

**Truckee Tahoe Airport District  
Executive Hangar Project  
Development Cost & Funding Summary  
5/18/2017**

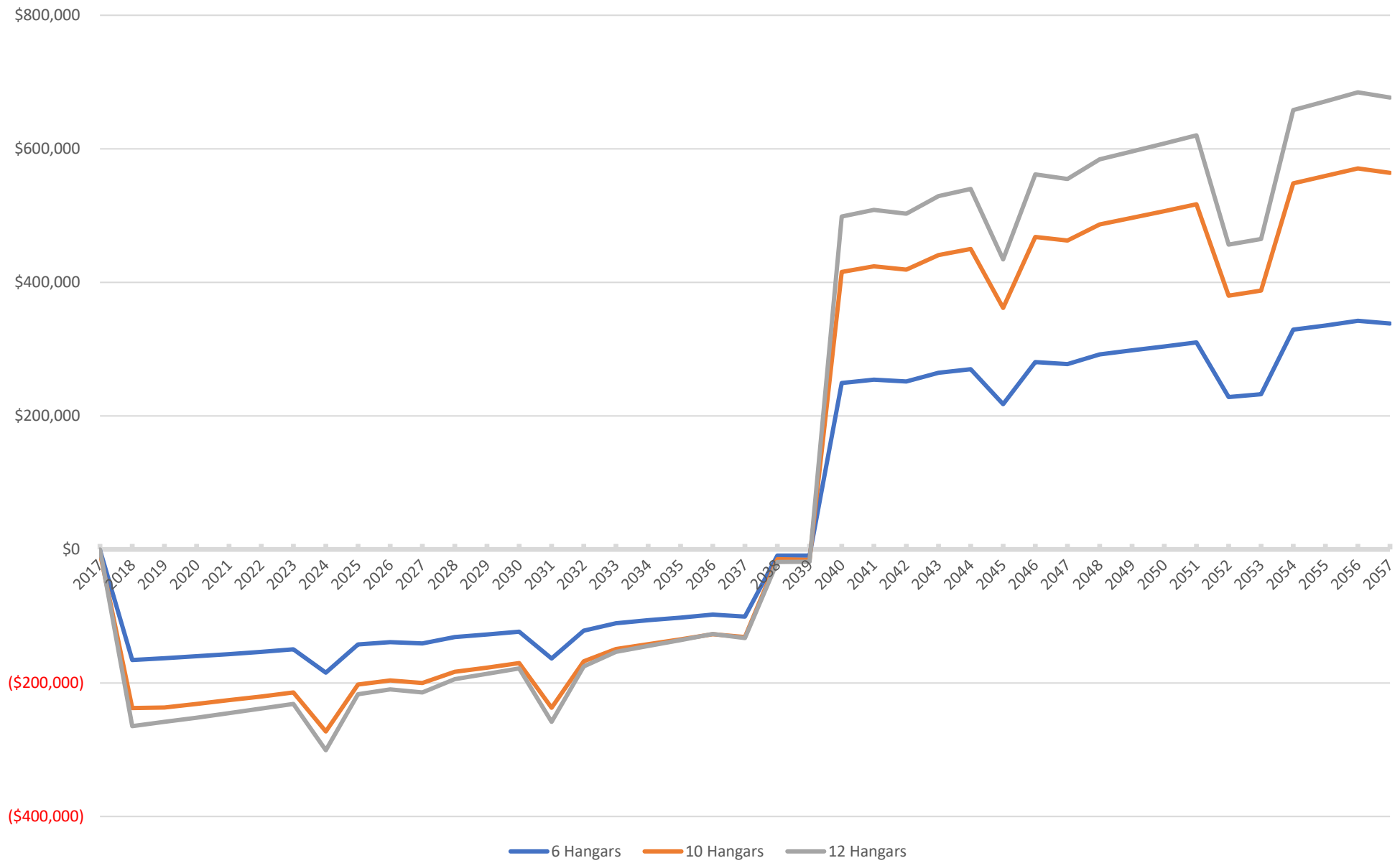
<b>Results</b>			
	6 Hangars	10 Hangars*	12 Hangars
<b><u>Development Cost</u></b>			
Hard Cost	4,049,000	6,315,000	7,260,000
Soft Cost & Contingency	610,000	950,000	1,090,000
Total Development Cost	<u>4,659,000</u>	<u>7,265,000</u>	<u>8,350,000</u>
<b><u>Development Cost Funding</u></b>			
Borrowing	4,659,000	7,265,000	8,350,000
Initial Equity	-	-	-
Total Development Cost Funding	<u>4,659,000</u>	<u>7,265,000</u>	<u>8,350,000</u>
<b><u>Internal Rate of Return - 40 Years</u></b> after financing	2.77%	3.51%	4.03%

