

# DeKalb County Regional Airport Authority

## 2024 Corporate Hangar Construction

The Authority will grant 1-years land lease for every \$35,250 investment annually. (1.5 Acre roughly development, on average)

At the end of the Land Lease, the building becomes the property of the Authority. (40-year maximum land lease)

Airside ramp and connecting taxiway along with landside parking construction are the responsibility of the Lessor/Builder.

Examples -

\$176,250.00	5-years land lease
\$352,500.00	10-years land lease
\$528,750.00	15-years land lease
\$705,000.00	20-years land lease
\$881,250.00	25-years land lease
\$1,057,500.00	30-years land lease



Airport Authority handles all snow removal, airside and landside and all mowing.

Company constructing hangar would pay for utilities, building maintenance, taxes and other customary costs.

On average the cost of hangaring an aircraft in a high-end private hangar is roughly \$1,800.00 per month.

If this hangar had enough space for:

		x5 years	x10 years	x15 years	x20 years	x25 years	x30 years	x35 years
1 aircraft =	\$21,600 per year	\$108,000.00	\$216,000.00	\$324,000.00	\$432,000.00	\$540,000.00	\$648,000.00	\$756,000.00
2 aircraft =	\$43,200 per year	\$216,000.00	\$432,000.00	\$648,000.00	\$864,000.00	\$1,080,000.00	\$1,296,000.00	\$1,512,000.00
3 aircraft =	\$64,800 per year	\$324,000.00	\$648,000.00	\$972,000.00	\$1,296,000.00	\$1,620,000.00	\$1,944,000.00	\$2,268,000.00

The value added for private hanger is 24/7 access, no callout fees from FBO, no in-and-out service fees, reduce possibility of damage, depreciation on building.

Please contact:

Russ Couchman

Airport Manager and Treasurer

DeKalb County Airport Authority

2710 County Road 60, Suite 200

Auburn, IN 46706

260-927-8876 Office

260-333-0208 FAX

[rcouchman@dekalbcountyairport.com](mailto:rcouchman@dekalbcountyairport.com)

[www.dekalbcountyairport.com](http://www.dekalbcountyairport.com)