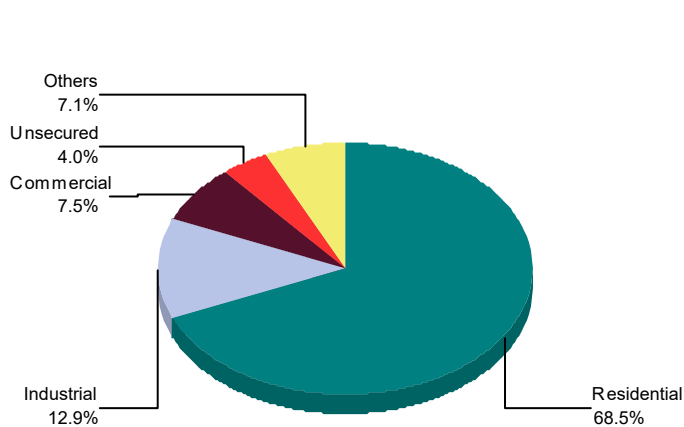


SAMPLE CITY 2019/20 USE CATEGORY SUMMARY

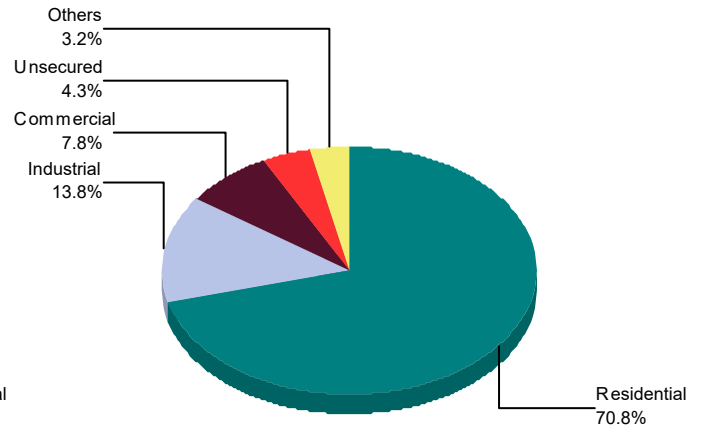
BASIC PROPERTY VALUE TABLE

Category	Parcels	Assessed Value	Net Taxable Value
Residential	9,946	\$3,806,740,624 (68.5%)	\$3,673,936,137 (70.8%)
Commercial	298	\$417,004,683 (7.5%)	\$402,291,953 (7.8%)
Industrial	350	\$718,186,603 (12.9%)	\$718,186,603 (13.8%)
Govt. Owned	8	\$1,478,962 (0.0%)	\$1,478,962 (0.0%)
Institutional	39	\$218,661,660 (3.9%)	\$29,631,755 (0.6%)
Irrigated	1	\$119,067 (0.0%)	\$119,067 (0.0%)
Miscellaneous	6	\$1,679,137 (0.0%)	\$1,679,137 (0.0%)
Recreational	16	\$6,378,378 (0.1%)	\$6,047,317 (0.1%)
Vacant	518	\$100,417,555 (1.8%)	\$99,026,865 (1.9%)
Exempt	303	\$33,237,413 (0.6%)	\$0 (0.0%)
SBE Nonunitary	[1]	\$15,035 (0.0%)	\$15,035 (0.0%)
Cross Reference	[380]	\$30,316,482 (0.5%)	\$30,316,482 (0.6%)
Unsecured	[900]	\$223,366,068 (4.0%)	\$223,243,068 (4.3%)
Unknown	2	\$0 (0.0%)	\$0 (0.0%)
TOTALS	11,487	\$5,557,601,667	\$5,185,972,381

