

Estimated Net Present Value (NPV) of Academic Space Fee Revenue - Period of Proposed GUP					
	A.	B.	C.	D.	E.
Fiscal Year Beginning July 1	Academic Space Developed Per Year if Spread Evenly (Square Feet)	Applicable Fee Per Square Foot as Indexed at ENR CCI (estimate @3%)⁽¹⁾	Projection of Total Fee Revenue (Nominal \$\$s)	Interest Rate Scale for Measure A Bonds Plus 1% Premium⁽²⁾	Net Present Value of Projected Fee Revenue Discounted at Measure A Interest Rate +1%⁽²⁾
2019	if use 2000 GUP	\$36.22	per GUP	no discount	\$0
2020	142,188	\$70.56	\$10,032,039	2.70%	\$9,768,295
2021	142,188	\$72.67	\$10,333,000	2.89%	\$9,760,681
2022	142,188	\$74.85	\$10,642,990	3.04%	\$9,728,505
2023	142,188	\$77.10	\$10,962,280	3.35%	\$9,608,575
2024	142,188	\$79.41	\$11,291,148	3.50%	\$9,506,844
2025	142,188	\$81.79	\$11,629,883	3.68%	\$9,362,793
2026	142,188	\$84.25	\$11,978,779	3.78%	\$9,238,828
2027	142,188	\$86.77	\$12,338,143	3.90%	\$9,085,010
2028	142,188	\$89.38	\$12,708,287	3.94%	\$8,975,168
2029	142,188	\$92.06	\$13,089,536	4.04%	\$8,808,882
2030	142,188	\$94.82	\$13,482,222	4.09%	\$8,674,858
2031	142,188	\$97.66	\$13,886,688	4.14%	\$8,534,691
2032	142,188	\$100.59	\$14,303,289	4.19%	\$8,388,753
2033	142,188	\$103.61	\$14,732,388	4.24%	\$8,237,425
2034	142,188	\$106.72	\$15,174,359	4.43%	\$7,920,110
2035	142,188	\$109.92	\$15,629,590	4.43%	\$7,811,656
Total	2,275,000	Nominal Total	\$202,214,621	Net Present Value:	\$143,411,075

Or Say NPV of: \$143,000,000

Weighted Average Discount Rate: 4.02%

Notes:

(1) ENR Construction Cost Index for San Francisco estimated at 3% per year based on annualized percentage change for the period 2007 to 2017. Assumes 2020 would be the initial year for application of the index as it is one year after the effective date.

(2) For purposes of the Net Present Value (NPV) calculation, the discount rate is based upon the County's estimated cost of borrowing. The interest rate applicable to the 2017 Measure A bond issuance is used for the estimate. A 1% premium is added to reflect the likelihood of rising interest rates. Near term interest rates are shown as lower than longer term borrowing costs, consistent with the 2017 bonds.