

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 Mainteance Costs inside stadium, including:
 - * All Operating and Mainteance Costs outside stadium, on the 24 acres
 - * Captial upgrades to stadium ("Cap Ex")
 - * Matching funds for stadium CapEx

- City of Austin is responsible for:
- * Use portion of rent payment received from Stadiim Co for CapEx contribution
 - * Property Insurance
 - * Offsite (outside the 24 acres) municipal services for Soccer events only

City of Austin Revenue/Expenditure																				
	YR1 2021	YR2 2022	YR3 2023	YR4 2024	YR5 2025	YR6 2026	YR7 2027	YR8 2028	YR9 2029	YR10 2030	YR11 2031	YR12 2032	YR13 2033	YR14 2034	YR15 2035	YR16 2036	YR17 2037	YR18 2038	YR19 2039	YR20 2040
<u>Revenue (1)</u>																				
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
Sales Tax / Mixed Bevarage (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
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
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
<u>Expenses</u>																				
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
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
Offsite Municpal 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
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
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
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 Ancialliary Development
(2) Capital Metro Trasnportation 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