\* Project was bid as 6 or 12 hangar options. Estimate for 10 hangars uses 12 hangar per unit pricing for sitework and 6 hangar bid per unit pricing for hangars. Approach is believed to be reasonable and conservative for the purposes of the feasibility analysis. If 10 hangar option is favorable, staff will confirm pricing with contractors.

**Truckee Tahoe Airport District**  
**Executive Hangar Project - Scenario Summary**  
**Projected Cash Flow and Financial Results**  
**5/18/2017**

	6 Hangars	10 Hangars	12 Hangars
<b><u>Years 0-20</u></b>			
Before Financing	(842,400)	(904,100)	(717,700)
Financing	(1,897,500)	(2,958,500)	(3,400,500)
After Financing	(2,739,900)	(3,862,600)	(4,118,200)
<b><u>Years 0-30</u></b>			
Before Financing	1,204,100	2,507,200	3,374,800
Financing	(1,897,500)	(2,958,500)	(3,400,500)
After Financing	(693,400)	(451,300)	(25,700)
<b><u>Years 0-40</u></b>			
Before Financing	4,214,100	7,524,200	9,394,500
Financing	(1,897,500)	(2,958,500)	(3,400,500)
After Financing	2,316,600	4,565,700	5,994,000
<b><u>Years 21-40</u></b>			
Before Financing	5,056,500	8,428,300	10,112,200
Financing	-	-	-
After Financing	5,056,500	8,428,300	10,112,200
IRR before Financing	3.13%	3.50%	3.75%
IRR after Financing	2.77%	3.51%	4.03%
Payback Period before Financing	26	25	24
Payback Period after Financing	33	31	31

# Truckee Tahoe Airport District Executive Hangar Project Annual Cash Flows - After Financing 5/18/2017



**Truckee Tahoe Airport District  
Executive Hangar Project - Scenario Summary  
Feasibility Assumptions  
5/18/2017**

		<u>6 Hangars</u>	<u>10 Hangars</u>	<u>12 Hangars</u>
<b><u>Revenue</u></b>				
Proposed Rental Rate / Hangar	Monthly	2,500	2,500	2,500
Vacancy Allowance		2.00%	2.00%	2.00%
<b><u>Expense</u></b>				
Management	of Revenue	4.00%	4.00%	4.00%
Credit Card Fees	of Revenue	2.25%	2.25%	2.25%
Facilities Maintenance (Routine)	Annual	2,000	3,300	4,000
Facilities Maintenance (Major)		Varies	Varies	Varies
Pavement Maintenance (Rehab)	7 Year	34,000	57,000	68,000
Pavement Maintenance (Reconstruct)	21 Year	245,000	408,000	490,000
Insurance	Annual	1,200	2,000	2,400
Utilities	Annual	900	1,500	1,800
<b><u>Development Cost</u></b>				
Bid Results		4,049,000	6,315,000	7,260,000
Contingency & Soft Cost	15%	610,000	950,000	1,090,000
Estimated Development Cost		<u>4,659,000</u>	<u>7,265,000</u>	<u>8,350,000</u>
<b><u>Financing</u></b>				
Loan to Development Cost		100%	100%	100%
Loan Amount		4,659,000	7,265,000	8,350,000
Interest Rate		3.50%	3.50%	3.50%
Loan Term		20	20	20
<b><u>Inflation Rate</u></b>		2.00%	2.00%	2.00%