

**Truckee Tahoe Airport District
Warehouse - 20 Year Look
9/14/2018**

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Inflation Factor	3.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%	134.39%	138.42%	142.58%	146.85%	151.26%	155.80%	160.47%	165.28%	170.24%	175.35%	180.61%	
Rents																						
A	0.890	0.917	0.944	0.973	1.002	1.032	1.063	1.095	1.127	1.161	1.196	1.232	1.269	1.307	1.346	1.387	1.428	1.471	1.515	1.561	1.607	
B	0.890	0.917	0.944	0.973	1.002	1.032	1.063	1.095	1.127	1.161	1.196	1.232	1.269	1.307	1.346	1.387	1.428	1.471	1.515	1.561	1.607	
C	0.890	0.917	0.944	0.973	1.002	1.032	1.063	1.095	1.127	1.161	1.196	1.232	1.269	1.307	1.346	1.387	1.428	1.471	1.515	1.561	1.607	
D1-Tahoe Food Hub		0.110	0.220	0.330	0.440	0.550	0.567	0.583	0.601	0.619	0.638	0.657	0.676	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	
D2	0.890	0.917	0.944	0.973	1.002	1.032	1.063	1.095	1.127	1.161	1.196	1.232	1.269	1.307	1.346	1.387	1.428	1.471	1.515	1.561	1.607	
E1-District Contractor	0.455	0.468	0.482	0.497	0.512	0.527	0.543	0.559	0.576	0.593	0.611	0.629	0.648	0.668	0.688	0.708	0.729	0.751	0.774	0.797	0.821	
E2-Truckee Roundhouse		0.330	0.440	0.550	0.567	0.677	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	0.883	0.909	0.936	0.965	0.993	1.023	1.054	
E3-Truckee Roundhouse		0.330	0.440	0.550	0.567	0.677	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	0.883	0.909	0.936	0.965	0.993	1.023	1.054	
Revenue																						
A	5,800	63,800	65,700	67,700	69,700	71,800	74,000	76,200	78,500	80,800	83,200	85,700	88,300	91,000	93,700	96,500	99,400	102,400	105,500	108,600	111,900	1,714,400
B	4,000	44,000	45,300	46,700	48,100	49,500	51,000	52,500	54,100	55,700	57,400	59,100	60,900	62,700	64,600	66,600	68,600	70,600	72,700	74,900	77,200	1,182,200
C	6,000	66,000	68,000	70,000	72,100	74,300	76,500	78,800	81,200	83,600	86,100	88,700	91,400	94,100	96,900	99,800	102,800	105,900	109,100	112,400	115,700	1,773,400
D1-Tahoe Food Hub	4,000	5,300	10,600	15,800	21,100	26,400	27,200	28,000	28,800	29,700	30,600	31,500	32,500	33,400	34,400	35,500	36,500	37,600	38,800	39,900	41,100	584,700
D2	4,000	44,000	45,300	46,700	48,100	49,500	51,000	52,500	54,100	55,700	57,400	59,100	60,900	62,700	64,600	66,600	68,600	70,600	72,700	74,900	77,200	1,182,200
E1-District Contractor	1,100	6,200	6,400	6,600	6,800	7,000	7,200	7,400	7,600	7,800	8,100	8,300	8,600	8,800	9,100	9,300	9,600	9,900	10,200	10,500	10,800	166,200
E2-Truckee Roundhouse	1,200	4,800	6,300	7,900	8,200	9,700	10,000	10,300	10,600	11,000	11,300	11,600	12,000	12,300	12,700	13,100	13,500	13,900	14,300	14,700	15,200	223,400
E3-Truckee Roundhouse	3,600	14,300	19,000	23,800	24,500	29,200	30,100	31,000	31,900	32,900	33,900	34,900	35,900	37,000	38,100	39,300	40,500	41,700	42,900	44,200	45,500	670,600
Leasable Square Feet	29,700	248,400	266,600	285,200	298,600	317,400	327,000	336,700	346,800	357,200	368,000	378,900	390,500	402,000	414,100	426,700	439,500	452,600	466,200	480,100	494,600	7,497,100
Expenses																						
Utilities	14,400	14,800	15,300	15,700	16,200	16,700	17,200	17,700	18,200	18,800	19,400	19,900	20,500	21,100	21,800	22,400	23,100	23,800	24,500	25,300	26,000	398,400
Repairs & Maintenance	15,000	15,500	15,900	16,400	16,900	17,400	17,900	18,400	19,000	19,600	20,200	20,800	21,400	22,000	22,700	23,400	24,100	24,800	25,500	26,300	27,100	415,300
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses		30,300	31,200	32,100	33,100	34,100	35,100	36,100	37,200	38,400	39,600	40,700	41,900	43,100	44,500	45,800	47,200	48,600	50,000	51,600	53,100	813,700
Net Cash Flow		218,100	235,400	253,100	265,500	283,300	291,900	300,600	309,600	318,800	328,400	338,200	348,600	358,900	369,600	380,900	392,300	404,000	416,200	428,500	441,500	6,683,400
Community Benefit Consideration																						
Rent/Sq.Ft.																						
A		0.110	0.220	0.330	0.440	0.550	0.567	0.583	0.601	0.619	0.638	0.657	0.676	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	
B		0.110	0.220	0.330	0.440	0.550	0.567	0.583	0.601	0.619	0.638	0.657	0.676	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	
C		0.110	0.220	0.330	0.440	0.550	0.567	0.583	0.601	0.619	0.638	0.657	0.676	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	
D2		0.110	0.220	0.330	0.440	0.550	0.567	0.583	0.601	0.619	0.638	0.657	0.676	0.697	0.718	0.739	0.761	0.784	0.808	0.832	0.857	
Community Benefit - Foregone Revenue																						
A	5,800	(56,100)	(50,400)	(44,700)	(39,100)	(33,500)	(34,500)	(35,600)	(36,600)	(37,700)	(38,900)	(40,000)	(41,200)	(42,500)	(43,700)	(45,100)	(46,400)	(47,800)	(49,200)	(50,700)	(52,200)	(865,900)
B	4,000	(38,700)	(34,800)	(30,800)	(27,000)	(23,100)	(23,800)	(24,500)	(25,300)	(26,000)	(26,800)	(27,600)	(28,400)	(29,300)	(30,200)	(31,100)	(32,000)	(33,000)	(34,000)	(35,000)	(36,000)	(597,400)
C	6,000	(58,100)	(52,100)	(46,300)	(40,400)	(34,700)	(35,700)	(36,800)	(37,900)	(39,000)	(40,200)	(41,400)	(42,700)	(43,900)	(45,300)	(46,600)	(48,000)	(49,500)	(50,900)	(52,500)	(54,000)	(896,000)
D2	4,000	(38,700)	(34,800)	(30,800)	(27,000)	(23,100)	(23,800)	(24,500)	(25,300)	(26,000)	(26,800)	(27,600)	(28,400)	(29,300)	(30,200)	(31,100)	(32,000)	(33,000)	(34,000)	(35,000)	(36,000)	(597,400)
Total Potential Cash Flow																						
Leasable Square Feet		29,700																				
Rent/Sq.Ft./Month		0.917																				
Potential Rent / Month		27,226																				
Months / Year		12																				
Potential Rent / Year		326,700																				
Expenses / Year		(30,300)																				
Potential Net Cash Flow		296,400																				
Current Community Benefit																						
Current Net Cash Flow		218,100																				
Potential Net Cash Flow		(296,400)																				
Current Community Benefit		(78,300)																				