

HANGAR RENTAL RATES

Unit	Description	Sq Ft	Rent Total	Sq Ft Rate
B1	Full Slab/Electric Bi-Fold	1682	\$269.12	\$0.160
B2	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B3	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B4	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B5	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B6	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B7	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B8	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B9	Full Slab/Electric Bi-Fold	1466	\$234.56	\$0.160
B10	Full Slab/Electric Bi-Fold	1682	\$269.12	\$0.160
B11	Storage Unit/Garage Door	517	\$269.12	\$0.520
B12	Storage Unit/Garage Door	517	\$269.12	\$0.520

HANGAR BREAK EVEN CALCULATIONS

Hangar Cost = \$800,000.00

Annual Revenue at 100% Occupancy = \$35,434.52

Investment Break Even at 100% Occupancy = 22.6 Years

Annual Building Footprint Land Rate Opportunity Cost in 2017 Dollars = 16,126 sq ft x \$0.32/sq ft = \$5,160.32

Annual Estimated Electric and Maintenance Costs in 2017 Dollars = \$2,500.00

Total Annual Opportunity/Fixed Cost = \$7,660.32

Annual Revenue at 100% Occupancy – Opportunity/Fixed Cost = \$35,434.52 - \$7,660.32 = \$27,774.20 Net Revenue

Investment Break Even at 100% Occupancy Net of Costs = 28.8 Years

Estimated Building Life = 50 Years

Revenue Life – Break Even Life = 50 – 28.8 = 21.2 Years

50 Years x \$27,774.20 = \$1,388,710 Lifetime Gross Revenues

21.2 Years x \$27,774.20 = \$588,813.04 Lifetime Net Revenue

50 Year ROI = 73.6%

Annualized ROI = 1.5%