ASSESSED VALUE

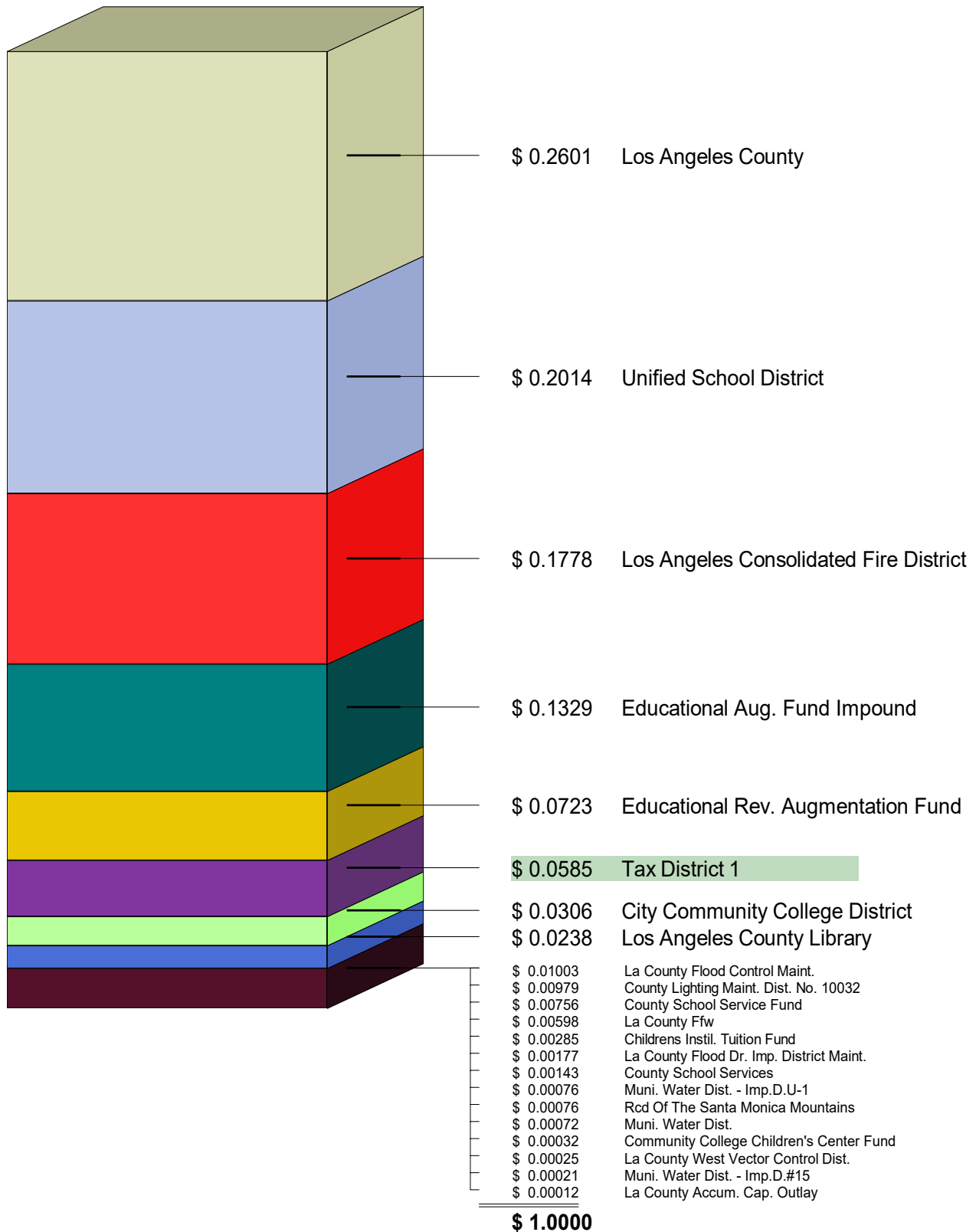


NET TAXABLE VALUE



SAMPLE CITY

PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 111111, Excluding Redevelopment Factors & Additional Debt Service

Data Source: Los Angeles County Assessor 2018/19 Annual Tax Increment Tables

Prepared On 4/4/2019 By MV

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

SAMPLE CITY

2019/20 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	11,184	1	900
TRAs	82	1	34
Values			
Land	2,532,694,942	15,035	0
Improvements	2,631,995,924	0	0
Personal Property	70,413,547	0	136,879,158
Fixtures	65,878,738	0	86,486,910
Aircraft	0	0	0
Total Value	\$5,300,983,151	\$15,035	\$223,366,068
Exemptions			
Real Estate	299,380,561	0	0
Personal Property	38,841,232	0	108,000
Fixtures	47,080	0	15,000
Aircraft	0	0	0
Homeowners*	32,326,042	0	0
Total Exemptions*	\$338,268,873	\$0	\$123,000
Total Net Value	\$4,962,714,278	\$15,035	\$223,243,068

Combined Values	Total
Total Values	\$5,524,364,254
Total Exemptions	\$338,391,873
Net Total Values	\$5,185,972,381

