



Lease Proposal

Property:

10266 Truckee Airport Road, Suite C
Truckee, CA 96161

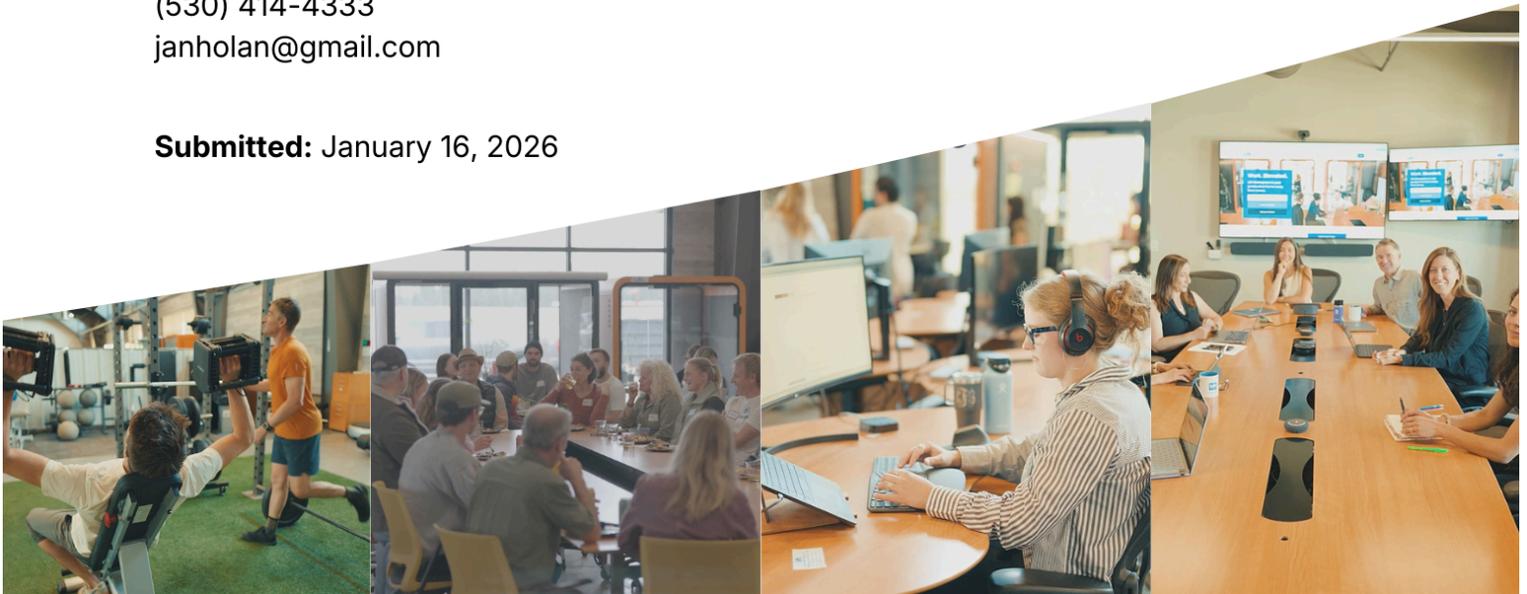
Prepared for:

Truckee Tahoe Airport District

Contact:

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Submitted: January 16, 2026



Quotes pulled from over 50 public letters and comments supporting the Lift Workspace.

	<p><i>“Over the past five years, I’ve seen the Lift Workspace emerge as a vital anchor in our community, bringing together both diverse economic and intellectual capital in a collaborative environment that benefits both residents and visitors.”</i></p> <p>Hardy Bullock, Nevada County Supervisor</p>
	<p><i>“The 2023 assumption of Clear Capital’s lease by Truckee River Ventures, Inc., has resulted in a profound community benefit, which should be considered by the District’s Board in reaching a decision on the future use of the Airport’s Office Building.”</i></p> <p>Jan Zabriskie, Truckee Town Council and former Truckee Mayor</p>
	<p><i>“By making the entry cost to doing business more manageable, the Lift office product fosters economic diversification and engagement in our region.”</i></p> <p>Kathleen Eagan, Truckee’s First Mayor, Board Member- Friends of the Library Truckee</p>
	<p><i>“The Lift was a major part in catalyzing my community service efforts. I believe it is critical for the Truckee community to have a space where people can come together under one roof, supporting each other, starting businesses together, investing in social capital and building the real economic capital of the region.”</i></p> <p>Morgan Goodwin, Former Truckee Mayor, Council Member, Founding Chair of the Truckee Roundhouse</p>
	<p><i>“I can think of no better steward for the current location than the Lift. They are a community minded organization who is only looking to help improve Truckee and for new ways to support our business community.”</i></p> <p>Jessica Penman, President & CEO Truckee Chamber of Commerce</p>
	<p><i>“The Lift is a trusted community hub where we host our monthly Tahoe Inc. Roundtables, convening entrepreneurs, nonprofits, and public partners to advance regional economic resilience. It reliably brings people together to connect ideas and investment across county lines.”</i></p> <p>Derrick Martin, Tahoe Prosperity Center</p>
	<p><i>“[The Truckee Cultural District is] one of a long list of businesses, nonprofits, agencies and community stakeholders that use and rely on Lift Truckee daily as a base camp for operations and services. “</i></p> <p>Kellie Cutler, Program Manager - Truckee Cultural District</p>

