

Dome 10 Year Pro Forma

% Capacity	50%	60%	65%	70%	70%	70%	75%	75%	80%	80%
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME	466,000	540,960	586,040	659,200	659,200	659,200	676,200	676,200	721,280	721,280
Soccer Tournaments	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200	11,200
Sponsorship	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Total Income	517,200	592,160	637,240	710,400	710,400	710,400	727,400	727,400	772,480	772,480
OPERATING EXPENSES										
Advertising	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780
Equipment rental	-	-	-	-	-	-	-	-	-	-
Staff	11,515	13,818	14,970	16,121	16,121	16,121	17,273	17,273	18,424	18,424
Insurance	40,000	40,800	41,616	42,448	43,297	44,163	45,046	45,947	46,866	47,804
Turf maintenance	-	-	-	-	-	-	-	-	-	-
Turf Reserve	-	-	-	-	30,000	30,000	30,000	30,000	30,000	30,000
Bubble/HVAC maintenance	2,700	2,754	2,809	2,865	2,923	2,981	3,041	3,101	3,163	3,227
Replacement/Demolition Reserve	-	-	-	-	-	-	-	-	-	-
Gas and Electric	85,000	86,700	88,434	90,203	92,007	93,847	95,724	97,638	99,591	101,583
TOTAL OP EXPENSES	143,215	148,152	151,990	155,882	188,677	191,528	195,588	198,554	202,732	205,818
OTHER EXPENSES										
Land lease	300	300	300	300	300	300	300	300	300	300
Debt financing	350,691	350,691	350,691	350,691	350,691	350,691	350,691	350,691	350,691	350,691
TOTAL OTHER EXPENSES	350,991	350,991	350,991	350,991	350,991	350,991	350,991	350,991	350,991	350,991
NET INCOME (LOSS)	22,994	93,017	134,259	203,527	170,732	167,881	180,821	177,855	218,757	215,671
Margin	4%	16%	21%	29%	24%	24%	25%	24%	28%	28%

NOTES

Rental income is based on several years of actual rental data.

MKSC believes the range estimated for sponsorship revenue is \$25,000 - \$75,000 per year. Sponsorship opportunities are enhanced because having three regulation-size, artificial turf surfaces (the two outdoor fields plus the dome) qualifies Uihlein Soccer Park for significantly more national tournaments. Tournament naming rights and event accessories (T-shirts, etc.), in-dome signage and up-selling existing sponsors will add incremental sponsorship proceeds.

Pro-forma does not include any rental income for daytime hours during the week, however, several colleges have expressed interest in using the dome for practices at those times.

The insurance numbers are from a quote from an insurance provider.

Rental income calculations do not include incremental income from tournament parking or concessions.

Debt Financing Estimate is based on the construction estimate of \$3.1 million. The \$3.1 million does not include the purchase or installation of the turf which is estimated to be \$400,000. A ten-year general obligation taxable issue was assumed. The estimated true interest cost was 2.34% and includes the cost of issuance.