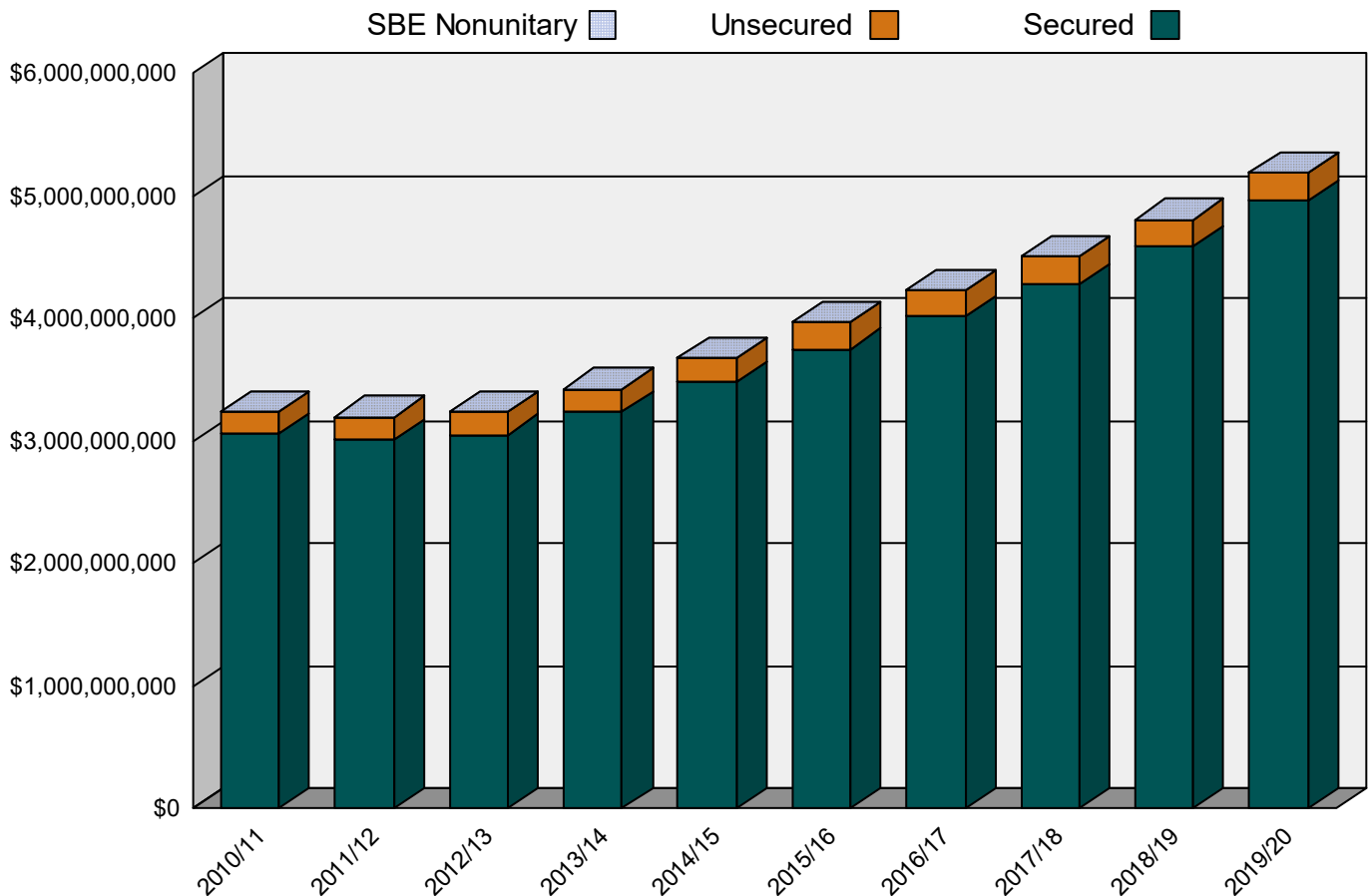
* Note: Homeowner Exemptions are not included in Total Exemptions

SAMPLE CITY

NET TAXABLE ASSESSED VALUE HISTORY

2010/11 - 2019/20 Taxable Property Values

Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change
2010/11	\$3,063,892,778	\$178,200,831	\$265,344	3,242,358,953	
2011/12	\$3,011,685,790	\$186,653,519	\$136,844	3,198,476,153	-1.35%
2012/13	\$3,049,173,971	\$192,937,613	\$136,844	3,242,248,428	1.37%
2013/14	\$3,234,499,530	\$194,557,569	\$10,525	3,429,067,624	5.76%
2014/15	\$3,478,293,798	\$201,955,351	\$10,525	3,680,259,674	7.33%
2015/16	\$3,751,114,320	\$222,371,074	\$15,035	3,973,500,429	7.97%
2016/17	\$4,014,665,580	\$212,595,088	\$15,035	4,227,275,703	6.39%
2017/18	\$4,283,816,622	\$227,088,915	\$15,035	4,510,920,572	6.71%
2018/19	\$4,592,980,014	\$217,643,534	\$15,035	4,810,638,583	6.64%
2019/20	\$4,962,714,278	\$223,243,068	\$15,035	5,185,972,381	7.80%
Average % Change					6.27%



