

Inter-Divisional Land Acquisition

- Policy Goals – Economic Development
- Regulatory Guidelines – FAA
- Capital Capacity
- Opportunity Costs
- Development/Market Considerations
 - Lease-Up Risk
 - Absorption Rates
- Governance – Long-Term Perspective

Inter-Divisional Land Acquisition

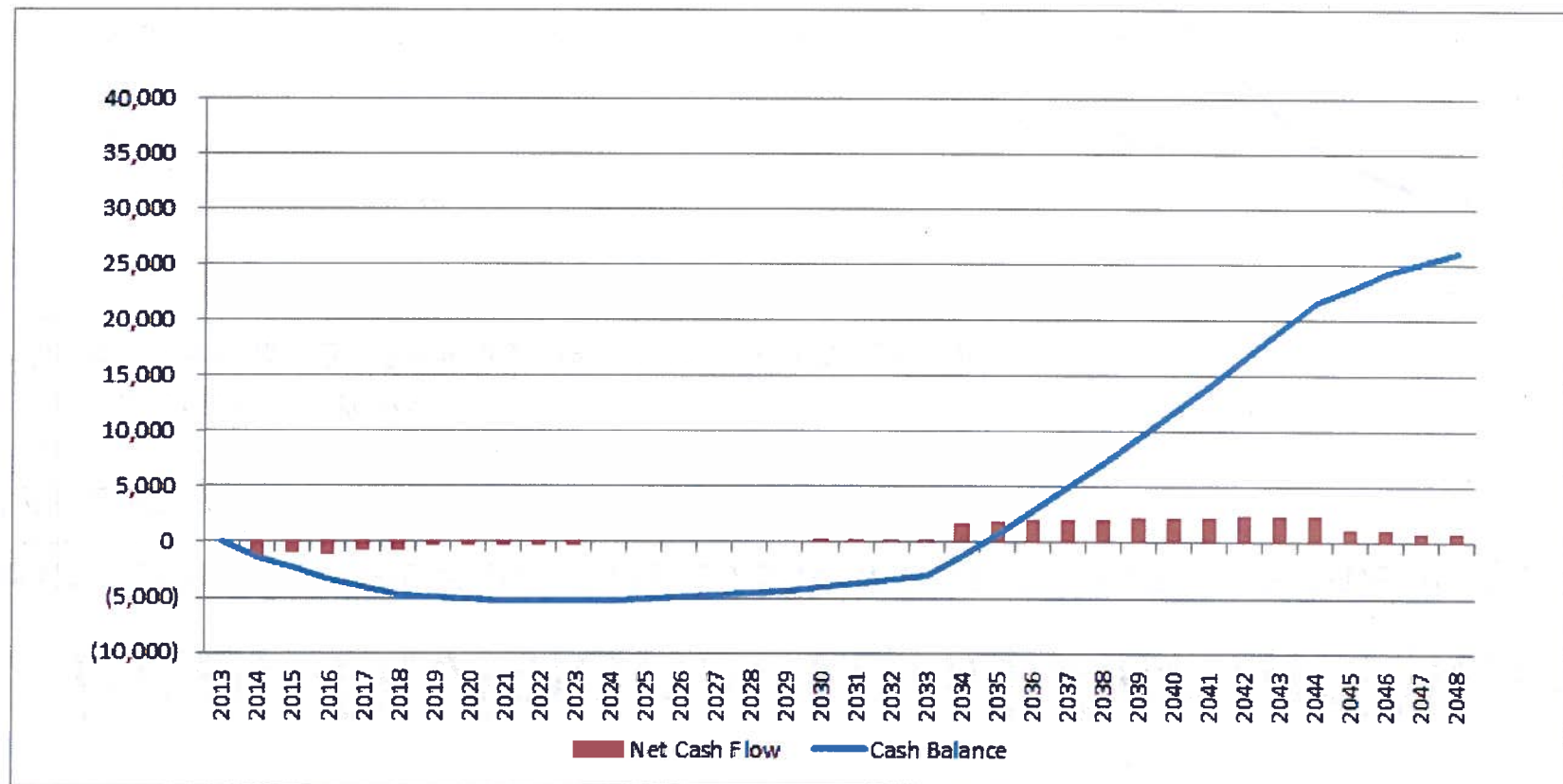
Example: 50 Acres Purchased \$13M, Infrastructure Investments \$5.8M

Assumptions:

Land Lease Payments, 30 Year Term, **8% Cap Rate**

Leased-Up Over 7 Years

Bond Financing – 5% Rate, 20 Year Term, Level Amortization



Inter-Divisional Land Acquisition

Example: 50 Acres Purchased \$13M, Infrastructure Investments \$5.8M

Assumptions:

Land Lease Payments, 30 Year Term, **10% Cap Rate**

Leased-Up Over 7 Years

Bond Financing – 5% Rate, 20 Year Term, Level Amortization

