

## Project Grant Application

McKinney Community Development Corporation FY 2025

### Important Information

- Form Function Note: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website or by emailing [Info@McKinneyCDC.org](mailto:Info@McKinneyCDC.org).
- A completed application and all supporting documents are required to be submitted via this application for consideration by the MCDC board.
- Applications must be completed in full, using this electronic form, and received by MCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.
- If you are interested in a preliminary review of your grant request or event idea, please complete and submit the online [Letter of Inquiry](#).

### Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A completed application form must be submitted via the online form in accordance with the 2025 schedule outlined on page one.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- A minimum of two bids must be secured for the proposed work and be included with the application. (A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.)
- Once eligibility for consideration is confirmed, Applicants will be notified and placed on the meeting agenda to make a presentation to the Board. Following the presentation, Board member will have an opportunity to ask questions of the applicant. Please note: This is a formal presentation and time limits may be imposed.
- A public hearing, with notice of application and request for funding, will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. The application, along with all documents/attachments will become public information once submitted to MCDC.
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

### Eligible Projects

Project Grants support projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include the following:

- Projects Related to the creation or retention of primary jobs.
- Infrastructure improvement projects necessary to develop new or expanded business enterprises.
- Public parks and open space improvements.
- Projects related to recreational or community (city / public access) facilities.
- Professional and amateur sports and athletic facilities, including children's sports.

Entertainment, tourist, and convention facilities

- Projects related to low-income housing (60% AMI or lower).
- Airport facilities.

## Organization Information

Name	Craig Ranch Luxury Hotel SPE LP, A Texas Limited Partnership
Federal Tax I.D.	33-4091411
Incorporation Date	Monday, March 17, 2025
Mailing Address	14185 Dallas Pkwy, 11th Floor Dallas, Texas, 75254
Phone Number	(972) 778-9722
Email	rstockton@ashfordinc.com
Website	www.ashfordinc.com

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

The organization was created in March 2025 with the goal of developing the JW Marriott Resort at McKinney Craig Ranch.

The resort will greatly benefit the community by providing McKinney with the first true luxury resort in the area, complete with amenities such as a hotel conference center, a resort-style pool with a lazy river, fitness center, multiple F&B outlets, and all the amenities of a world-class luxury resort. This landmark will elevate McKinney as a magnet for businesses and conferences as well as luxury travelers and high net worth individuals, propelling McKinney as a destination on the national map. Additionally, the commerce generated by the property, as well as the improvements to property value, will provide the city with millions in annual tax revenue.

Organization Type

Partnership

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

## Contact Information

Representative Completing Application

Name	Mitchel Kwok
Title	Associate
Mailing Address	14185 Dallas Pkwy, 12th Floor Dallas, Texas, 75254
Phone Number	(972) 778-9722

Email Address mkwok@ashfordinc.com

Contact for Communication Between MCDC and Organization

Name Mitchel Kwok

Title Associate

Mailing Address 14185 Dallas Pkwy, 12th Floor  
Dallas, Texas, 75254

Phone Number (972) 778-9722

Email Address mkwok@ashfordinc.com

Property Owner Information (if different from Applicant)

Are you the property owner?

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Project Information

Funding - Total Amount Requested \$25,000,000 of grants funded upon the project obtaining certificate of occupancy and \$10,250,000 of loans funded upon the start of project construction

Are matching funds available?

Matching Funds Available \$289,750,000

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?

Provide name of City of McKinney entity funding source and amount.

City of McKinney 380 agreement providing for tax rebates up to \$18m  
MEDC infrastructure and public works reimbursements up to \$2m

Have you received or will funding be requested from other organizations / foundations for this project?

Provide name of organization / foundation funding source and amount.

Texas State Comptroller: 100% of State HOT tax rebates, 100% of State sales tax, and 100% of state mixed beverages sales tax and gross receipts tax for 10 years

Has a request for grant funding been submitted to MCDC in the past five years?

No

### Board of Directors

The organization does not have a Board of Directors since it is a limited partnership.

### Leadership Staff

The general partner is Craig Ranch Luxury Hotel SPE GP LLC and the officers are Richard Stockton (President) and Alex Rose (VP and Secretary).