SAMPLE CITY

ASSESSED VALUE OF TAXABLE PROPERTY

2010/11 - 2019/20 Taxable Property Values

Category	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Residential	1,989,337,299	2,006,514,504	2,065,151,644	2,239,991,812	2,486,788,064	2,718,542,945	2,952,542,573	3,181,170,861	3,382,188,399	3,673,936,137
Commercial	285,686,418	284,699,041	276,567,248	284,125,347	285,681,045	291,006,304	310,843,612	344,807,866	395,863,426	402,291,953
Industrial	533,143,898	523,117,348	528,397,207	531,468,695	542,926,841	577,886,904	603,490,358	615,867,599	661,999,532	718,186,603
Dry Farm	122,349									
Govt. Owned	775,700	781,538	797,163	813,103	816,789	833,105	845,806	862,718	879,967	1,478,962
Institutional	12,864,781	14,761,436	13,314,529	18,857,338	25,262,279	26,205,548	29,789,898	29,296,486	28,839,702	29,631,755
Irrigated	102,906	103,680	105,752	107,866	108,354	110,518	112,202	114,445	116,733	119,067
Miscellaneous	15,164	138,546	141,313	144,137	144,789	1,182,411	1,532,927	1,563,580	1,594,846	1,679,137
Recreational	5,627,503	5,669,864	5,783,245	5,746,007	5,772,077	5,917,980	6,008,215	6,065,022	5,928,758	6,047,317
Vacant	217,331,520	156,725,553	139,677,581	130,082,101	106,632,106	92,821,834	75,284,244	73,118,326	84,193,611	99,026,865
SBE Nonunitary	265,344	136,844	136,844	10,525	10,525	15,035	15,035	15,035	15,035	15,035
Cross Reference	18,885,240	19,174,280	19,238,289	23,163,124	24,161,454	36,606,771	34,215,745	30,949,719	31,375,040	30,316,482
Unsecured	178,200,831	186,653,519	192,937,613	194,557,569	201,955,351	222,371,074	212,595,088	227,088,915	217,643,534	223,243,068
Exempt	[35,773,607]	[34,994,399]	[32,931,962]	[36,994,337]	[37,053,871]	[37,278,975]	[36,276,655]	[35,970,848]	[33,237,413]	[33,237,413]
Unknown	0	0	0	0	0	0	0	0	0	0
TOTALS	3,242,358,953	3,198,476,153	3,242,248,428	3,429,067,624	3,680,259,674	3,973,500,429	4,227,275,703	4,510,920,572	4,810,638,583	5,185,972,381
Total Direct Rate	0.34228	0.34311	0.33678	0.13976	0.13961	0.13918	0.13920	0.13812	0.13927	0.13926

Notes:

Exempt values are not included in Total.

In 1978 the voters of the State of California passed Proposition 13 which limited taxes to a total maximum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum of 2%). With few exceptions, property is only reassessed as a result of new construction activity or at the time it is sold to a new owner. At that point, the property is reassessed based upon the added value of the construction or at the purchase price (market value) or economic value of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

SAMPLE CITY

2019/20 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) NORTHROP GRUMMAN SYSTEMS CORP	5	\$105,530,278	2.13%				\$105,530,278	2.03%	Industrial Successor Agency
2) PPF INDUSTRIAL LP	4	\$35,630,912	0.72%				\$35,630,912	0.69%	Industrial Successor Agency
3) TARGET CORPORATION (Pending Appeals On Parcels)	3	\$33,878,669	0.68%	1	\$1,667,903	0.75%	\$35,546,572	0.69%	Commercial Successor Agency
4) 10TH STREET LLC	1	\$32,256,675	0.65%				\$32,256,675	0.62%	Industrial Successor Agency
5) RAIN CORPORATION	1	\$7,309,931	0.15%	2	\$22,497,361	10.08%	\$29,807,292	0.57%	Unsecured TD #1
6) CROSSING PROPERTIES FEE LLC	11	\$28,702,841	0.58%				\$28,702,841	0.55%	Commercial Successor Agency
7) COSTCO WHOLESALE CORPORATION	1	\$24,250,324	0.49%				\$24,250,324	0.47%	Commercial Successor Agency
8) PACIFIC UNIVERSITY	116	\$23,146,768	0.47%	2	\$136,549	0.06%	\$23,283,317	0.45%	Commercial Successor Agency
9) BREWING COMPANY				1	\$22,386,690	10.03%	\$22,386,690	0.43%	Unsecured Successor Agency
10) SENIOR VILLAGE LP	1	\$22,122,649	0.45%				\$22,122,649	0.43%	Residential TD #1
Top Ten Total	143	\$312,829,047	6.30%	6	\$46,688,503	20.91%	\$359,517,550	6.93%	
City Total		\$4,962,729,313			\$223,243,068		\$5,185,972,381		

