

**Truckee Tahoe Airport District  
Hanger 1 - Proposed Improvements  
Financial Proforma - Results & Assumptions  
1/8/18**

**Project Return**

Increased Rent Revenue	20,252
Estimated Project Cost	350,000
Project Cap Rate	5.79%
Payback Period before Inflation & Maintenance	17.28

**Rent Revenue**

Hangar Building

	Existing	Change	Proposed
Hangar	4,800	-	4,800
Square Feet	0.31	-	0.31
Rent	1,488	-	1,488
Office	2,120	(370)	1,750
Square Feet	0.24	-	0.35
Rent	509	104	613
Hangar Building Rent	1,997	104	2,101

Modular Buildings

Modular Buildings	-	1,800	1,800
Square Feet	-	0.88	0.88
Modular Buildings Rent	-	1,584	1,584
Total Rent - Monthly	1,997	1,688	3,685
Total Rent - Annual	23,962	20,252	44,214

**Estimated Project Cost**

Modulars	270,000
Set Up	10,000
Utilities	10,000
Landscape	7,500
Hangar Office Demo	15,000
Contingency (Pad)	12.00% 37,500
Total Estimated Project Cost	350,000