

STATE UNIVERSITY SYSTEM OF FLORIDA  
BOARD OF GOVERNORS  
FLORIDA STATE UNIVERSITY - PANAMA CITY  
2020 Housing Facility (P3)

**Pro Forma Projection; 10-year Cash Flow Analyses <sup>1</sup>**  
(400-bed Residence Hall)

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<i>10-yr total pmts to FSUPC</i>
Effective Gross Revenue <sup>2</sup>	\$ 3,051,210	\$ 3,142,746	\$ 3,237,029	\$ 3,334,140	\$ 3,434,164	\$ 3,537,189	\$ 3,643,304	\$ 3,752,603	\$ 3,865,182	\$ 3,981,137	
Less: Operating Expenses <sup>2</sup>	(844,099)	(869,422)	(895,505)	(922,370)	(950,041)	(978,542)	(1,007,898)	(1,038,135)	(1,069,279)	(1,101,358)	
Less: Ground Lease <i>(to FSUPC)</i>	(87,100)	(87,100)	(87,100)	(87,100)	(87,100)	(94,286)	(94,286)	(94,286)	(94,286)	(94,286)	906,930
Less: Real Estate Tax / Pmt in Lieu <i>(to FSUPC)</i>	(231,820)	(231,820)	(231,820)	(231,820)	(231,820)	(250,945)	(250,945)	(250,945)	(250,945)	(250,945)	2,413,825
Less: Capital Repair/Replacement Reserve	(80,000)	(80,000)	(80,000)	(80,000)	(80,000)	(84,000)	(84,000)	(84,000)	(84,000)	(84,000)	
Net Operating Income	1,808,191	1,874,404	1,942,604	2,012,850	2,085,203	2,129,416	2,206,175	2,285,237	2,366,671	2,450,548	
Less: 2% share of NOI <i>(to FSUPC)</i> <sup>3</sup>	(36,164)	(37,488)	(38,852)	(40,257)	(41,704)	(42,588)	(44,123)	(45,705)	(47,333)	(49,011)	423,226
Subtotal	1,772,027	1,836,916	1,903,752	1,972,593	2,043,499	2,086,827	2,162,051	2,239,532	2,319,338	2,401,537	
Less: Debt Service	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	(1,332,171)	
New Cash Flow to Owner/Developer	<u>\$ 439,856</u>	<u>\$ 504,745</u>	<u>\$ 571,581</u>	<u>\$ 640,422</u>	<u>\$ 711,328</u>	<u>\$ 754,656</u>	<u>\$ 829,880</u>	<u>\$ 907,361</u>	<u>\$ 987,167</u>	<u>\$ 1,069,366</u>	<u>\$ 3,743,981</u>
Projected Debt Service Coverage:	1.33	1.38	1.43	1.48	1.53	1.57	1.62	1.68	1.74	1.80	

Owner/Developer Interenal Rate of Return: 19.25%  
[ Based on upfront equity \$4,629,060, \$400k developer fee, and 40-yr calculation ]

**Payments to FSUPC**

Ground Lease (see above)	\$ 87,100	\$ 87,100	\$ 87,100	\$ 87,100	\$ 87,100	\$ 94,286	\$ 94,286	\$ 94,286	\$ 94,286	\$ 94,286
Real Estate Taxes / Payment in Lieu (see above)	231,820	231,820	231,820	231,820	231,820	250,945	250,945	250,945	250,945	250,945
2% share of NOI (see above)	36,164	37,488	38,852	40,257	41,704	42,588	44,123	45,705	47,333	49,011
Impact Fee / Payment in Lieu (estimated) <sup>4</sup>	533,481	-	-	-	-	-	-	-	-	-
<b>Total:</b>	<u>\$ 888,565</u>	<u>\$ 356,408</u>	<u>\$ 357,772</u>	<u>\$ 359,177</u>	<u>\$ 360,624</u>	<u>\$ 387,819</u>	<u>\$ 389,354</u>	<u>\$ 390,936</u>	<u>\$ 392,564</u>	<u>\$ 394,242</u>

**Projected Cumulative 40-yr Cash Back to FSUPC: \$20 million**

**Footnotes:**

- 1) Data provided by University, based on Owner/Developer pro forma projections. First year Revenue adjusted to 95% of Effective Gross Rents, excluding RA units.
- 2) Annual 3% increase in Revenues and Operating Expenses. Projected occupancy = 95%. Ground lease and real estate tax payments to FSUPC are increased every 5 years based on CPI (1.65% assumed).
- 3) Annual revenue share (2% of NOI) conditioned upon Project maintaining 90% occupancy and minimum 1.20x debt service coverage.
- 4) In the event the local govt waives any impact fees, capacity charges or connection fees for the Project, Developer will pay to FSUPC an equivalent amount.