Top Owners last edited on 11/14/19 by JoelH using sales through 07/31/19 (Version R.1)

Data Source: Los Angeles County Assessor 2019/20 Combined Tax Rolls and the SBE Non Unitary Tax Roll

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 4/24/2020 By MV

SAMPLE CITY

2010/11 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) TISHMAN SPEYER ARCHSTONE SMITH	11	\$126,956,198	3.29%				\$126,956,198	3.23%	Residential Successor Agency
2) RBD LLC	1	\$34,585,970	0.90%				\$34,585,970	0.88%	Commercial Successor Agency
3) NORTH JACOB HOLDINGS LLC	2	\$34,182,808	0.89%				\$34,182,808	0.87%	Commercial Successor Agency
4) BANK OF AMERICA NA	5	\$28,765,703	0.75%	3	\$389,874	0.51%	\$29,155,577	0.74%	Commercial Successor Agency
5) TERADYN INC	1	\$18,876,682	0.49%	1	\$9,679,831	12.70%	\$28,556,513	0.73%	Commercial Successor Agency
6) ME REALTY LLC	2	\$27,744,389	0.72%				\$27,744,389	0.71%	Commercial Successor Agency
7) OAKSSHOPPING CENTER	10	\$24,253,770	0.63%				\$24,253,770	0.62%	Commercial TD 1
8) MARKET SQUARE LLC	6	\$20,763,301	0.54%				\$20,763,301	0.53%	Commercial Successor Agency
9) AVIA BUILDING LLC	1	\$20,451,414	0.53%				\$20,451,414	0.52%	Commercial Successor Agency
10) ARDEN REALTY LP	1	\$20,440,000	0.53%				\$20,440,000	0.52%	Commercial Successor Agency
Top Ten Total	40	\$357,020,235	9.25%	4	\$10,069,705	13.21%	\$367,089,940	9.33%	
City Total		\$3,858,767,188			\$76,217,071		\$3,934,984,259		

Top Owners last edited on 12/6/11 by maheav using sales through 10/07/10 (Version th.0)

Data Source: Los Angeles County Assessor 2010/11 Combined Tax Rolls and the SBE Non Unitary Tax Roll

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 4/24/2020 By MV

Page 1

SAMPLE CITY

DIRECT & OVERLAPPING PROPERTY TAX RATES

(RATE PER \$100 OF TAXABLE VALUE)

Last 10 Fiscal Years										
Agency	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Basic Levy¹	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
La Community College District	0.02311	0.04031	0.03530	0.04875	0.04454	0.04017	0.03575	0.03596	0.04599	0.04621
Las Virgenes Unified School District	0.05437	0.06113	0.06961	0.07138	0.06891	0.06888	0.06923	0.07193	0.07384	0.07485
Metropolitan Water District	0.00430	0.00370	0.00370	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
Total Direct & Overlapping² Tax Rates	1.08178	1.10514	1.10860	1.12363	1.11695	1.11256	1.10849	1.11139	1.12333	1.12456
City's Share of 1% Levy Per Prop 13³	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853	0.05853
Voter Approved City Debt Rate										
Redevelopment Rate⁴	1.00430	1.00370	1.00370							
Total Direct Rate⁵	0.19629	0.18893	0.18335	0.18243	0.06299	0.06277	0.06260	0.06243	0.06219	0.06201