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## Detailed Project Information

Project / Business Name JW Marriott Resort McKinney Craig Ranch

Location of Project 8001 Collin McKinney Pkwy

Physical Address 8001 Collin McKinney Pkwy  
McKinney, TX, 75070

Property Size (in acres) 8.011

Collin CAD Property ID 2781147

What kind of project is proposed?  
(Check all that apply.) New project

Estimated Date of Project Start Date Thursday, December 31, 2026

Estimated Date of Project Completion Date Monday, April 30, 2029

### Project Details and Proposed Use

Developer intends to construct and operate a JW Marriott resort hotel with 290 guest rooms, a conference center containing at least 51,575 square feet of hotel conference space, a resort-style pool with "lazy river", a fitness center, a three-meal restaurant and specialty restaurant, a lounge with terrace/pool seating and food/beverage service, pickleball courts, structured parking, valet and self-parking, a gift/sundries shop, a business center (the "Hotel"). In addition, above the Hotel structure shall be constructed at least forty-five (45) for-sale condominiums served by a separate amenity deck (the "Condominiums").

### Days / Hours of Business Operation

7 days a week, 24 hours a day

What is the total cost for this Project? \$325,000,000

What percentage of Project funding will be provided by the applicant? 89

Are matching funds available? Yes

Cash Matching Funds

Amount	Source	Percent of Total
211,000,000	Senior Loan	65
10,250,000	MCDC Loan	3
66,150,000	Equity	20
25,000,000	MCDC Grant	8

In-Kind Matching Funds

Amount	Source	Percent of Total
12,600,000	Contributed Land Value	4

Other Funding Sources

Potential LP Equity Investors (TBD)  
Senior Loan Lender (TBD)

Estimated Annual Taxable Sales \$49,000,000

Current Appraised Value of Property \$13,960,000

Estimated Appraised Value (post-improvement) \$244,000,000

Estimated Construction Cost for Total Project \$262,500,000

Total Estimated Cost for Project Improvements included in grant request \$262,500,000

Total Grant Amount Requested \$35,250,000

Will the project be competitively bid? 

Yes

Attach Competitive Bids for the Project 

 MCDC Grant Application - Competiti... .docx

Has a feasibility study or market analysis been completed for this proposed project? 

Yes

Attach Executive Summary 

 HVS Feasibility Study - Proposed JW ... .pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.

Financial Status of Applying Organization

Provide an overview of the organization's financial status, including the projected impact of the event(s) on the organization's mission and goals.

- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why and attach a copy of the 990 filed with the IRS.

Current financial report including current and previous year's profit & loss statement and balance sheet.



MCDC Grant Application - Financial ... .docx

Audited financials for current and previous two years (if not available, please indicate why).



MCDC Grant Application - Additional ....docx

### Reason for Unavailable Audited Financials

The limited partnership is a special purpose entity that was formed this year and has not had any financials or financial statements as of yet. The SPE is backed by Braemar Hotels & Resorts, a publicly traded REIT with over \$2 billion of assets under management. Audited financials for Braemar are available at the link below:

<https://braemar.q4ir.com/investor/financials-sec-filings/sec-filings/default.aspx>

Budget



JW Marriott Project Budget 06.16.2025.pdf

Financial Statements



BHR 10-K 2025.pdf

W9



Craig Ranch Luxury Hotel SPE Owner ... .pdf

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## Additional Information

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.



MCDC Grant Application - Business ... .docx

Timeline and schedule from design to completion.



JW Marriott Project Timeline 06.16.20... .pdf

Plans for future expansion / growth.

Project development will be completed in its entirety in one phase.

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# Acknowledgements

If funding is approved by the MCDC board of directors, applicant will assure:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement / approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual / company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the [Grant Guidelines](#) in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed project must be inspected for code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld until a final report on completion of the Project is provided to MCDC.
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

## Applicant Electronic Signature

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Selecting this option indicates your agreement with the above statement.

Representative Completing Application



Date

Wednesday, June 18, 2025

## Notes

- Reminder: To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.



MCDC Grant Application  
Additional Project Information

The JW Marriott Resort project contemplates a 290-key hotel as well as a 48-unit branded residence. The total project development costs have been broken out between the hotel & condo below.

The MCDC incentives of \$35,250,000 represent 10.8% of the total \$325,000,000 project cost. The request is for the \$25,000,000 grant to be funded upon the project obtaining certificate of occupancy and the \$10,250,000 MCDC loan to be funded upon the start of construction on the project.

