

STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
Florida Atlantic University
FAU Boca Raton - Student Housing Facility; \$117.75M Bonds

Projected Debt Service Coverage - Project Only

	(Project Opens)		<u>Projected</u>		
	FY2027-28	FY2028-29	FY2029-30	FY2030-31	FY2031-32
Operating Revenue					
Proposed FAUFC Project Housing Revenues: ¹	<u>\$7,656,376</u>	<u>\$8,589,284</u>	<u>\$8,846,962</u>	<u>\$9,272,237</u>	<u>\$9,550,404</u>
Operating Expenses					
Proposed FAUFC Project Housing Expenses: ²	<u>2,374,122</u>	<u>2,421,604</u>	<u>2,470,036</u>	<u>2,519,437</u>	<u>2,569,826</u>
Operating income	\$5,282,254	\$6,167,680	\$6,376,926	\$6,752,800	\$6,980,579
Debt Service (5.00% Rate Assumption) ³					
Principal	2,015,000	2,115,000	2,225,000	2,335,000	2,450,000
Interest	<u>5,887,500</u>	<u>5,786,750</u>	<u>5,681,000</u>	<u>5,569,750</u>	<u>5,453,000</u>
Total Debt Service	7,902,500	7,901,750	7,906,000	7,904,750	7,903,000
Net Operating Income	(2,620,246)	(1,734,070)	(1,529,074)	(1,151,950)	(922,421)
Debt Service Coverage ⁴	0.7x	0.8x	0.8x	0.9x	0.9x

Footnotes

1. Assumes revenues at 95% occupancy rate and rental rates of \$5,655 / \$5,499 per semester opening Fall 2026/Fiscal 2027. Rental rate increases of 5.0% through FY24-FY26 and the data reflects a 3% escalator thereafter.
2. Assumes same expense as other Housing System residence halls growing at 2% annually.
3. The assumed interest rate used for the proposed FAUFC Debt Service is 5.00%.
4. The Project is projected to operate at a loss, with deficits absorbed by the existing Housing System's operating capacity.