

Truckee Tahoe Airport District
Maker Space Contribution Consideration - 48 Month
12/27/2017

Results					
	Year				Total
	1 9/17-8/18	2 9/18-8/19	3 9/19-8/20	4 9/20-8/21	
<u>KTRK Contribution Value</u>					
Maker Rent / Year	49,982	51,482	53,026	54,617	209,108
Maker Space Rent / Year	(12,355)	(17,971)	(23,587)	(29,203)	(83,117)
KTRK Contribution Value / Year	<u>37,627</u>	<u>33,511</u>	<u>29,439</u>	<u>25,414</u>	<u>125,991</u>
<u>Market Rate Economics</u>					
Square Feet	4,680	4,680	4,680	4,680	
Market Rent / Sq.Ft.	0.890	0.917	0.944	0.973	
Market Rent / Month	4,165	4,290	4,419	4,551	
Months	12	12	12	12	
Maker Rent / Year	<u>49,982</u>	<u>51,482</u>	<u>53,026</u>	<u>54,617</u>	<u>209,108</u>
<u>Maker Space Economics</u>					
Square Feet	4,680	4,680	4,680	4,680	
Proposed Rent / Sq.Ft.	0.220	0.320	0.420	0.520	
Maker Space Rent / Month	1,030	1,498	1,966	2,434	
Months	12	12	12	12	
Maker Space Rent / Year	<u>12,355</u>	<u>17,971</u>	<u>23,587</u>	<u>29,203</u>	<u>83,117</u>
Maker Space / Market Rent Ratio	<u>24.72%</u>	<u>34.91%</u>	<u>44.48%</u>	<u>53.47%</u>	<u>39.75%</u>

Assumptions

Financial Terms

Maker Space Rent / Month / Sq.Ft.	0.22	Proposed
Annual Maker Space Rate Increase	0.10	Proposed
Market Rate Rent / Month / Sq.Ft.	0.89	actual tenant name or where this comes from
Market Rate Escalation	3%	

Warehouse Space

Space E-2	1,200
Space E-3	<u>3,480</u>
Total Square Feet	<u>4,680</u>