

Term Lease for Yard Area

ConGlobal Industries, LLC
Terminals 106 and 108

CGI Leased Area Terminals 106 and 108



Alternatives Review

ConGlobal T106/T108 Analysis NPV (\$'s in Millions)	Alternative 1 Port Builds SW Tenant Remains ~ 21 year Analysis Period for NPV	Alternative 1 Port Builds SW Tenant Vacates ~21 year Analysis Period for NPV	Alternative 3 Tenant Builds SW Proposed Lease 12 year Analysis Period for NPV**
Discount Rate	10.0%	10.0%	7.0%
Rents	\$18.1	\$16.0	\$11.5
Rent Rate - \$/sf/mo	\$0.177	\$0.177	\$0.110
Contingency - Broker Fee, Mktg Exp, etc	\$0.0	\$0.4	\$0.0
Stormwater Facility - Cost to Port	\$7.4	\$7.4	\$0.0
Residual Value	\$0.0	\$0.0	\$0.4
Net Cash Flow to the Port	\$10.8	\$8.2	\$11.9
Payback Period - years	4	6	NA

Note**: Does not include any rents past end date of proposed lease. If lease was renewed for an additional 9 years, to match term of Alternative 1 scenarios, NPV would increase to \$15.6 MM.

