

The Eastern Iowa Airport
 Cedar Rapids, IA
 T-Hangar Rate Analysis
 4/3/2025

		EXISTING TENANT'S		NEW LEASES			
		Increase 3.0%		Proposed Increase 3.0%		Increase 10.0%	
		Effective 7/1/2024 FY2025		Effective 7/1/2025 FY2026		Effective 7/1/2022	
T-Hangar #'s	SF	Bldg Rate	Monthly Rent	Bldg Rate	Monthly Rent	Bldg Rate	Monthly Rent
EAST T-HANGARS							
#s 1-32	840	\$1.37	\$96	\$1.41	\$99	\$1.56	\$109
#s 33, 35	Heat 1,215	\$1.66	\$168	\$1.71	\$173	\$1.88	\$190
#s 34, 45, 46	1,215	\$1.37	\$139	\$1.41	\$143	\$1.56	\$158
#s 36 - 44	1,215	\$1.37	\$139	\$1.41	\$143	\$1.56	\$158
# 47	1,233	\$1.37	\$141	\$1.41	\$145	\$1.56	\$160
EXECUTIVE HANGARS							
# 48	3,600	\$1.71	\$514	\$1.76	\$529	\$2.15	\$644
# 48a	3,600	\$1.81	\$543	\$1.86	\$559	\$2.24	\$673
# 49	3,600	\$1.68	\$505	\$1.74	\$521	\$2.12	\$637
# 50	3,600	\$1.49	\$447	\$1.54	\$461	\$1.98	\$594
#s 51-53	3,600	\$1.52	\$456	\$1.57	\$470	\$1.98	\$594
NORTHWEST T-HANGARS							
#s 301, 303-308, 402-408, 502-508	1,081	\$2.07	\$187	\$2.14	\$192	\$2.28	\$206
#s 409, 509	1,225	\$2.07	\$212	\$2.14	\$218	\$2.28	\$233
#s 302, 309	1,225	\$2.07	\$212	\$2.14	\$218	\$2.28	\$233
#s 401, 410	1,417	\$2.07	\$245	\$2.14	\$252	\$2.28	\$269
#s 510	1,464	\$2.08	\$253	\$2.14	\$261	\$2.28	\$279
#s 310, 501	1,464	\$2.08	\$253	\$2.14	\$261	\$2.28	\$279
#s 203, 205, 207-208	1,357	\$1.96	\$222	\$2.02	\$228	\$2.28	\$258
#s 202	1,825	\$1.96	\$298	\$2.02	\$307	\$2.28	\$347
# 201	2,476	\$1.96	\$405	\$2.02	\$417	\$2.28	\$470
# 204, 206	Heat 1,357	\$2.21	\$250	\$2.28	\$258	\$2.43	\$275
# 209	Heat 1,825	\$1.96	\$325	\$2.02	\$334	\$2.43	\$369
# 210	Heat 2,295	\$2.11	\$404	\$2.17	\$416	\$2.43	\$465
NEW NW Buildings							
#s 602-604, 607-609		\$15 Increase		\$20 Increase			
#s 602-604, 607-609	1,071	\$1.04	\$93	\$1.27	\$113	\$1.71	\$153
#s 605, 606	1,077	\$1.04	\$93	\$1.27	\$113	\$1.70	\$153
#s 601, 610	1,618	\$0.69	\$93	\$0.84	\$113	\$1.71	\$231
#s 702-704, 707-709	1,071	\$1.04	\$93	\$1.27	\$113	\$1.71	\$153
#s 705, 706	1,077	\$1.04	\$93	\$1.27	\$113	\$1.70	\$153
#s 701, 710	1,618	\$0.69	\$93	\$0.84	\$113	\$1.71	\$231

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.