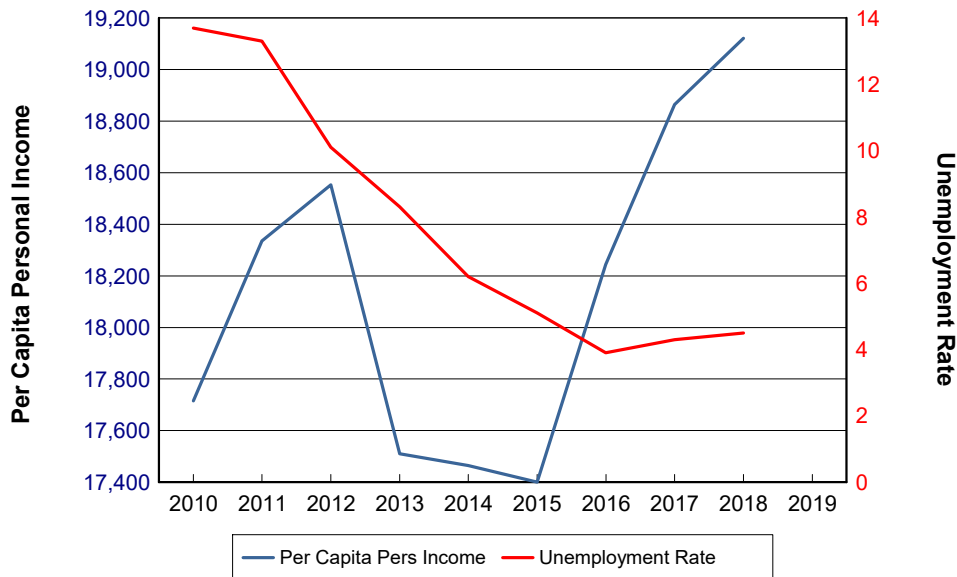
Notes:
¹In 1978, California voters passed Proposition 13 which set the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.
²Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all city property owners.
³City's Share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the City. ERAF general fund tax shifts may not be included in tax ratio figures.
⁴Redevelopment Rate is based on the largest RDA tax rate area and only includes rate(s) from indebtedness adopted prior to 1989 per California State statute. RDA direct and overlapping rates are applied only to the incremental property values. The approval of ABX1 26 eliminated Redevelopment from the State of California for the fiscal year 2012/13 and years thereafter.
⁵Total Direct Rate is the weighted average of all individual direct rates applied by the City/Agency preparing the statistical section information and excludes revenues derived from aircraft. Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13. For the purposes of this report, residual revenue is assumed to be distributed to the City/Agency in the same proportions as general fund revenue.

SAMPLE CITY

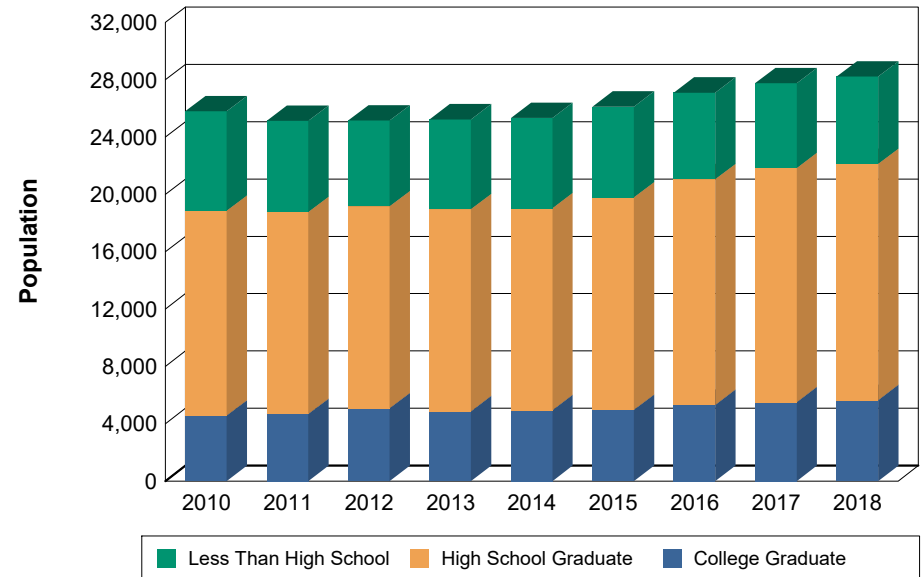
DEMOGRAPHIC AND ECONOMIC STATISTICS

Calendar Year	Population	Personal Income (In Thousands)	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2010	49,207	\$871,702	\$17,715	13.7%	28.6	73.1%	17.7%
2011	46,618	\$854,741	\$18,335	13.3%	28.1	74.7%	18.6%
2012	47,586	\$882,863	\$18,553	10.1%	27.8	76.2%	20.2%
2013	48,385	\$847,221	\$17,510	8.3%	28.1	75.2%	19.3%
2014	48,405	\$845,345	\$17,464	6.2%	27.9	75.2%	19.5%
2015	49,485	\$861,078	\$17,400	5.1%	28.1	75.8%	19.0%
2016	49,762	\$907,890	\$18,244	3.9%	28.7	77.7%	19.6%
2017	49,954	\$942,407	\$18,865	4.3%	29.1	78.7%	19.8%
2018	51,313	\$981,213	\$19,122	4.5%	29.3	78.4%	20.0%
2019							