Please let us know if we can provide additional information of project finances and budgets.

Development Budget	Amount
Hotel	\$263,000,000
Condo	\$62,000,000
<b>Total Project</b>	<b>\$325,000,000</b>

MCDC Incentives	Amount
Incentive Grant	\$25,000,000
Incentive Loan	\$10,250,000
<b>Total Incentives</b>	<b>\$35,250,000</b>
<i>% of Budget</i>	<i>10.8%</i>

Funding Sources	Amount	%
Senior Loan	\$211,000,000	65%
MCDC Loan	\$10,250,000	3%
MCDC Grant	\$25,000,000	8%
Equity	\$66,150,000	20%
Contributing Land Value	\$12,600,000	4%
<b>Total Budget</b>	<b>\$325,000,000</b>	<b>100%</b>

**JW Marriott Development Timeline**

Milestone	Months	Date
<b>Pre-Development</b>		
Land Close	-	4/4/2025
McKinney 380 Agreement Approved	2	6/3/2025
State Incentive PLR Submitted	2	8/31/2025
State Incentive PLR Approved	6	2/28/2026
CD's Completed	8	10/31/2026
<b>Construction</b>		
Construction Start	-	12/31/2026
Construction Complete	28	4/30/2029

Braemar | JW Marriott McKinney at Craig Ranch - Ground-Up Hotel

Project Budget

TOTAL BUDGET

BUDGET SUMMARY

Land Acquisition Costs	
Soft Costs	
Pursuit Costs	
Pre-Dev + Construction Soft Costs, Fees, & Contingency	
Total Soft Costs	
Hard Costs	
Construction Costs	
Gen. Con., Fees, & Contingency	
Total Hard Costs	
Carry & Financing Costs	
Carry Costs	
Financing & Closing Costs	
Total Project Costs	

ACQUISITION COSTS

Acquisition & Commission Costs	
1. Purchase Price	
Total Acquisition & Commission Costs	
Total Acquisition Costs	

SOFT COSTS

Pursuit Soft Costs	
1. Pre-dev Legal Costs	
Total Pursuit Soft Costs	
Pre-Development / Construction Soft Costs	
5. TSA Fees (Marriott/Aimbridge)	
6. Pre-Opening Payroll / Marketing	
7. Working Capital	
8. Franchise Fees (application)	
10. Brimer Bill Consultant - Hilco Retainer	
Total Pre-Development / Construction Soft Costs	
Professional Fees	
1. Development Fee (% Total Project Less Fin. Costs, Unlevered CF)	
2. Development Fee (% Financing Cost, Levered CF)	
3. Project Management Fee (% Total Project Less Fin. Costs, Unlevered CF)	
4. Project Management Fee (% Financing Cost, Levered CF)	
5. Architecture Fee ( % Total Hard Costs)	

	Amount	\$/Unit	\$/SF
		338 Units	382k GSF
		(290 hotel, 48 condo)	
4%	12,617,131	37,329	33
	601,475	1,780	1.57
	24,876,826	73,600	65
8%	25,478,301	75,380	67
	252,200,000	746,154	660
	10,300,000	30,473	27
81%	262,500,000	776,627	687
2%	6,510,954	19,263	17
5%	17,466,995	51,677	46
100%	324,573,381	960,276	850

Pct.	Amount	\$/Key	\$/SF
	12,617,131	37,329	33.03
	12,617,131	37,329	33.03
	12,617,131	37,329	33.03

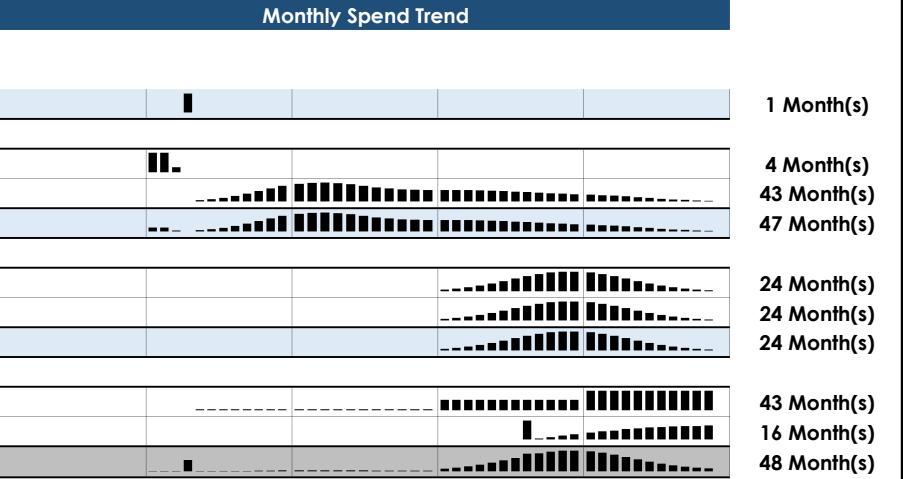
Pct.	Amount	\$/Key	\$/SF
	601,475	1,780	1.57
	601,475	1,780	1.57