The Lift was established in Truckee in 2014. Since the early days, it has incubated local enterprises such as the Truckee Roundhouse and the Recyclist. Jan Holan, through Truckee River Ventures, Inc., has operated the business since March 2018.

We are grateful for the opportunity to serve the community as a cowork, conference, and wellness center in the Airport Office Building since March 2023. Our goal is to partner with the Airport to create an enduring community asset that grows and continues to serve our community in this capacity for decades.

We serve approximately 80-100 people per day on average including members, guests, wellness center clients, and classes, with more visitors during events and at peak season.

The screenshots to the right show data taken from our enterprise software on three dates since Oct 20, 2025. The Lift has a growing base of over 290 active members and has served over 4100 community members since 2018. This data does not include people who have come into the space for a meeting or event and had no reason to create a user account.



While the Lift supports a diversity of people in different areas and roles, the majority are *local* residents and businesses from our Tahoe Truckee community. At least 60% of our members and 58% of the entities are local Truckee and North Tahoe businesses, entrepreneurs, and nonprofits. Another 10% are from surrounding regions, including Reno, Sacramento, and the Bay Area.

Current Lift staffing (pictured to the right) includes 5 team members in addition to about 15 independent wellness professionals, physical trainers, and therapists. The wellness center is a cowork space for wellness professionals to grow their own businesses while serving the broader community. The Lift is open to the public 8AM-5PM M-F with 24/7 member access with digital keys. Some public and private events and meetings occur outside of typical business hours.





Other secondary uses include:

- Park and ride for Northstar on weekends only from Dec 15-April 15. Note: We will work with TNTTMA, Northstar, and TTAD to improve signage and discourage overflow on busy weekends.
- Limited overnight parking of member vehicles and trailers.
- Future exploration – aesthetic storage options for member orgs near their office.
- Future exploration – supporting food entrepreneurs in a public cafe concept.

Below is a small representative sampling of our membership and programs:

For Profit	Non-Profit	Programs
BAE Urban Economics	Truckee Trails Foundation	Learning Lunches
Deep Fission Inc - Nuclear Energy	Visit Truckee Tahoe	Entrepreneur's Roundtable
Placemate - Landing Locals	Sierra Watershed Education Partners	Truckee Young Entrepreneurs
Deep Planet	NevCo. Arts, Truckee Cultural District	Wellness Workshops
Sunflow Energy	Friends of the Library	Mountain Minds
Martis Valley Mobile Notary	Truckee Chamber of Commerce	Truckee Climate Hub
CalTopo	Truckee River Watershed Council	Chamber Town Talks - Outgrew us ;-)
Brimstone - Low Carbon Concrete	Tahoe Inc / Tahoe Prosperity Center	Community Art Showcase
EV Realty - Electric Trucks	Friends of the Truckee Library	Entrepreneurs in Residence
Nvidia	Truckee River Legacy Foundation	Student Entrepreneur in Residence
East River PR	Truckee Roundhouse	Climate Entrepreneur in Residence
Sierra Sun	Sierra Mental Wellness Group	Needs based scholarships
Blue Forest	Lift Truckee Foundation	Film Screenings

Alignment with TTAD Strategic Focus Areas

The community would be challenged to imagine a better and higher use for the airport building for economic, environmental, and community benefit. The Lift plays a key role in diversifying our economy beyond seasonal tourism and supporting a sustainable year-round community.

Economic Responsibility - As mentioned above, Lift serves over 290 members and thousands of community members, more than half of which are local businesses, entrepreneurs, and nonprofits. The Lift also serves as a vital professional space for meetings, offsites, team gatherings, learning events, wellness programs, and community-building for businesses small and large, entrepreneurs, and nonprofits.

Operational Efficiency - Lift is the current tenant and has successfully operated in the Airport Office Building since March 2023 and has been in good standing for rent and CAM. We are occupying the full 10,840 sq. ft. space, thereby making management of the space as efficient as possible for the Airport by dealing with only a single tenant that is already in the building. Per the current lease, we are responsible for all inside maintenance and management, so the Airport provides external maintenance only.

