

March 2008

Red boxes added by the CTF for emphasis

private revenue streams. Estimates have been established for a number of these funding sources, while several are yet "to be determined" (TBD).

Capital Cost of Project:

\$450 million

One Time Equity Contributions:

\$100 million Commitment from prime tenant

TBD Additional private equity contributors
~~(private and public sector)~~

TBD Public sector equity contributions (all orders of government)

TBD Corporate sector contributions
(e.g. naming opportunities, founder support etc.)

\$135 million Estimated total (minimum required within a \$450 million financing package)

Debt Financing

\$315 million

Revenue Contributions to Finance Debt¹⁰

\$ 2.5 million Redirection of the existing city subsidy to Rexall Place with direction of the subsidy dollars toward the capital fund.

\$ 3.0 million ~~From~~ increase to ticket surcharge.

\$ 10 million Potential Community Revitalization Levy*

\$ 11 million ~~Free~~ Cash flow from facility operations.

TBD Rental/equity contributions through associated developments (hotels, condos, casino)

TBD Other User Pay revenues ^{lower case} (taxi and hotel levies, parking and other surcharges)

All estimates and allocations presented here are subject to change based on the scope and structure of final financial arrangements.

Findings/Recommendations

1. Based on the level of analysis and the stated assumptions, a downtown sports/entertainment complex is financially feasible.
2. Given the scale of investment required, and the potential impact a new downtown sports/entertainment ^{facility} complex would have on the community, the most appropriate funding structure will require both private and public participation.

* Only \$10 million of the potential \$20 million available from a CRL levy (see page 17) is included in this calculation to give the city maximum flexibility to use funds elsewhere in the CRL zone.

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\$450 million

One Time Equity Contributions:

\$100 million	Commitment from prime tenant
TBD	Additional private equity contributors
TBD	Public sector equity contributions (all orders of government)
TBD	Corporate sector contributions (e.g. naming opportunities, founder support etc.)
\$135 million	Estimated total (minimum required within a \$450 million financing package)

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Revenue Contributions to Finance Debt:

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\$ 3.0 million	Increase to ticket surcharge
\$ 10 million	Potential community revitalization levy*
\$ 11 million	Cash flow from facility operations
TBD	Rental/equity contributions through associated developments (hotels, condominiums, casino)
TBD	Other user pay revenues (i.e. parking and other surcharges)

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