

Table 1 COMMUNICATION LEASE RATES STUDY RESULTS									
DSL collected lease rates from the following states: AZ, CO, ID, MN, MT, NV, NM, OK, OR (DSL current rates), TX, WA, & the BLM. Alaska appraises all leases, and nine other states did not respond or did not have a communication site leasing program.									
The following table shows the average of the highs and lows for each category.									
The second portion of the table has averaged the averages and simplified them into four of DSL's proposed categories. *No other states had rates specific to research/scientific use.									
	Non-Profit/Non Commercial	Gov/Emergency Services		Commercial				Cellular	
Lease Rates (averaged across each category)	Non-Profit (Non-Commercial)	Public Safety/Private Mobile Radio	Reflectors, Repeaters, Transmitters	Television Broadcast	AM/FM Broadcast	MW Relay/Broadband	Commercial Mobile Radio Service/ Paging	Cellular	Commercial/ Cellular
Low (average of lows)	\$3,311.01	\$3,775.88	\$4,460.51	\$4,340.20	\$3,591.03	\$4,211.08	\$3,055.39	\$6,529.82	\$3,053.53
High (average of highs)	\$12,648.46	\$13,239.88	\$6,919.51	\$38,188.65	\$29,158.45	\$10,944.33	\$11,828.52	\$17,838.82	\$36,484.99
Average (avg of avg)	\$7,979.74	\$8,507.88	\$5,690.01	\$21,264.43	\$21,264.43	\$7,577.71	\$7,441.96	\$12,184.32	\$19,769.26
COMPARISON (simplified)	Non-Profit/Non Commercial	Gov/Emergency Services		Commercial				Cellular	
Rate Study Low	\$3,311.01	\$4,118.19		\$3,799.43				\$4,791.68	
Rate Study High	\$12,648.46	\$10,079.69		\$22,529.99				\$27,161.90	
DSL Proposed Rates	\$3,000.00	\$2,000		\$5,000 - \$9,000				\$20,000.00	

Table 2 COMPARISON OF CURRENT RATES VS. PROPOSED FUTURE RATES Using Two 10-Year Lease Terms for a 20-Year Revenue Total							
***To calculate these totals, each individual lease DSL has was charted based on its current rent rate (most leases currently increase by 3% a year). Calculations are exact numbers based on the actual lease rate that would be in place as of 2022 and any year following. For the 20-year calculation using current rates, when a lease renewal year came up, the base lease rate started over. When calculating the future rates, the future rates do not kick in until the lease expires/renews (there are two cellular leases that do not expire until 2031). In the future calculations the lease rates do not start over, they continue to increase by 3% until year 20 as proposed in the rules.							
Category (simplified)	Current Rates	Future Rates	Difference	Current Rates	Future Rates	Difference	Difference in 20-Year Revenue Totals
	Years 1-10	Years 1-10	Years 1 - 10	Years 11 - 20	Years 11 - 20	Years 11 - 20	Years 1 - 20
Non-Commercial	\$444,727.96	\$332,868.52	-\$111,859.44	\$461,510.70	\$438,481.32	-\$23,029.38	-\$134,888.82
Commercial	\$169,998.43	\$154,575.88	-\$15,422.55	\$208,371.75	\$242,961.87	\$34,590.12	\$19,167.57
Cellular	\$628,464.72	\$945,939.80	\$317,475.08	\$823,890.04	\$1,700,737.49	\$876,847.45	\$1,194,322.53
TOTAL	\$1,243,191.11	\$1,433,384.20	\$190,193.09	\$1,493,772.49	\$2,382,180.68	\$888,408.19	\$1,078,601.28

Table 3 LEASE RENEWAL YEAR BY CATEGORY							
Year	Non-Commercial			Commercial			Cellular
	Personal or Research/Scientific	Government or Emergency Services	Non-Profit or Non-Commercial	Local	Regional	National or International	
2021							
2022				1			
2023	1	3					1
2024	1	4	1	1			
2025	1	2					2
2026							
2027							
2028					1		
2029							
2030							
2031							2
2032							
2033							
Totals	3	9	1	2	1	0	5
Grand Total	21 Leases						

*** Does not include sublessees/co-locators

Table 4 COMPARISON OF CURRENT RATES VS. PROPOSED FUTURE RATES RENT RECEIVED BY DSL IN LEASE YEAR 1 VS. LEASE YEAR 10 *Rent is multiplied by number of leases in each category							
CATEGORY	Number of Leases	Old Rates: Lease Year 1 Rent	Future Rates: Lease Year 1 Rent	Difference by number of leases in each category	Old Rates: Lease Year 10 Rent	Future Rates: Lease Year 10 Rent	Difference by number of leases in each category
NON-COMMERCIAL							
Personal or Research/Scientific	3	\$9,000.00	\$2,250.00	-\$6,750.00	\$11,742.96	\$2,935.74	-\$8,807.22
Government & Emergency Services	9	\$27,000.00	\$18,000.00	-\$9,000.00	\$35,228.88	\$23,485.92	-\$11,742.96
Non-Profit or Other Non- Commercial	3	\$9,000.00	\$9,000.00	\$0.00	\$11,742.96	\$11,742.96	\$0.00
COMMERCIAL							
Local	2	\$12,000.00	\$10,000.00	-\$2,000.00	\$15,657.28	\$13,047.73	-\$2,609.55
Regional	1	\$6,000.00	\$7,000.00	\$1,000.00	\$7,828.64	\$9,133.41	\$1,304.77
National/International	0			\$0.00			\$0.00
CELLULAR							
Cellular	7	\$70,000.00	\$140,000.00	\$70,000.00	\$91,334.12	\$182,668.25	\$91,334.12
Total Difference				\$53,250.00			\$69,479.17