Natural Resource Conservation - Simply embracing the sharing economy and sharing resources with 290+ businesses is a significant decrease of environmental footprint. In addition, the Lift houses and supports a number of nonprofits, many of which are working in natural resource conservation, including Sierra Watershed Education Partners, Truckee River Watershed Council, Truckee River Legacy Foundation, and Truckee Trails Foundation. Lift is a contributing member of the Climate Transformation Alliance and a Certified Green Business.

Social Responsibility - The Lift Truckee Foundation, our sister nonprofit, has a mission to build a prosperous, resilient mountain community where people live, work, and create with purpose, sustainability, and belonging. We foster creativity, community-driven solutions, and entrepreneurial spirit—building sustainable, connected places where individuals and ideas can grow, prosper, and make a lasting impact. The Foundation supports nonprofits & social enterprises, entrepreneurs, students, rising stars, and the community through scholarships and events.

The TTAD Board has received over 50 letters of support and in-person public comments in late 2025. Rather than expound on the myriad community benefits, we have highlighted a few quotes from our community to help us tell our story.

	<p><i>"[The Lift] is built for the community to cultivate community and makes Truckee and all of us stronger and better. It gets us out of our homes and our bubbles of isolation to connect, share space, and hold each other accountable."</i></p> <p>Daria Miyeko Marinelli, playwright and screenwriter</p>
	<p><i>"Lift's programming, ethos, and presence have created a warm, inclusive environment that serves as a touchstone for many. Its absence would leave a significant gap, one not easily or quickly replaced."</i></p> <p>Mason Marie Wilson-Tanev, Ph.D. Candidate- Anthropology and Social Change, California Institute of Integral Studies</p>
	<p><i>"[SWEP] has very mixed scheduling, some are in the field while some of us need to be in meetings. All of this is accommodated at the Lift. As a small nonprofit we most likely could not afford office rates in our region. I also appreciate not having to worry about ink cartridges or if someone left the lights on or the door locked."</i></p> <p>Melissa 'Missy' Mohler, Executive Director - Sierra Watershed Education Partners (SWEP)</p>
	<p><i>"The Lift is one of the nicest co-working spaces I've ever worked in. I'd support you supporting them in the economics and goals they have. They've built a great space and community!"</i></p> <p>Nathan Maton, Founder and Managing Director - Basal Capital</p>
	<p><i>"Lift has played an essential role in fostering community, innovation, and connection in our region since 2014."</i></p> <p>Rachel Arst McCullough, Entrepreneur - McCullough Web Services, Co-founder - Tahoe Silicon Mountain</p>
	<p><i>"I have operated Synergy Healing Arts in Truckee for 17 years, the last 3 at the Lift Workspace. The Lift has allowed me to continue to serve the community where I have lived for the last 25+ years at a reasonable rate."</i></p> <p>Scott Williams, Founder - Synergy Healing Arts</p>

	<p><i>"The Lift has been a pivotal resource in the development and success of our small business. From access to conference rooms and reliable technology to the ability to network and collaborate with other professionals, this space has provided us with the infrastructure we needed to launch and grow."</i></p> <p>Marlyn Angeles, CoFounder - La Fuerza Latina Agency</p>
	<p><i>"60% of our active members and 58% of the entities working out of the Lift are local Truckee and North Tahoe businesses, entrepreneurs, and nonprofits."</i></p> <p>Connie Gallippi, Founder - Bitgive, Lift GM, and Lift Truckee Foundation Board Member</p>
	<p><i>"Lift has become one of the backbone organizations in the community, which allows for capital absorption. Since nonprofits are able to utilize the Lift Workspace, we don't have two or three dozen nonprofits out there trying to recreate this and using money that's coming into the community to do something that's already been provided."</i></p> <p>Emily Gendron, Founder - Human Possible, Board member - Tahoe Truckee Community Foundation and Lift Truckee Foundation</p>
	<p><i>"Lift Coworking space is not just a workspace. It's not just a gym. It's a place where collaboration can really thrive and flourish."</i></p> <p>Chris Ball, Personal Trainer - On the Ball Athletics</p>
	<p><i>"[The Friends of the Library and the Measure G Campaign] would never have been able to accomplish what we have if it hadn't been for the effort, time, and space that the people at the Lift have contributed to us."</i></p> <p>Mike Rogers, Board Member - Lift Truckee Foundation and Truckee Friends of the Library</p>
	<p><i>"I have hired several members of Lift in my own business and love that I am able to help other businesses thrive and we are able to interact face to face on a daily basis."</i></p> <p>Damian Palfini, Founder/CEO - Cavalot Capital</p>
	<p><i>"Many local professionals and businesses continue to struggle to afford market rate pricing for traditional office space. The Lift serves an important role within the regional business and community ecosystem by providing a more flexible office environment that also meets a high standard for professionalism and utility."</i></p> <p>Aaron Nousaine, Principal - BAE Urban Economics</p>

