------|-----------|
| Year | Marshall County | Kingston Schools | Kingston School Bonds | EMS District | Health Dept. | Total |
| 2025 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2026 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2027 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2028 | 271,961 | 779,395 | 329,512 | 58,304 | 48,524 | 1,487,696 |
| 2029 | 285,589 | 818,450 | 346,024 | 61,226 | 50,956 | 1,562,244 |
| 2030 | 299,402 | 858,037 | 362,761 | 64,187 | 53,420 | 1,637,807 |
| 2031 | 403,825 | 1,157,295 | 489,281 | 86,574 | 72,052 | 2,209,026 |
| 2032 | 416,251 | 1,192,908 | 504,337 | 89,238 | 74,269 | 2,277,003 |
| 2033 | 732,107 | 2,098,100 | 887,035 | 156,952 | 130,625 | 4,004,819 |
| 2034 | 774,580 | 2,219,820 | 938,496 | 166,058 | 138,203 | 4,237,157 |
| 2035 | 823,020 | 2,358,641 | 997,186 | 176,443 | 146,846 | 4,502,136 |
| 2036 | 848,507 | 2,431,681 | 1,028,066 | 181,907 | 151,393 | 4,641,554 |
| 2037 | 946,681 | 2,713,034 | 1,147,016 | 202,954 | 168,910 | 5,178,595 |
| 2038 | 1,035,878 | 2,968,657 | 1,255,088 | 222,076 | 184,825 | 5,666,524 |
| 2039 | 1,091,996 | 3,129,483 | 1,323,083 | 234,107 | 194,837 | 5,973,506 |
| 2040 | 1,156,713 | 3,314,951 | 1,401,495 | 247,981 | 206,384 | 6,327,525 |
| 2041 | 1,218,980 | 3,493,396 | 1,476,938 | 261,330 | 217,494 | 6,668,138 |
| 2042 | 1,278,781 | 3,664,778 | 1,549,395 | 274,151 | 228,164 | 6,995,269 |
| 2043 | 1,336,941 | 3,831,455 | 1,619,862 | 286,619 | 238,541 | 7,313,419 |
| 2044 | 1,389,634 | 3,982,464 | 1,683,706 | 297,916 | 247,943 | 7,601,662 |
| 2045 | 1,441,354 | 4,130,686 | 1,746,371 | 309,004 | 257,171 | 7,884,586 |
| 2046 | 1,494,560 | 4,283,164 | 1,810,836 | 320,410 | 266,664 | 8,175,634 |
| 2047 | 1,539,396 | 4,411,659 | 1,865,161 | 330,023 | 274,664 | 8,420,903 |
| 2048 | 1,585,578 | 4,544,009 | 1,921,116 | 339,923 | 282,904 | 8,673,530 |
| 2049 | 1,633,146 | 4,680,329 | 1,978,749 | 350,121 | 291,391 | 8,933,736 |
| 2050 | 1,682,140 | 4,820,739 | 2,038,112 | 360,625 | 300,133 | 9,201,748 |
| 2051 | 1,732,604 | 4,965,361 | 2,099,255 | 371,444 | 309,137 | 9,477,801 |
| 2052 | 1,784,582 | 5,114,322 | 2,162,233 | 382,587 | 318,411 | 9,762,135 |
| 2053 | 1,037,277 | 2,972,667 | 1,256,784 | 222,376 | 185,074 | 5,674,178 |
| 2054 | 1,068,395 | 3,061,847 | 1,294,487 | 229,047 | 190,627 | 5,844,404 |
| 2055 | 1,100,447 | 3,153,702 | 1,333,322 | 235,919 | 196,345 | 6,019,736 |
| 2056 | 1,133,461 | 3,248,313 | 1,373,322 | 242,996 | 202,236 | 6,200,328 |
| 2057 | 1,167,465 | 3,345,763 | 1,414,521 | 250,286 | 208,303 | 6,386,338 |
| 2058 | 417,699 | 1,197,057 | 506,092 | 89,548 | 74,527 | 2,284,923 |
| 2059 | 430,230 | 1,232,968 | 521,274 | 92,235 | 76,763 | 2,353,470 |
| 2060 | 443,137 | 1,269,958 | 536,913 | 95,002 | 79,066 | 2,424,074 |
| 2061 | 456,431 | 1,308,056 | 553,020 | 97,852 | 81,438 | 2,496,797 |

