

MLS Stadium at McKalla Place

Cost Allocation: Estimated Annual Revenue & Expenditures

Stadium Co is responsible for:

- * Rent payment to City of Austin
- * All Operating and Maintenance Costs inside stadium, including:
- * All Operating and Maintenance Costs outside stadium, on the 24 acres
- * Capital upgrades to stadium ("Cap Ex")
- * Matching funds for stadium CapEx

City of Austin is responsible for:

- * Use portion of rent payment received from Stadium Co for CapEx contribution
- * Property Insurance
- * Offsite (outside the 24 acres) municipal services for Soccer events only

City of Austin																					
Revenue/Expenditure																					
	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12	YR13	YR14	YR15	YR16	YR17	YR18	YR19	YR20	TOTAL
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
<i>Revenue (1)</i>																					
Base Rent	0	0	0	0	0	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	8,250,000
Sales Tax / Mixed Beverage (2)	406,895	418,550	432,153	446,198	460,700	475,673	491,132	507,094	523,574	540,590	558,160	576,300	595,030	614,368	634,335	654,951	676,237	698,214	720,906	744,336	11,175,397
Hotel Occupancy Tax	322,426	332,905	343,725	354,896	366,430	378,339	390,635	403,330	416,439	429,973	443,947	458,375	473,272	488,654	504,535	520,932	537,863	555,343	573,392	592,027	8,887,437
Total Revenue	729,322	751,456	775,878	801,094	827,130	1,404,011	1,431,767	1,460,424	1,490,013	1,520,563	1,552,107	1,584,675	1,618,302	1,653,022	1,688,870	1,725,883	1,764,099	1,803,558	1,844,298	1,886,363	28,312,834
<i>Expenses</i>																					
Contribution of Rent to CapEx (3)	0	0	0	0	0	437,500	437,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	2,500,000
Property Insurance	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	3,000,000
Offsite Municipal Services (4)	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	3,644,605
Total Expenses	300,000	303,000	306,060	309,181	312,365	753,112	756,424	447,303	450,749	454,264	457,849	461,506	465,236	469,041	472,922	476,880	480,918	485,036	489,237	493,522	9,144,605
Net Annual Surplus/ (Deficit)	429,322	448,456	469,818	491,913	514,765	650,899	675,342	1,013,121	1,039,264	1,066,299	1,094,257	1,123,169	1,153,066	1,183,981	1,215,948	1,249,003	1,283,182	1,318,521	1,355,061	1,392,841	19,168,228
Cummulative Surplus / (Deficit)	429,322	877,777	1,347,595	1,839,508	2,354,273	3,005,172	3,680,514	4,693,635	5,732,899	6,799,199	7,893,456	9,016,625	10,169,691	11,353,671	12,569,620	13,818,623	15,101,804	16,420,326	17,775,387	19,168,228	

(1) Does not include property tax revenue from Ancillary Development

(2) Capital Metro Transportation Authority (Cap Metro) will realize \$9.6 million in additional sales tax over the 20 year term

(3) City will contribute a portion of each annual rent payment from StadiumCo to a CapitalExpenditures Fund ("CapEx"); City funds not used for this contribution

(4) Based on approximately 20 soccer events per year; escalated at 2% per year