	<p><i>"The Lift has surrounded us with mentors, supporters, and friends who truly care about helping young entrepreneurs succeed."</i></p> <p>Leslie Caratachea, CoFounder, La Fuerza Latina Agency - Entrepreneur in Residence</p>
	<p><i>"Lift has truly provided inspiring initiatives that foster creative energy. Lift has been a motivating factor not only for my career but also for many in the community."</i></p> <p>Hannah Geisen, Community Manager, Lift Workspace</p>
	<p><i>"Lift is more than just a workspace, it is a community hub that supports students, nonprofits, entrepreneurs, and local organizations. It hosts Truckee Young Entrepreneurs, giving students like me the tools, mentorship, and space to develop our ideas, learn business skills, and connect with local leaders. Programs like TYE help inspire the next generation of Truckee innovators and strengthen our local economy."</i></p> <p>Hattie Kaplan, Truckee HS Student - Founder milesthatmatter</p>
	<p><i>"[Lift's] collaborative environment has been invaluable in advancing our work, connecting us with local partners and fostering a sense of shared purpose in building a resilient regional economy."</i></p> <p>Sam Ruderman, Cofounder - Resolve, Entrepreneur in Residence</p>
	<p><i>"[Lift] has been a huge part of our growth as a club and as individuals. It's shown us what community support looks like and how a physical space can make young people feel seen, capable, and connected to Truckee's future."</i></p> <p>Saim Mian, Founder & President - Truckee Young Entrepreneurs Club, Truckee High School Senior</p>
	<p><i>"I found this place when my wife kicked me out of the kitchen. She also works at home. So I'm asking you: save my marriage. Keep Lift going."</i></p> <p>Eric Kromps, Entrepreneur - Hotshots Imaging</p>



Commercial Market Research

Note: We received notification about 4 PM on January 16th that the TTAD Rent Study has been released, but did not have time to review thoroughly before submitting this RFP before the deadline. On quick review, it is not surprising that all office comparables are much smaller..

The Lift and TRV has paid and collected rent in Truckee for 8 years. We survey the commercial market regularly to run the cowork space and manage a West River redevelopment project. There is a huge range of commercial rents with light industrial going for similar or higher price to office space. Smaller office spaces command higher rent.

There are no true comparables, but there are some relevant data points. The best comparable is the former Clear Capital / Trail Runner space at Pioneer Commerce Center. Under Trail Runner, it was used as an office with a number of sub-tenants such as East River PR – now a company member at the Lift.



The Pioneer Commerce Center building is still available after nearly a year listed on [Loopnet](#). The building is 7800 sq. ft. Class A open office with vaulted ceilings, plenty of windows, a nice breakroom area, several offices, a large conference room and Big Ass fans (for energy efficiency and comfort). This building is about 3,000 sq. ft. smaller than our current space with fewer offices and conference rooms. It is not a viable option to serve the Lift's current and increasing membership, let alone the growth we need to be a sustainable community asset for the next decade.

The Pioneer Center building was originally 3 separate units and was converted into 1 large unit for Clear Capital. The 7800 sq.ft. building has been listed for nearly a year at \$2.00 + CAM or 3 separate 2600 sq. ft. units at \$2.15 + CAM.

Jan has discussed this building with the owners several times in the last year. The Lift was offered a potential lease price below asking for our specific use. The owners would prefer not to subdivide the building, because it is better to have one compatible tenant and avoid the additional expense of converting it back to 3 units. After nearly a year on the market the owners are likely to subdivide it.

Based on our research and knowledge of the market, we believe a market rate lease for a larger office building is in the range of \$1.75 to \$2.10 per square foot + CAM. Smaller office spaces can rent for more. Light industrial space is underserved and is often listed for more than office space.

The Airport Office Building is unique. It is a 10 year old modern building with extra amenities, views and ample parking. With the exception of the breakroom, 4 executive offices, 2 interior offices and 2 beautiful conference rooms, it's a large open warehouse with ample light and finished floors.

The building was custom designed for a unique tenant embracing an open office concept for employees before COVID and Zoom changed the world. There are likely very few businesses that could use the space efficiently without investing into improving or subdividing the space. This is also true for the Lift. We started drafting plans to subdivide the space and add small offices before signing the lease in January of 2023. Our phone booths and conference rooms are booked most of the day, and we are constantly managing distractions in the large space where noise carries.

