



## CURRENT (partially funded) CAPITAL PROJECTS

	Budget
HEALTH SCIENCES BUILDING	58,800,000
RUSSELL HALL REPLACEMENT SECONDARY EFFECTS AND RELOCATIONS - Demolition	852,200
Campus Entrance Improvements	20,000,000
<b>Total Expenses</b>	<b>79,652,200</b>
State Funds - Health Science Center	20,475,000
41-2398 SAC Health Science Center	6,806,934
41-3156 SAC Health Science Center	13,000,000
FY 18/19 Fund 11 Transfer	2,500,000
<b>Total Saved</b>	<b>42,781,934</b>
<b>Unfunded Liability</b>	<b>36,870,266</b>

### Additional Ongoing Annual Cost

Science Center FT Custodian (S&B's)	72,917
Science Center FT Custodian (S&B's)	72,917
Science Center FT Custodian (S&B's)	72,917
Johnson Center FT Custodian (S&B's)	72,917
Johnson Center FT Custodian (S&B's)	72,917
Johnson Center FT Custodian (S&B's)	72,917
Preventative Maintenance - Science Center	TBD
Preventative Maintenance - Johnson Center	TBD
<b>Totals</b>	<b>437,502</b>



October 24, 2019

Rancho Santiago Community College District  
Santa Ana College Campus  
Attn: Mark Reynoso  
1530 W. 17<sup>th</sup> Street  
Santa Ana, CA 92706

Dear Mark,

Thank you for your time to discuss a possible financing scenario for Rancho Santiago Community College District (RSCCD) Santa Ana College campus. Based on our conversation we have prepared this guideline for you to consider the options available to you. These points are not intended to be final but rather for discussions. This letter is neither a commitment nor an offer to lend by the Bank at this time. However, it is a summary of the credit facility that we would be pleased to consider as we look forward to a long-lasting banking relationship with you.

**Credit Facility:**        **Commercial Real Estate Term Loan**

**Borrower:**              Rancho Santiago Community College District  
   (Santa Ana College)

**Guarantor:**             TBD, if needed.

**Amount:**                Not to exceed \$40,000,000

**Structure:**             Master Loan Agreement; Loan A (\$16m) & Loan B (\$20m)

**Purpose:**                A) Provide funds to complete the construction of a Health & Science Building and B) Provide funds to renovate the Campus Entrance.

**Maturity:**                Loan maturity shall be ten (10) years.

**Amortization:**        Several options are available including a 10 year, 15 year, 20 year and a 25 year amortization.

**Repayment Options:** There are several options available to meet the needs and scope of project for repayment under the Master Loan Agreement.

**Loan Amount****\$40,000,000***10 year option will cost us \$49 million***Taxable Options**

	10 Years	15 Years	20 Years	25 Years
Amortization	10 Years	15 Years	20 Years	25 Years
Rate	4.25%	4.25%	4.25%	4.25%
Monthly Payment	<b>410,938</b>	302,168	249,018	218,086
Annual Payment	<b>4,931,254</b>	3,626,012	2,988,218	2,617,029

**Tax Exempt Options**

	10 Years	15 Years	20 Years	25 Years
Amortization	10 Years	15 Years	20 Years	25 Years
Rate	3.25%	3.25%	3.25%	3.25%
Monthly Payment	391,758	281,990	227,841	195,929
Annual Payment	4,701,100	3,383,878	2,734,094	2,351,153

The above scenarios do not account for any interest only payments which would be offered for a construction loan, nor do they account for any principal pay-downs. In addition, this also assumes that the A & B loans are termed out for the same period.