

STATE OF FLORIDA, BOARD OF GOVERNORS  
UNIVERSITY OF SOUTH FLORIDA  
Student Village Public-Private Partnership Project

Estimated Sources and Uses of Funds

Sources of Funds

Taxable Loan	\$ 92,920,764
Equity Contribution	39,823,185
<b>Total Sources of Funds</b>	<b><u>\$ 132,743,949</u></b>

Basis for Amounts

Estimated interest rate is 5.25% and repayment for 31 years.  
Estimated interest rate for Preferred Return is 7.0% and repayment for 35 years.

Uses of Funds

Construction & Hard Costs	\$ 113,307,619	Planning, Design, Construction, Furniture and Retail improvement allowance
Housing	96,486,593	Construct 2,165 beds (1,039 replacement and 1,125 new)
Health and Wellness	6,056,526	
Dining	4,945,202	
Retail	1,415,298	
Parking (payable to USF)	2,275,000	Paid to USF for construction of the surface parking spaces
Acceleration Payment due to USF	2,129,000	Paid to USF to offset net revenue in existing housing system generated by the Andros Complex
Soft Costs	7,003,995	Insurance and Permitting, Architect and Engineering Fees, Management Start-up Expenses
Developer Fee	4,350,000	
Closing Costs	600,000	Legal, appraisals, reports, title insurance.
USF Transaction Costs	500,000	
Construction Period Interest	2,336,297	
Project Contingency	4,646,038	
<b>Total Uses of Funds</b>	<b><u>\$ 132,743,949</u></b>	