

**The Eastern Iowa Airport
Cedar Rapids, IA
T-Hangar Rate Analysis
5/26/2022**

		EXISTING TENANT'S CURRENT HANGAR AGREEMENT								NEW LEASES	
		Increase 3.0%		Proposed Increase 3.0%		Proposed Increase 3.0%		Proposed Increase 3.0%		Proposed Increase 10.0%	
		Effective 7/1/2022 FY2023		FY2024		FY2025		FY2026		Effective 7/1/2022	
T-Hangar #s	SF	Bldg Rate	Monthly Rent	Bldg Rate	Monthly Rent	Bldg Rate	Monthly Rent	Bldg Rate	Monthly Rent	Bldg Rate	Monthly Rent
EAST T-HANGARS											
#s 1-32	840	\$1.29	\$91	\$1.33	\$93	\$1.37	\$96	\$1.41	\$99	\$1.56	\$109
#s 33, 35	Heat 1,215	\$1.56	\$158	\$1.61	\$163	\$1.66	\$168	\$1.71	\$173	\$1.88	\$190
#s 34, 45, 46	1,215	\$1.29	\$131	\$1.33	\$135	\$1.37	\$139	\$1.41	\$143	\$1.56	\$158
#s 36 - 44	1,215	\$1.29	\$131	\$1.33	\$135	\$1.37	\$139	\$1.41	\$143	\$1.56	\$158
# 47	1,233	\$1.29	\$133	\$1.33	\$137	\$1.37	\$141	\$1.41	\$145	\$1.56	\$160
EXECUTIVE HANGARS											
# 48	3,600	\$1.61	\$484	\$1.66	\$499	\$1.71	\$514	\$1.76	\$529	\$2.15	\$644
# 48a	3,600	\$1.71	\$512	\$1.76	\$527	\$1.81	\$543	\$1.86	\$559	\$2.24	\$673
# 49	3,600	\$1.59	\$476	\$1.64	\$491	\$1.68	\$505	\$1.74	\$521	\$2.12	\$637
# 50	3,600	\$1.44	\$432	\$1.49	\$447	\$1.49	\$447	\$1.54	\$461	\$1.98	\$594
#s 51-53	3,600	\$1.43	\$430	\$1.48	\$443	\$1.52	\$456	\$1.57	\$470	\$1.98	\$594
NORTHWEST T-HANGARS											
#s 301, 303-308, 402-408, 502-508	1,081	\$1.96	\$176	\$2.01	\$181	\$2.07	\$187	\$2.14	\$192	\$2.28	\$206
#s 409, 509	1,225	\$1.96	\$200	\$2.01	\$206	\$2.07	\$212	\$2.14	\$218	\$2.28	\$233
#s 302, 309	1,225	\$1.96	\$200	\$2.01	\$206	\$2.07	\$212	\$2.14	\$218	\$2.28	\$233
#s 401, 410	1,417	\$1.96	\$231	\$2.01	\$238	\$2.07	\$245	\$2.14	\$252	\$2.28	\$269
#s 510	1,464	\$1.96	\$239	\$2.02	\$246	\$2.08	\$253	\$2.14	\$261	\$2.28	\$279
#s 310, 501	1,464	\$1.96	\$239	\$2.02	\$246	\$2.08	\$253	\$2.14	\$261	\$2.28	\$279
#s 203, 205, 207-208	1,357	\$1.85	\$209	\$1.90	\$215	\$1.96	\$222	\$2.02	\$228	\$2.16	\$244
#s 202, 209	1,825	\$1.85	\$281	\$1.90	\$290	\$1.96	\$298	\$2.02	\$307	\$2.16	\$328
# 201	2,476	\$1.85	\$382	\$1.90	\$393	\$1.96	\$405	\$2.02	\$417	\$2.16	\$445
# 204, 206	Heat 1,357	\$2.09	\$236	\$2.15	\$243	\$2.21	\$250	\$2.28	\$258	\$2.43	\$275
# 210	Heat 2,295	\$1.99	\$380	\$2.05	\$392	\$2.11	\$404	\$2.17	\$416	\$2.32	\$444
NEW NW Buildings											
#s 602-604, 607-609	1,071	No Increase		\$10 Increase		\$15 Increase		\$20 Increase		\$1.71	\$153
#s 605, 606	1,077	\$0.76	\$68	\$0.87	\$78	\$1.04	\$93	\$1.27	\$113	\$1.70	\$153
#s 601, 610	1,618	\$0.50	\$68	\$0.58	\$78	\$0.69	\$93	\$0.84	\$113	\$1.13	\$153
#s 702-704, 707-709	1,071	\$0.76	\$68	\$0.87	\$78	\$1.04	\$93	\$1.27	\$113	\$1.71	\$153
#s 705, 706	1,077	\$0.76	\$68	\$0.87	\$78	\$1.04	\$93	\$1.27	\$113	\$1.70	\$153
#s 701, 710	1,618	\$0.50	\$68	\$0.58	\$78	\$0.69	\$93	\$0.84	\$113	\$1.13	\$153

NOTES:

Hangars listed in red have heat, hangars listed in green plumbed for heat, but no heater installed.

Ultimate Hangar rental rates apply to new tenants; ultimate Hangar rental rate is 110% of previous ultimate rental rate or FY2026 rental rate, whichever is higher.

New NW Buildings SF based on size/10 units SF determined based on plan submittals, actual SF will be based on as built plans.

New NW Buildings rent frozen in year 1, incrementally increased (\$10, \$15, \$20 per month) during years 2-4. Ultimate New Hangar NWT hangar rental rates apply in year 5.

New NW Buildings ultimate hangar rental rate equal to similar sized NW hangars at the lowest rental rate discounted 25% due to new NW Buildings non-partitioned hangars.