

INDIANAPOLIS AIRPORT AUTHORITY
ANALYSIS OF FEDEX AMENDMENT
Jun-07

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Phase I - Ground Rent	\$3,281	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378	\$39,378
Phase I - Supplemental Rent	\$12,128	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511	\$157,511
Phase I - Facility Rental	\$114,341	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292	\$1,379,292
Phase II - Ground Rent		\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517
Phase II - Supplemental Rent		\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517	\$214,517
Phase II - Facility Rental		\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132	\$1,971,132
Phase III - Ground Rent		\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014	\$29,014
Phase III - Supplemental Rent		\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055	\$110,055
Phase III - Facility Rental		\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833	\$1,153,833
TOTAL REVENUE	\$313,348	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181
Phase I Debt Service		\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206	\$828,206
Phase II Debt Service		\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489	\$1,326,489
Phase III Debt Service		\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482	\$776,482
Landing Weight		5,295,426	5,465,704	5,655,132	5,827,878	6,002,712	6,182,793	6,368,277	6,559,325	6,756,105	6,958,788	7,167,552	7,382,570	7,604,958	7,833,176	8,067,143	8,309,157	8,559,432	8,815,185	9,079,641	9,352,030	9,632,591	9,921,588
Landing Fee Rate		\$10,326,081	\$9,345,218	\$11,036,658	\$12,528,635	\$12,996,500	\$13,496,825	\$14,029,796	\$14,592,550	\$15,184,196	\$15,803,825	\$16,452,544	\$17,131,465	\$17,840,715	\$18,580,520	\$19,351,027	\$20,152,400	\$20,984,800	\$21,848,500	\$22,743,900	\$23,671,500	\$24,631,800	\$25,624,300
Annual Debt Fee Paid	\$0	\$9,750,000	\$8,550,000	\$10,550,000	\$10,550,000	\$11,075,500	\$11,416,425	\$11,684,925	\$11,884,925	\$12,019,925	\$12,184,925	\$12,374,925	\$12,594,925	\$12,840,925	\$13,112,925	\$13,410,925	\$13,734,925	\$14,084,925	\$14,460,925	\$14,864,925	\$15,297,925	\$15,760,925	\$16,254,925
Annual Debt Fee	\$0	\$432,081	\$596,663	\$1,041,494	\$1,334,950	\$1,374,958	\$1,416,248	\$1,459,238	\$1,503,928	\$1,550,288	\$1,600,000	\$1,652,000	\$1,706,200	\$1,762,600	\$1,821,200	\$1,882,000	\$1,945,000	\$2,010,200	\$2,077,600	\$2,147,200	\$2,219,000	\$2,293,000	\$2,369,000
Annual Credit	\$0	\$828,206	\$2,666,736	\$3,029,840	\$4,072,870	\$4,366,126	\$4,468,175	\$4,447,425	\$4,499,912	\$4,533,674	\$4,578,749	\$4,625,176	\$4,672,960	\$4,722,251	\$4,773,063	\$4,825,237	\$4,879,668	\$4,936,366	\$4,995,340	\$5,056,600	\$5,120,250	\$5,186,290	\$5,254,720
TOTAL COST (A+B+C+D)	\$131,348	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181
Net Annual Airline Benefit (X - Y)	\$131,348	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181	\$5,076,181
Net Accumulated Airline Benefit	\$131,348	\$79,323	\$1,008,026	\$3,392,546	\$4,434,239	\$5,182,474	\$5,995,465	\$6,778,081	\$7,530,194	\$8,262,432	\$8,974,669	\$9,667,673	\$10,341,110	\$11,005,589	\$11,661,610	\$12,308,781	\$12,947,708	\$13,578,100	\$14,200,564	\$14,814,700	\$15,421,100	\$16,020,360	\$16,613,180
2007-2008 Landed Weight Projections per FedEx (20107): 3.5% growth in 2009, 3% growth thereafter																							
2007 LF Rate per 2007 Rates & Charges; 2008-2010 LF Rate per 2006 Official Statement.																							