Lift Lease Offer

It is not necessary to state that most of the terms and conditions requested herein are subject to negotiation in order to create a mutually beneficial long-term partnership between the Lift and TTAD. The Lift is interested in a 10-year lease with a 5-year extension. We offer 2 options we know we can support. **Financial offer is on pg. 16 & 17**

Option A: Minimal TTAD investment

Option B: Building and Tenant Improvements (TI's)

Option A: Minimal TTAD investment

While we believe Option B presents an opportunity to best serve the interests of TTAD, the Lift, and the community, we offer Option A because we know the Board is concerned about supporting TI's. We also don't expect the Board to greenlight Option B without more details.

Option A is presented because we can't imagine closing down the Lift as a community asset. We don't have anywhere else to move. While Option A will limit our potential, we would take an entrepreneurial approach at making the Lift work with minimal TTAD investments. Both Option A and B would request the following investments estimated at \$50-75K, mostly managed by the Lift team in coordination with TTAD:

- Reasonable investment in 10-year anniversary maintenance as outlined below
- Converting janitorial closet into all gender handicap restroom with shower
- Adding a door and wall in the corner near the gym to create a private space for physical therapy with no ceiling, most likely, to avoid sprinkler costs
- Adding a sink/hand-washing station in the main walkway on the other side of the wall as the men's sinks

CAM and Building Turnover Between Tenants

The CAM rate varies significantly depending on the maintenance done in that year. From our experience as a tenant, we recommend the CAM is structured to accommodate a reserve for maintenance costs like HVAC, sealing, staining and other typical building needs.

Since we assumed the lease after 6.5 years of a 10 year lease, the building has required more interior and exterior maintenance in recent years. There have been some roof leaks since the building was built and the HVAC cooling system needs some updating to be reliable. We would like to work with TTAD to agree upon some modest and reasonable building-owner investment in some maintenance at the 10-year anniversary of the building.



Option B: Proposed Tenant Improvements

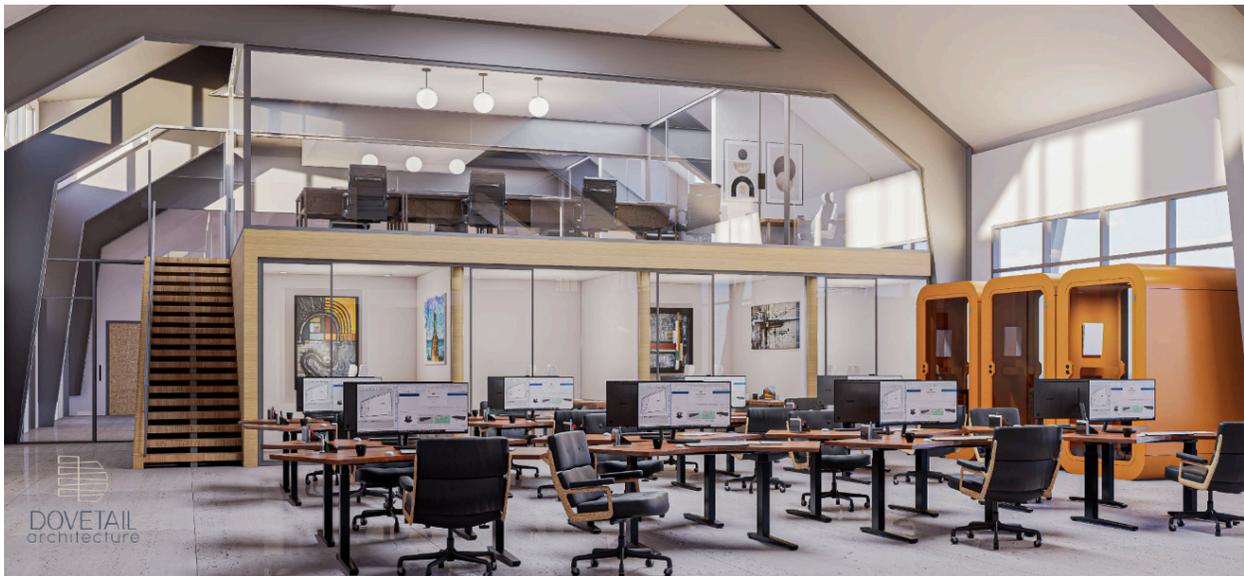
Current challenge: With the exception of a handful of executive offices, conference rooms, and a breakroom, the building is a beautiful large open warehouse designed for a single tenant with 100 customer-service employees. Just about any single tenant would have difficulty using the building efficiently without subdividing the building and some TI's.