	250,000	740	0.65
	1,500,000	4,438	3.93
	750,000	2,219	1.96
	85,500	253	0.22
	75,000	222	0.20
	2,660,500	7,871	6.96

4.0%	12,031,913	35,597	31.50
4.0%	698,680	2,067	1.83
1.0%	3,071,064	9,086	8.04
1.0%	174,670	517	0.46
2.0%	5,250,000	15,533	13.74

6/16/2025

Year 0	Year 1	Year 2	Year 3	Year 4	
Month 0	Month 12	Month 24	Month 36	Month 48	
Dec-24	Dec-25	Dec-26	Dec-27	Dec-28	Total



-	12,617,131	-	-	-	12,617,131
-	12,617,131	-	-	-	12,617,131
-	12,617,131	-	-	-	12,617,131

60,563	540,912	-	-	-	601,475
60,563	540,912	-	-	-	601,475

-	86,147	163,853	-	-	250,000
-	516,883	983,117	-	-	1,500,000
-	258,441	491,559	-	-	750,000
-	29,462	56,038	-	-	85,500
-	43,750	31,250	-	-	75,000
-	934,683	1,725,817	-	-	2,660,500

-	633,831	4,538,659	5,582,053	1,277,369	12,031,913
-	-	-	118,883	579,796	698,680
-	161,781	1,158,462	1,424,781	326,040	3,071,064
-	-	-	29,721	144,949	174,670
-	1,809,089	3,440,911	-	-	5,250,000

Braemar | JW Marriott McKinney at Craig Ranch - Ground-Up Hotel

Project Budget

TOTAL BUDGET

6.	Design Fee (% FF&E + AIPP Costs)
7.	Procurement Fee (% FF&E + OS&E + AIPP Costs)
Total Professional Fees	
TOTAL SOFT COSTS	
HARD COSTS	
Vertical Structures	
1.	Construction (w/ contingency, insurance, licenses)
5.	Conversion of 1 way roads to 2 way
Total Vertical Structures	
FF&E / OS&E / AIPP	
1.	Fixtures, Furniture, & Equipment
2.	Operating Supplies & Equipment
Total FF&E / OS&E / AIPP	
Hard Cost Contingencies	
6.	Vertical Structures Contingency
Total Hard Cost Contingencies	
TOTAL HARD COSTS	
CARRY COSTS	
1.	Property Taxes (Linked to Tax Tab)
Total Carry Costs	
PRE-FINANCING DEVELOPMENT COSTS	
CLOSING & FINANCING COSTS	
1.	Loan Origination Fees
2.	Interest Reserves
Total Closing & Financing Costs	
TOTAL DEVELOPMENT COSTS	

6.0%	600,000	1,775	1.57	
3.0%	390,000	1,154	1.02	
	22,216,326	65,729	58.15	
	25,478,301	75,380	66.69	
Pct.	Amount	\$/Key	\$/SF	
	238,400,000	705,325	624.05	
	800,000	2,367	2.09	
	239,200,000	707,692	626.14	
	10,000,000	29,586	26.18	
	3,000,000	8,876	7.85	
	13,000,000	38,462	34.03	
4.3%	10,300,000	30,473	26.96	
4.1%	10,300,000	30,473	26.96	
	262,500,000	776,627	687.13	
Pct.	Amount	\$/Key	\$/SF	
	6,510,954	19,263	17.04	
	6,510,954	19,263	17.04	
	307,106,386	908,599	803.90	
Pct.	Amount	\$/Key	\$/SF	
	2,109,727	6,242	5.52	
	15,357,268	45,436	40.20	
	17,466,995	51,677	45.72	
	324,573,381	960,276	849.62	

