ONE MAIN PLACE BUILDING

- 33-Story with 4 basement levels
- 2.43 Acre site with entrances on Main Street and Elm
- 1,006,000 SF, not including 600 car parking garage.
- 20,000 SF sunken landscaped plaza next to 65,000 SF of Retail tied to the city’s underground tunnel system.
TYPICAL EXISTING FLOOR PLAN
DOWNTOWN HOTEL BOOM

- Surging economic growth
- Increased leisure travel
- Increased occupancy levels
- RevPar increase
- Previously undersupplied
- Evolving to a true Live-Work-Play neighborhood
PROJECT FINANCING

<table>
<thead>
<tr>
<th>% OF TOTAL PROJECT COST</th>
<th>% OF TOTAL COST HTC ELIGIBLE</th>
<th>% OF COST FUNDED THROUGH HTC'S</th>
</tr>
</thead>
<tbody>
<tr>
<td>HARD COST/ CONSTRUCTION CONTRACT</td>
<td>44 %</td>
<td>88 %</td>
</tr>
<tr>
<td>FF&amp;E/ EQUIPMENT</td>
<td>10 %</td>
<td>14 %</td>
</tr>
<tr>
<td>PROFESSIONAL FEES</td>
<td>21 %</td>
<td>76 %</td>
</tr>
<tr>
<td>LAND &amp; BUILDING PURCHASE</td>
<td>24 %</td>
<td>0 %</td>
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<tr>
<td>TOTAL PROJECT</td>
<td>57%</td>
<td>57%</td>
</tr>
</tbody>
</table>

% COST FUNDED THROUGH HTC'S

- TOTAL PROJECT: 57%

% COST HTC ELIGIBLE

- TOTAL PROJECT: 57%

TOTAL PROJECT COST

- 25% STATE & FEDERAL TAX CREDITS
- 12% DEVELOPER'S CASH EQUITY
- RECORESE DEBT W/ LOCAL BANK

LAND & BUILDING PURCHASE

- % COST FUNDED THROUGH HTC'S
- % COST HTC ELIGIBLE

- HARD COST/ CONSTRUCTION CONTRACT
- FF&E/ EQUIPMENT
- PROFESSIONAL FEES
- LAND & BUILDING PURCHASE
“This is part of the main banking floor of Texas Bank & Trust Co. at One Main Place. In the foreground are round check writing desks, eight feet in diameter. These were assembled and installed by Adleta Show Case & Fixture Mfg. Co. of Dallas, who also installed fixtures and architectural woodwork through the bank’s new quarters.”
TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN

WESTIN DALLAS DOWNTOWN HOTEL
1201 Main Street, Dallas, Tx, 75202