Personal Income and Unemployment



Education Level Attained for Population 25 and Over



Notes and Data Sources:

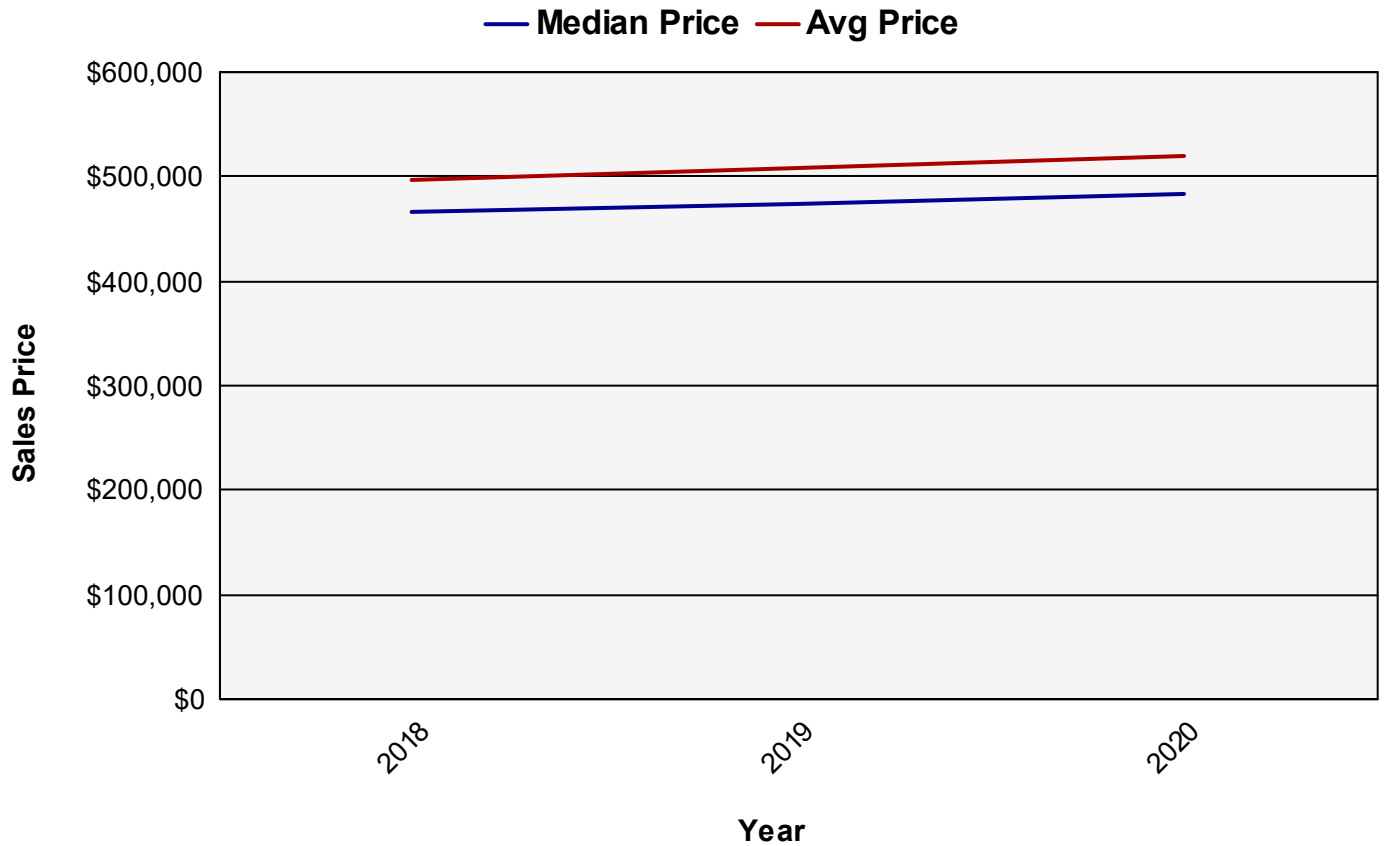
Population: California State Department of Finance. Unemployment Data: California Employment Development Department
 2000-2009 Income, Age, and Education Data: ESRI - *Demographic Estimates are based on the last available Census.* Projections are developed by incorporating all of the prior census data released to date. Demographic Data is totaled from Census Block Groups that overlap the City's boundaries
 2010 and later - Income, Age and Education Data - US Census Bureau, most recent American Community Survey

