

**STATE UNIVERSITY SYSTEM OF FLORIDA
BOARD OF GOVERNORS
Florida State University
\$364.4M Student Housing, Dining, and Parking
"Northwest Campus Project – Phase 1"**

Internal Rate of Return (IRR) - Student Housing Facility

Year	Project Construction Cost ¹	Estimated Project Net Revenues			Total Project Cash Flow
		Gross Revenues ²	Operating Expenses ³	Net Revenues	
0	2026	\$ (9,669,044)	\$ -	\$ -	\$ (9,669,044)
1	2027	(104,656,932)	-	-	(104,656,932)
2	2028	(155,530,930)	-	-	(155,530,930)
3	2029	(14,584,888)	11,813,800	(6,092,810)	(8,863,898)
4	2030	-	12,995,180	(6,397,451)	6,597,730
5	2031	-	14,294,698	(6,717,323)	7,577,375
6	2032	-	14,723,539	(7,053,189)	7,670,350
7	2033	-	15,165,245	(7,405,849)	7,759,396
8	2034	-	15,620,202	(7,776,141)	7,844,061
9	2035	-	16,088,809	(8,164,948)	7,923,860
10	2036	-	16,571,473	(8,573,196)	7,998,277
11	2037	-	17,068,617	(9,001,855)	8,066,762
12	2038	-	17,580,675	(9,451,948)	8,128,727
13	2039	-	18,108,096	(9,924,545)	8,183,550
14	2040	-	18,651,339	(10,420,773)	8,230,566
15	2041	-	19,210,879	(10,941,811)	8,269,067
16	2042	-	19,787,205	(11,488,902)	8,298,303
17	2043	-	20,380,821	(12,063,347)	8,317,474
18	2044	-	20,992,246	(12,666,514)	8,325,732
19	2045	-	21,622,013	(13,299,840)	8,322,173
20	2046	-	22,270,674	(13,964,832)	8,305,842
21	2047	-	22,938,794	(14,663,074)	8,275,720
22	2048	-	23,626,958	(15,396,227)	8,230,730
23	2049	-	24,335,766	(16,166,039)	8,169,728
24	2050	-	25,065,839	(16,974,341)	8,091,499
25	2051	-	25,817,815	(17,823,058)	7,994,757
26	2052	-	26,592,349	(18,714,211)	7,878,138
27	2053	-	27,390,120	(19,649,921)	7,740,198
28	2054	-	28,211,823	(20,632,417)	7,579,406
29	2055	-	29,058,178	(21,664,038)	7,394,140
30	2056	-	29,929,923	(22,747,240)	7,182,683
31	2057	-	30,827,821	(23,884,602)	6,943,219
32	2058	-	31,752,656	(25,078,832)	6,673,823

IRR = -1.2%

Footnotes

1) Total Project cost is \$364.4M (housing, dining & parking), of which Housing alone (reflected above) is \$284.4M, including planning, design, construction & equipment, with an estimated completion date of August 2028.

2) Revenue projections provided by FSU assume a 10% rental rate increase annually for FY 2029-2031 (subject to FSU BOT approval in August 2026), and a 3% escalation rate after FY31.

3) Operating expenses have increased annually by 10% or more in recent years, which FSU attributed primarily to increases in minimum wage as well as higher 'Administrative Overhead' (auxiliary) assessments (was 9%, but now 7.5% today). The University assumed a growth rate of 5%/year for operating expenses going forward.