Year 0 Month 0 Dec-24	Year 1 Month 12 Dec-25	Year 2 Month 24 Dec-26	Year 3 Month 36 Dec-27	Year 4 Month 48 Dec-28	Total
-	206,753	393,247	-	-	600,000
-	-	1,877	225,709	162,414	390,000
-	2,811,455	9,533,156	7,381,148	2,490,568	22,216,326
60,563	4,287,050	11,258,972	7,381,148	2,490,568	25,478,301
-	-	1,147,311	137,971,801	99,280,888	238,400,000
-	-	3,850	462,993	333,157	800,000
-	-	1,151,161	138,434,794	99,614,045	239,200,000
-	-	48,125	5,787,408	4,164,467	10,000,000
-	-	14,438	1,736,222	1,249,340	3,000,000
-	-	62,563	7,523,630	5,413,807	13,000,000
-	-	49,569	5,961,030	4,289,401	10,300,000
-	-	49,569	5,961,030	4,289,401	10,300,000
-	-	1,263,293	151,919,454	109,317,253	262,500,000
-	146,063	240,118	2,258,588	3,866,185	6,510,954
-	146,063	240,118	2,258,588	3,866,185	6,510,954
60,563	17,050,244	12,762,383	161,559,190	115,674,006	307,106,386
-	-	-	2,109,727	-	2,109,727
-	-	-	1,444,261	13,913,007	15,357,268
-	-	-	3,553,988	13,913,007	17,466,995
60,563	17,050,244	12,762,383	165,113,178	129,587,013	324,573,381

## MCDC Grant Application

### Business Plan Response

Craig Ranch Luxury Hotel SPE LP is a special purpose entity that was formed for the purpose of developing the JW Marriott Resort McKinney Craig Ranch.

The partnership's business plan is to raise debt & equity capital for the development project, perform all tasks necessary for the pre-development and development of a JW Marriott resort in McKinney, and to own and operate the resort. Debt capital will be raised through a competitive bidding process with lenders. Equity capital will be funded from the Sponsor group and potential additional limited partners. Additionally, a critical part of the Partnership's business plan is to secure financial support from the city and state via grants, loans, and tax rebates, in order to render the project feasible for development. Pre-development tasks include all requisite legal, architectural, design, procurement, and permitting work needed for such a project. Development tasks include construction of the resort and all related property and site improvements. Once development is completed, the Partnership will also own and operate the property.

MCDC Grant Application  
Competitive Bid Response

The project plans to conduct a competitive bid process when selecting a general contractor, but it has not reached that phase yet so no competitive bids are available.

LINK TO FEASIBILITY STUDY

<https://drive.google.com/file/d/1KGFcd7-GNaczfeFnrytkBkciLHpZGuCv/view?usp=sharing>



FEASIBILITY STUDY

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## Proposed JW Marriott at Craig Ranch

8001 COLLIN MCKINNEY PARKWAY  
MCKINNEY, TEXAS



**SUBMITTED TO:**

Mr. David Johnson  
CRJW Partners  
6950 TPC Drive, Suite 120  
McKinney, Texas 75070

+1 214 675-7051

**PREPARED BY:**

HVS Consulting & Valuation  
Division of TS Worldwide, LLC  
2100 West Loop South, Suite 1001  
Houston, Texas 77027

+1 (972) 890-3548

MCDC Grant Application  
Financial Report Response

Craig Ranch Luxury Hotel SPE LP is a special purpose entity that was formed in March 2025 and does not currently have financials such as P&L's or balance sheets.

The SPE is backed by a Braemar Hotels & Resorts which is a publicly traded REIT with over \$2 billion of AUM. Braemar's financials, including current and previous year's P&L's and balance sheets, are publicly available at the link below:

<https://braemar.q4ir.com/investor/financials-sec-filings/sec-filings/default.aspx>



**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Craig Ranch Luxury Hotel SPE Owner LP</b>	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>14185 Dallas Parkway, Suite 1100</b>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>Dallas, TX 75254</b>		
<b>7</b> List account number(s) here (optional)		

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>								
				-				
<b>or</b>								
<b>Employer identification number</b>								
3	3	-	4	0	9	1	4	1

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <b>3/19/25</b>
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**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they