SAMPLE CITY

SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2018 - 3/31/2020)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2018	511	\$496,135	\$466,000	
2019	390	\$507,736	\$473,250	1.56%
2020	88	\$519,398	\$483,750	2.22%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: Los Angeles County Recorder

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

SAMPLE CITY
TOP 25 SALES TAX PRODUCERS
FOR FISCAL YEAR 2019-20

Business Name	Business Category
101 Casing	Heavy Industrial
A Family Car Wash	Service Stations
Baking Professionals	Specialty Stores
Chevron	Service Stations
CVS Pharmacy	Drug Stores
DIY Center	Building Materials
El Pollo Loco	Quick-Service Restaurants
Ethan Allen	Home Furnishings
GRT Supplies	Light Industrial/Printers
Gate Petroleum Corporation	Service Stations
Keyes IT Solutions	Office Equipment
McDonalds	Quick-Service Restaurants
Mobil	Service Stations
My Goods Market	Service Stations
Paul Office Interiors	Office Supplies/Furniture
Ralphs Fresh Fare	Grocery Stores
Reeds Furniture	Home Furnishings
Reily RV	Trailers/RVs
Rods Lumber & Hardware	Building Materials
Shell	Service Stations
Shell	Service Stations
Trader Joes	Grocery Stores
Vons	Grocery Stores
Warehouse Discount Center	Electronics/Appliance Stores
Wood Ranch BBQ & Grill	Casual Dining

Percent of Fiscal Year Total Paid By Top 25 Accounts = 54.65%

* Firms Listed Alphabetically
 Period: July 2018 Thru March 2019

Printed 04/04/2019

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

SAMPLE CITY
TOP 25 SALES TAX PRODUCERS
FOR FISCAL YEAR 2010-11

Business Name	Business Category
Car Wash	Service Stations
Chevron	Service Stations
Circle K 76	Service Stations
CRTP Solutions	Light Industrial/Printers
CVS Pharmacy	Drug Stores
DIY Center	Building Materials
Ethan Allen	Home Furnishings
Everest Petrol Corporation	Service Stations
Islands	Casual Dining
McDonalds	Quick-Service Restaurants
Mobil	Service Stations
Pat Rugs & Furniture	Home Furnishings
Paul Office Interiors	Office Supplies/Furniture
Petrolink Imperial	Service Stations
Ralphs Fresh Fare	Grocery Stores
Reeds Furniture	Home Furnishings
Rods Lumber & Hardware	Building Materials
Shell	Service Stations
Shell	Service Stations
Tesoro Refining & Marketing	Service Stations
Thomasville Gallery	Home Furnishings
USA Gas	Service Stations
Vons	Grocery Stores
Warehouse Discount Center	Electronics/Appliance Stores
Wood Ranch BBQ & Grill	Casual Dining

Percent of Fiscal Year Total Paid By Top 25 Accounts = 53.28%

* Firms Listed Alphabetically
 Period: July 2009 Thru March 2010

Printed 04/04/2019

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

SAMPLE CITY

Taxable Sales by Category

Last Ten Calendar Years

(in thousands of dollars)

Adjusted for Economic Data

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Apparel Stores	\$ 15,826	\$ 17,593	\$ 19,940	\$ 21,127	\$ 21,076	\$ 23,369	\$ 28,901	\$ 30,157	\$ 32,059	\$ 31,039
General Merchandise	207,888	220,364	239,385	242,848	247,207	254,884	249,915	258,641	253,609	282,559
Food Stores	20,947	20,909	21,487	19,997	20,259	18,678	19,175	20,521	21,392	21,825
Eating and Drinking Places	136,507	140,350	150,396	158,070	172,901	188,196	196,691	212,355	221,103	226,618
Auto Dealers and Supplies	359,086	367,448	436,190	495,979	523,287	585,228	595,791	537,073	581,293	582,067
Service Stations	89,827	105,028	106,567	102,071	93,323	79,354	70,539	80,540	84,355	77,521
Other Retail Stores	155,896	163,827	177,499	189,325	188,986	198,951	208,412	211,350	206,895	199,741
All Other Outlets	181,796	182,146	202,009	216,676	232,408	254,438	274,673	280,136	285,181	317,781
Total	<u>\$ 1,167,773</u>	<u>\$ 1,217,665</u>	<u>\$ 1,353,472</u>	<u>\$ 1,446,094</u>	<u>\$ 1,499,447</u>	<u>\$ 1,603,099</u>	<u>\$ 1,644,096</u>	<u>\$ 1,630,773</u>	<u>\$ 1,685,886</u>	<u>\$ 1,739,150</u>

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

Note: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's revenue.