Nearly all co-work spaces rely on small office sublets, typically with one year leases, to cover their fixed costs. We have a large open desk area and relatively few offices. Our business model is reliant on monthly flex desk revenue and is inherently less resilient, particularly through recessions and pandemics.

The new beautiful Truckee Library will also provide some healthy alternatives for open desk workspace which will draw some members, but small private and shared office space is in high demand since there are few options in the region.

It is impossible to use the large open space as efficiently as possible since any noise in one part of the building negatively impacts the experience for others. Our 13 phone booths are booked most of the day. We have a growing list of organizations interested in a small office who we cannot accommodate. With 290+ members representing 230+ unique entities, providing a quality and productive work environment for the diversity of needs within our community is constrained and management intensive.

The proposed TI's would add 20 sound-insulated small offices, 1500 sq. ft. of flexible open office upstairs, an all gender handicap restroom/shower, and some energy and sound-insulation investments.



Any proposed TI investments requested of TTAD would be tied to a 10-year lease and structured to return 8-10% annually indefinitely per TTAD policy. Our model presented shows a 126% return over 10 years assuming a 3% Consumer Price Index (CPI) increase in rents and value of the improved building asset.

“Why doesn’t the Lift finance the TI?” is a reasonable question. If we could secure financing for up to \$1MM to improve a building we do not own, it would cost us at least 8-10% per year. At the end of 10 years, we would have paid \$800K to \$1MM in financing and then we would still owe \$1MM on an asset that TTAD would own. Our proposal would pay the financing costs to TTAD. TTAD would own the asset and generate revenue from it indefinitely.

We are structuring this proposal to be incentivized to value-engineer at every step of the way. The higher the CapEx, the higher our lease rate. The Lift has invested about \$400K into improvements and working capital since 2023. We expect to invest up to \$250K more if we secure support for TI’s.

The TI’s would increase TTAD annual revenue while increasing the square footage, utilization, financial viability, and energy efficiency of the building. The design is intended to make subdividing the building easier in the future as needed.

Experienced Professionals and Project Managers: We have secured an early estimate from Huff Construction (GC for Soaring Ranch/Raleys) that leads us to believe \$1,000,000 is a reasonable estimate for the TI’s. The contractor has extensive experience with commercial construction and managing a tight timeline while keeping businesses operational with night and weekend shifts.

The attached architectural plan and rendering is created by Kelly Gove of Dovetail Architecture. It is nearly ready for engineering, construction drawings, and construction estimates. We expect to lower the amount of glass on the second floor to improve constructibility, functionality and

lower costs. We have invested about \$10K and many hours of time into the initial stages of this plan. We have begun conversations and plan to retain the structural and MPE engineers who originally designed the Airport Office Building.

In addition to managing an 8-acre redevelopment project on West River Street, Jan Holan has managed the construction of 4 homes and 2 commercial tenant improvements in leased buildings. Jan would like to leverage his design, construction, and development experience to continue to manage the design and construction of this proposed TI with licensed professionals, a general contractor, and sub-contractors while minimizing the burden on TTAD staff.

TI Timeline: The construction will take place in a 4-6 week period within the first year of the start of the new lease term. We expect to be able to operate for half of the time with a complete closure to the public for about half of the time. We will be offering members incentives to keep their memberships active through the construction period.

TI benefit for Lift community:

- Creating 5 separate noise-isolated spaces to accommodate groups, different activities, and needs
- Mezzanine lofts to add usable flexible spaces for different activities (e.g. quiet space and open call space)
- 20 new small offices that are 2-4 people in size to accommodate more nonprofits and businesses on our growing waiting list
- Sound insulated quiet room for podcasting, video conferencing, napping, lactation, and thinking
- Additional revenue to manage downturns, increase local staffing, pay off capital investments, and generate a sustainable profit

TI benefits for TTAD:

- Solid return of 8-10% on CapEx with an estimated 126% return over 10 years (see financial model)
- Adding 1500 sq. ft of leasable space to generate more revenue and value for decades
- The large space will be subdivided for potential future lease to multiple tenants
- Increased community benefit by accommodating more local businesses and nonprofits
- A stronger business model for Lift – a long-term tenant providing community benefit
- Future and current aviation businesses can sublet flexible space as needed. Example: Airborne Snow Observatories, Inc (2025 sub-tenant) and JSX (potential future tenant)
- Increased energy efficiency by subdividing the space and adding large ceiling fans

Design & Construction: An efficient delivery of the project is essential for this TI to come within budget and minimize the impacts to Lift members. Here are some considerations:

- Careful planning and timelines for all aspects of the project with architects, engineers, the GC, and key sub-contractors
- Modular prefab cutting of materials prior to installation, prefab wherever possible
- Glazing and door panels prefabricated offsite and installed at one time
- Careful coordination of subcontractors with night and weekend work when possible

