

Attachment A
Revised 390 Main: Cost and Funding Plan Comparison
1/10/13

		9/2011 Authorized	11/2012 Draft Forecast	1/2013 Revised Budget	Change (9/2011 to 1/2013)
1	Building Purchase	93	93	93	0
	Renovation				
	Seismic	1	11	11	10
	Shell and Core	32	30	30	(2)
	Agency Tenant Improvements on L1-L2 and L6-L8	25	36	33	8
	Atrium	0	3	3	3
	A/E and Consultant Support Fees	1	8	8	7
	Contingency	15	18	18	3
	Existing Tenant Work-around	0	4	4	4
2	Total Renovation	74	110	107	33
	Furniture, Fixtures, Equipment, Other				
	Technology (Agency-installed)	0	6	6	6
	Furniture	0	5	5	5
	Fixtures and Other	0	4	4	4
3	Total Furniture, Fixtures, Equipment, Other	0	15	15	15
4	Total Cost (1+2+3) = Initial Toll Contribution	167	218	215	48
	Deductions from Initial Toll Contribution				
	BAAQMD	24	24	29	5
	MTC/SAFE	19	19	19	0
	ABAG	0	4	7	7
	Tenant Reimbursement	15	15	15	0
	RAFC Reserve	0	1	1	1
	FEMA	0	3	3	3
5	Total Deductions from Initial Toll Contribution	58	66	74	16
6	Net Toll Contribution (4-5)	109	152	141	32

Figures expressed in \$1,000,000s

Net Return Excluding Residual Building Value

- Total project cost \$218 million
 - Net BATA Project contribution of \$141 million
- Rentable space and Net operating income (NOI) adjusted for atrium space
- Follows BSA Model:
 - NOI discounted by 4.30% to get Net Present Value (NPV)
 - No provision is made for residual building value
- Mid-point scenarios yield return in range of 84-90%

Rental Rate	Building Occupancy Rate			
	70%	80%	85%	87%
\$ 32.40				
NOI	\$148,729,002	\$171,777,258	\$183,301,386	\$187,911,037
NPV (4.30%)	\$85,301,616	\$98,646,187	\$105,318,472	\$107,987,386
Project Cost (net)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)
Surplus / (Deficit)	(\$55,698,384)	(\$42,353,813)	(\$35,681,527)	(\$33,012,613)
NPV Return on Proj	60%	70%	75%	77%
\$ 35.40				
NOI	\$163,755,552	\$188,263,728	\$200,517,816	\$205,419,451
NPV (4.30%)	\$94,459,644	\$108,686,134	\$115,799,379	\$118,644,677
Project Cost (net)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)
Surplus / (Deficit)	(\$46,540,355)	(\$32,313,866)	(\$25,200,621)	(\$22,355,323)
NPV Return on Proj	67%	77%	82%	84%
\$ 38.40				
NOI	\$178,782,102	\$204,750,198	\$217,734,246	\$222,927,865
NPV (4.30%)	\$103,617,672	\$118,726,081	\$126,280,285	\$129,301,967
Project Cost (net)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)
Surplus / (Deficit)	(\$37,382,327)	(\$22,273,918)	(\$14,719,714)	(\$11,698,032)
NPV Return on Proj	73%	84%	90%	92%
\$ 41.40				
NOI	\$193,808,652	\$221,236,668	\$234,950,676	\$240,436,279
NPV (4.30%)	\$112,775,701	\$128,766,028	\$136,761,192	\$139,959,258
Project Cost (net)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)
Surplus / (Deficit)	(\$28,224,299)	(\$12,233,971)	(\$4,238,807)	(\$1,040,742)
NPV Return on Proj	80%	91%	97%	99%
\$ 44.40				
NOI	\$208,835,202	\$237,723,138	\$252,167,106	\$257,944,693
NPV (4.30%)	\$121,933,729	\$138,805,975	\$147,242,099	\$150,616,548
Project Cost (net)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)
Surplus / (Deficit)	(\$19,066,271)	(\$2,194,024)	\$6,242,099	\$9,616,548
NPV Return on Proj	86%	98%	104%	107%
\$ 53.53	Market 12 / 12 (SOMA)			
NOI	\$ 254,566,002	\$ 287,896,962	\$ 304,562,441	\$ 311,228,633
NPV (4.30%)	\$ 149,804,661	\$ 169,360,881	\$ 179,138,991	\$ 183,050,235
Project Cost (net)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)	(\$141,000,000)
Surplus / (Deficit)	\$8,804,662	\$28,360,882	\$38,138,991	\$42,050,235
NPV Return on Proj	106%	120%	127%	130%

Market & Vacancy Rates

