

STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
Florida International University
\$238.5M Student Housing Facility

Projected Debt Service Coverage - Project Only

	<i>(Project Opens)</i>		Projected		
	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
Operating Revenue					
Proposed Project Housing Revenues: ¹	\$ 14,891,647	\$ 15,338,396	\$ 15,798,548	\$ 16,272,505	\$ 16,760,680
Operating Expenses					
Proposed Project Housing Expenses: ²	5,444,623	5,553,515	5,664,586	5,777,877	5,893,435
Operating income ³	\$ 9,447,024	\$ 9,784,881	\$ 10,133,963	\$ 10,494,627	\$ 10,867,245
Debt Service ⁴					
Principal	3,625,000	3,830,000	4,050,000	4,285,000	4,530,000
Interest	13,713,750	13,505,313	13,285,088	13,052,213	12,805,825
Total Debt Service	17,338,750	17,335,313	17,335,088	17,337,213	17,335,825
Net Operating Income	(7,891,726)	(7,550,432)	(7,201,125)	(6,842,585)	(6,468,580)
Debt Service Coverage ⁵	0.54x	0.56x	0.58x	0.61x	0.63x

Footnotes

1. Assumes revenues at a 95% occupancy rate and rental rates of \$5,900 / \$6,200 per semester, opening Fall 2028/Fiscal 2029. Rental rate increases assume a 3% escalator after the Project opens.
2. Assumes same expense as other Housing System residence halls growing at 2% annually.
3. The housing system anticipates a contribution (over \$2M annually) from the University due to the 'lost' income from prematurely demolishing 195 beds in the University Apartments complex for FIU to construct a new 'Healthcare Affiliate' building. The contribution, however, is not considered a pledged revenue to the Project, and therefore is not included in the Debt Service Coverage calculation.
4. The assumed interest rate used for the proposed Project's Debt Service is 5.75%.
5. The Project is projected to operate at a loss, with deficits absorbed by the existing Housing System's operating capacity.