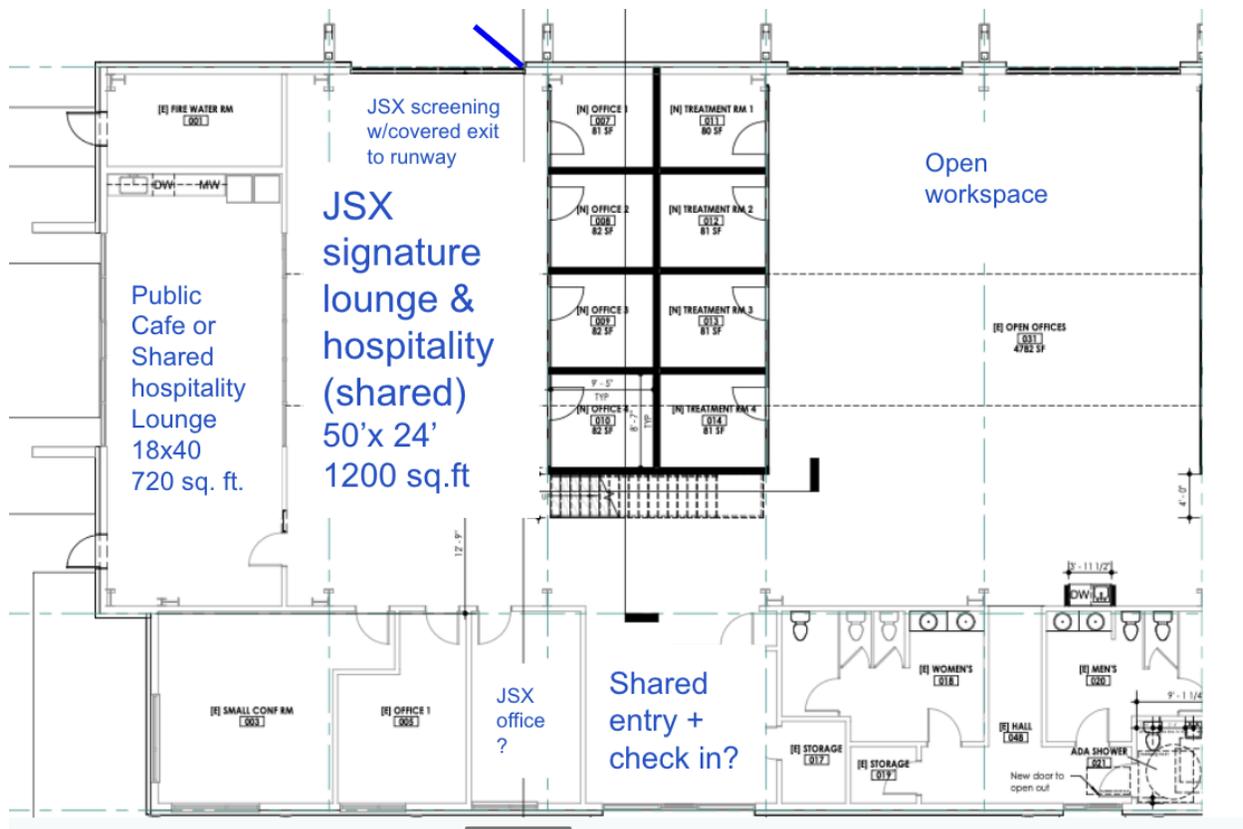
Potential Collaboration with JSX

Lift leadership and JSX executives have met twice in early January to discuss a potential collaboration. JSX executives said that the co-location could be appealing but they were going to respond to the RFP because they had no assurance we would be the leaseholders. While there were plenty of details to sort out, we believe there is a mutually beneficial option that could work for JSX, the Lift, and TTAD. Win-win-win.

Understandably, neither JSX or the Lift wanted to invest too much effort working out a solution because of the uncertainty of the RFP process. It is also reasonable that JSX would prefer to rent their own space for exclusive use for a lounge and screening area for JSX customers. The Lift exists because we believe in collaboration and sharing resources. This is part of lowering our environmental footprint.

The Lift is a hospitality business supporting other businesses with a guest lounge & cafe, fast internet, desks, phone booths, and meeting rooms. JSX staff could have a dedicated check-in desk and office(s) supported by Lift amenities. We have identified an area adjacent to a shared lounge that could work for TSA screening and a dedicated exit directly to the airfield. TI's to separate the lounge area and add an exit and walkway would be required to accommodate JSX.

We believe the Lift team can support one of JSX's best guest experiences with the resources of a world-class coworking space while showcasing our entrepreneurial and nonprofit community.