Total 34,458,747 98,753,145 41,750,847 7,387,422 6,148,241 188,498,401

Pointe Vista TIF District Marshall County only Revenue Estimate

| Marshall County Revenues | | | | |
|--------------------------|-------------------|-------------------|-------------------|--------------------|
| Year | Property Tax | Sales Tax | Hotel Tax | Total |
| 2025 | 0 | 543,913 | 0 | 543,913 |
| 2026 | 0 | 1,260,220 | 0 | 1,260,220 |
| 2027 | 0 | 616,891 | 0 | 616,891 |
| 2028 | 271,961 | 781,825 | 315,000 | 1,368,785 |
| 2029 | 285,589 | 1,251,026 | 349,734 | 1,886,349 |
| 2030 | 299,402 | 1,662,734 | 365,328 | 2,327,463 |
| 2031 | 403,825 | 1,739,882 | 376,287 | 2,519,994 |
| 2032 | 416,251 | 1,797,264 | 884,468 | 3,097,983 |
| 2033 | 732,107 | 1,714,086 | 911,002 | 3,357,195 |
| 2034 | 774,580 | 1,815,026 | 938,332 | 3,527,938 |
| 2035 | 823,020 | 2,390,389 | 966,482 | 4,179,891 |
| 2036 | 848,507 | 3,472,475 | 995,477 | 5,316,459 |
| 2037 | 946,681 | 2,873,858 | 1,143,840 | 4,964,378 |
| 2038 | 1,035,878 | 2,460,161 | 1,178,155 | 4,674,194 |
| 2039 | 1,091,996 | 2,652,092 | 1,213,499 | 4,957,588 |
| 2040 | 1,156,713 | 2,821,022 | 1,249,904 | 5,227,640 |
| 2041 | 1,218,980 | 2,827,174 | 1,287,402 | 5,333,555 |
| 2042 | 1,278,781 | 2,863,885 | 1,326,024 | 5,468,690 |
| 2043 | 1,336,941 | 2,871,935 | 1,365,804 | 5,574,680 |
| 2044 | 1,389,634 | 2,902,829 | 1,406,778 | 5,699,242 |
| 2045 | 1,441,354 | 2,864,720 | 1,448,982 | 5,755,056 |
| 2046 | 1,494,560 | 2,889,700 | 1,510,039 | 5,894,298 |
| 2047 | 1,539,396 | 2,976,391 | 1,555,340 | 6,071,127 |
| 2048 | 1,585,578 | 3,065,683 | 1,602,000 | 6,253,261 |
| 2049 | 1,633,146 | 3,157,653 | 1,650,060 | 6,440,859 |
| 2050 | 1,682,140 | 1,429,869 | 1,699,562 | 4,811,571 |
| 2051 | 1,732,604 | 1,472,765 | 1,750,549 | 4,955,918 |
| 2052 | 1,784,582 | 1,516,948 | 1,803,065 | 5,104,596 |
| 2053 | 1,037,277 | 1,562,457 | 1,114,521 | 3,714,255 |
| 2054 | 1,068,395 | 385,305 | 1,147,957 | 2,601,657 |
| 2055 | 1,100,447 | 396,864 | 1,182,396 | 2,679,707 |
| 2056 | 1,133,461 | 408,770 | 1,217,867 | 2,760,098 |
| 2057 | 1,167,465 | 421,033 | 214,021 | 1,802,519 |
| 2058 | 417,699 | 0 | 220,442 | 638,141 |
| 2059 | 430,230 | 0 | 227,055 | 657,285 |
| 2060 | 443,137 | 0 | 233,867 | 677,004 |
| 2061 | 456,431 | 0 | 240,883 | 697,314 |
| Total | 34,458,747 | 63,866,845 | 35,092,121 | 133,417,713 |