

Hangar Waitlists, Hangar Occupancy, & Airport Considerations

- Hangar Waitlists
 - CCR (total of 8 lists)
 - C83
- Lists are updated monthly
- Typical Wait Times:
 - C83 – 2-3 years
 - CCR Shade – 12-18 months
 - CCR South Facing – 2-3 years
 - CCR North Facing – 3-5 years

Hangar Waitlists, Hangar Occupancy, & Airport Considerations (Cont'd)

- Typical Comments/Questions Regarding Building New Hangars
 - Two Points to Consider
 - Rent Price Point – Cost of New Construction Results in Higher Rents
 - Utilization of Existing Real Estate
 - Definition of Hangar “Occupancy”
 - Registered & Insured (and ideally airworthy) Aircraft Stored in Hangar
 - Homebuilding and Restoration allowed, but per FAA, Should Not be Indefinite Projects

Hangar Waitlists, Hangar Occupancy, & Airport Considerations (Cont'd)

- >90% Occupancy Rate Needed to Truly Determine Length of Waitlists
- Airport Considerations
 - Financial
 - Fuel Sales (fuel flow revenues and sales tax)
 - Purchase of Consumables
 - Maintenance Services
 - County Taxes (Possessory Interest and Aircraft Property Tax)
 - FAA Based Aircraft Reporting

Hangar Waitlists, Hangar Occupancy, & Airport Considerations (Cont'd)

- Concept of Right-Sizing Hangars to Aircraft
- CCR – 2024 Hangar Inspections
 - Overview of Inspection Items
 - Still in Progress, However Initial Indications Show Occupancy Significantly Less Than 90%