Lift Lease Proposal

Jan-July 2026 Current Lease Rate

10840 sq.ft. building
\$18,073 Current monthly Lease
\$216,876 Current Annual Lease
\$1.67 Current Lease per sq.ft.

Opt. A: Year 1 Lease Rate for minimal TI's (proposed)

\$1.85 Proposed Lease Rate w/minimal TI's
11.0% percentage increase (4x estimated CPI)
\$20,054 Proposed Monthly Rate
\$240,648 Proposed Annual Lease Rate
\$50,000-75,000 TTAD Cap Ex Investment

Opt. B: Year 1 Lease Rate with proposed office TI's.

10840 sq.ft. building
1500 sq.ft. proposed addition
12340 sq.ft. after addition
\$1,000,000 TTAD Cap Ex Investment
9% Cap Rate
\$90,000 First year return - increases w/CPI
\$330,648 Proposed Annual Base Rate w/Cap Ex
\$27,554 Monthly Lease Rate
\$2.23 cost per sq. ft for 12340 sq. ft.



	Opt A:min.TIs	10840	Opt B w/TIs	12340	TTAD
Year	Gross Annual	per sq.ft	Gross Annual	per sq.ft	cashflow TI
1	\$240,648	\$1.85	\$330,648	\$2.23	\$90,000
2	\$247,867	\$1.91	\$340,567	\$2.30	\$92,700
3	\$255,303	\$1.96	\$350,784	\$2.37	\$95,481
4	\$262,963	\$2.02	\$361,308	\$2.44	\$98,345
5	\$270,851	\$2.08	\$372,147	\$2.51	\$101,296
6	\$278,977	\$2.14	\$383,312	\$2.59	\$104,335
7	\$287,346	\$2.21	\$394,811	\$2.67	\$107,465
8	\$295,967	\$2.28	\$406,655	\$2.75	\$110,689
9	\$304,846	\$2.34	\$418,855	\$2.83	\$114,009
10	\$313,991	\$2.41	\$431,421	\$2.91	\$117,430
Total	\$2,758,760		\$3,790,509		\$1,031,749
				3.00%	CPI Assumption
	TTAD CapEx for TI's		\$1,000,000	9.00%	starting cap rate
	add TTAD cashflow w/TI's		\$1,031,749	10.32%	effective cap rate
	TI Asset Value YR10		\$1,343,916		w/CPI 3%
	YR 10 Cash + Asset Value		\$2,375,666	137.57%	10 YR ROI

	<p><i>"[The Lift's] contribution demonstrates how local partnerships can amplify the impact of small nonprofits and strengthen the broader Truckee–Tahoe community. We deeply value this kind of local support, which enables us to direct donor funds toward our core mission rather than overhead expenses."</i></p> <p>April Cole, Executive Director, Friends of the Truckee Library</p>
	<p><i>"Lift has become an invaluable community hub for collaboration, innovation, local connection and our organization. We've witnessed firsthand how the Lift contributes to a more sustainable, diversified, and balanced local economy, one that supports residents and visitors alike."</i></p> <p>Jackie Calvert, Executive Director, Visit Truckee Tahoe</p>
	<p><i>"We have chambers that meet here. We have public facilitation of important topics. We have political convenings from both sides of the aisle. What we are enabling here is an interconnected vision for what the region can become."</i></p> <p>Kayeema Zerbe, Nevada's Former Director of Entrepreneurship</p>
	<p><i>"The Lift offers something increasingly rare: a space for authentic human connection and shared learning. It helps local professionals stay rooted in Truckee, contributes to the local economy, and builds the kind of personal and professional networks that strengthen our entire community."</i></p> <p>Ellen Raynor, Board member, Lift Truckee Foundation and Former President, Tahoe Silicon Mountain</p>
	<p><i>"Lift allows us to conduct our business at a level that we simply could not achieve elsewhere, especially at nonprofit budgets. I have also seen first-hand how The Lift has enabled local entrepreneurs and smaller teams to launch and grow locally rather than leaving Truckee."</i></p> <p>Ryan Parrish, Co-owner - Truckee Grocery Outlet, Board Member - Truckee Friends of the Library</p>
	<p><i>"I believe The Lift is an invaluable resource and catalyst for Truckee's entrepreneurial and nonprofit communities."</i></p> <p>Jeff Lennan, Campaign Strategist for Library Measure G, Mentor to La Fuerza Latina Agency, Founder, Varma, sauna builder</p>
	<p><i>"[The Lift's] professional space has uplifted our operations, and we are so grateful for their partnership and for the generosity they provide to so many nonprofit organizations in the region."</i></p> <p>Karyn Stanley, Executive Director., Truckee Roundhouse Community Makerspace</p>