

Truckee Tahoe Airport District
Tahoe Food Hub Contribution Consideration - 5 Year
2/19/2018

Results						
	Year					Total
	1 7/18-6/18	2 7/19-6/20	3 7/20-6/21	4 7/21-6/22	5 7/22-6/23	
<u>KTRK Contribution Value</u>						
Market Rent / Year	42,720	44,002	45,322	46,681	48,082	226,806
Tahoe Food Hub Rent / Year	(5,280)	(10,560)	(15,840)	(21,120)	(26,400)	(79,200)
KTRK Contribution Value / Year	<u>37,440</u>	<u>33,442</u>	<u>29,482</u>	<u>25,561</u>	<u>21,682</u>	<u>147,606</u>
<u>Market Rate Economics</u>						
Square Feet	4,000	4,000	4,000	4,000	4,000	
Market Rent / Sq.Ft.	0.890	0.917	0.944	0.973	1.002	
Market Rent / Month	3,560	3,667	3,777	3,890	4,007	
Months	12	12	12	12	12	
Market Rent / Year	<u>42,720</u>	<u>44,002</u>	<u>45,322</u>	<u>46,681</u>	<u>48,082</u>	<u>226,806</u>
<u>Tahoe Food Hub Economics</u>						
Square Feet	4,000	4,000	4,000	4,000	4,000	
Proposed Rent / Sq.Ft.	0.110	0.220	0.330	0.440	0.550	
Tahoe Food Hub Rent / Month	440	880	1,320	1,760	2,200	
Months	12	12	12	12	12	
Tahoe Food Hub Rent / Year	<u>5,280</u>	<u>10,560</u>	<u>15,840</u>	<u>21,120</u>	<u>26,400</u>	<u>79,200</u>
Tahoe Food Hub / Market Rent Ratio	<u>12.36%</u>	<u>24.00%</u>	<u>34.95%</u>	<u>45.24%</u>	<u>54.91%</u>	<u>34.92%</u>
				TFH	KTRK	
			Improvement Cost	106,000	85,000	
			Tahoe Food Hub Rent	79,200	(79,200)	
			Total 5 Year Cash Flow	<u>185,200</u>	<u>5,800</u>	

Assumptions

Financial Terms

Tahoe Food Hub Rent / Month / Sq.Ft.	0.11	Proposed
Tahoe Food Hub Rate Annual Increase	0.11	Proposed
Market Rate Rent / Month / Sq.Ft.	0.89	actual tenant name or where this comes from
Market Rate Escalation	3%	

Warehouse Space

Space	4,000
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Total Square Feet	<u>4,000</u>