

# University of Akron Campus Parking Concession



## University of Akron Overview

- Public research university
- Located in Akron, Ohio
- Founded in 1825
- 218-acre campus
- 16,000 + total student enrollment
- 3,000+ employee headcount
- 370+ academic programs
- 8 garages and 40 surface lots totaling 8,555 spaces



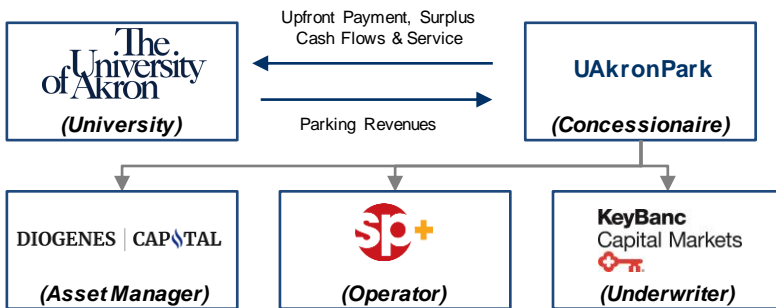
## Transaction Overview

- The University selected Diogenes Capital as Asset Manager to form and manage the Concessionaire (UakronPark) to operate, manage and maintain the university's parking system which includes the right to collect parking system revenues for a concession term of 35 years.
- The concession helped the University to achieve the following goals:
  - ✓ Generate a \$55 million upfront payment
  - ✓ Create surplus cash flow distributions to the University estimated \$75 million over the concession term
  - ✓ Improve physical condition of its parking system assets
  - ✓ Enhance the customer experience by outsourcing operations to an expert third-party operator (SP+)
  - ✓ Free up administrative capacity and allow the University to focus on its core mission

## Sources and Uses (\$)

Par Amount	86,265,000
Discount	(1,177,175)
<b>Total Sources:</b>	<b>85,087,825</b>
Upfront Payment	55,334,609
Capital Expenditures Fund	10,964,029
Debt Service Reserve Fund	7,733,138
Capitalized Interest Fund	6,353,898
Other Uses	4,702,151
<b>Total Uses:</b>	<b>85,087,825</b>

## Transaction Structure



## Key Financing Terms

Financing Source	Senior Tax-Exempt bonds
DSRA	100% of MADS
Min/Avg DSCR	1.20x / 1.56x
Project Rating	Baa2 (Moody's)
Credit Enhancement	Contingent University payment if concessionaire < 1.05x post-capex DSCR

## Benefits of Tax-Exempt Concession Model

- Open Book Process
- Whole-life value creation
- Univ. benefits from cash up front and surplus cash flow over time
- Proceeds can be used to pay down debt, add to endowment, fund other projects
- More than just parking – an all-encompassing campus mobility solution

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# University of Toledo Campus Parking Concession

## University of Toledo Overview

- Public research university
- Located in Toledo, Ohio
- Founded in 1872
- 1,037-acre campus
- 15,000+ total student enrollment
- 5,000+ faculty and staff
- 230 academic programs
- 60+ surface lots and 10,000+ parking spaces



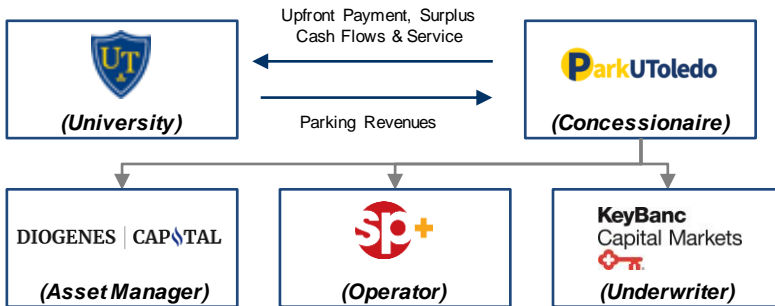
## Transaction Overview

- The University selected Diogenes Capital as Asset Manager to form and manage the Concessionaire (ParkUToledo) to operate, manage and maintain the university's parking system which includes the right to collect parking system revenues for a concession term of 35 years.
- The concession helped the University to achieve the following goals:
  - Generate a \$52 million upfront payment
  - Create surplus cash flow distributions to the University estimated \$140 million over the concession term
  - Improve physical condition of its parking system assets
  - Enhance the customer experience by outsourcing operations to an expert third-party operator (SP+)
  - Free up administrative capacity and allow the University to focus on its core mission

## Sources and Uses (\$)

Par Amount	68,670,000
Premium	5,846,676
<b>Total Sources:</b>	<b>74,516,676</b>
Upfront Payment	52,500,000
Capital Expenditures Fund	10,000,000
Debt Service Reserve Fund	5,134,893
Capitalized Interest Fund	3,140,508
Other Uses	3,741,275
<b>Total Uses:</b>	<b>74,516,676</b>

## Transaction Structure



## Key Financing Terms

Financing Source	Senior Tax-Exempt bonds
DSRA	50% of MADS
Min/Avg DSCR	1.30x / 2.00x
Project Rating	Baa3 (Moody's)
Credit Enhancement	\$5MM university escrow triggered by enrollment shortfall

## Benefits of Tax-Exempt Concession Model

- Open Book Process
- Whole-life value creation
- Univ. benefits from cash up front and surplus cash flow over time
- Proceeds can be used to pay down debt, add to endowment, fund other projects
- More than just parking – an all-encompassing campus mobility solution

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