



# Innovative Uses of GDOT Property

**Presented by:**

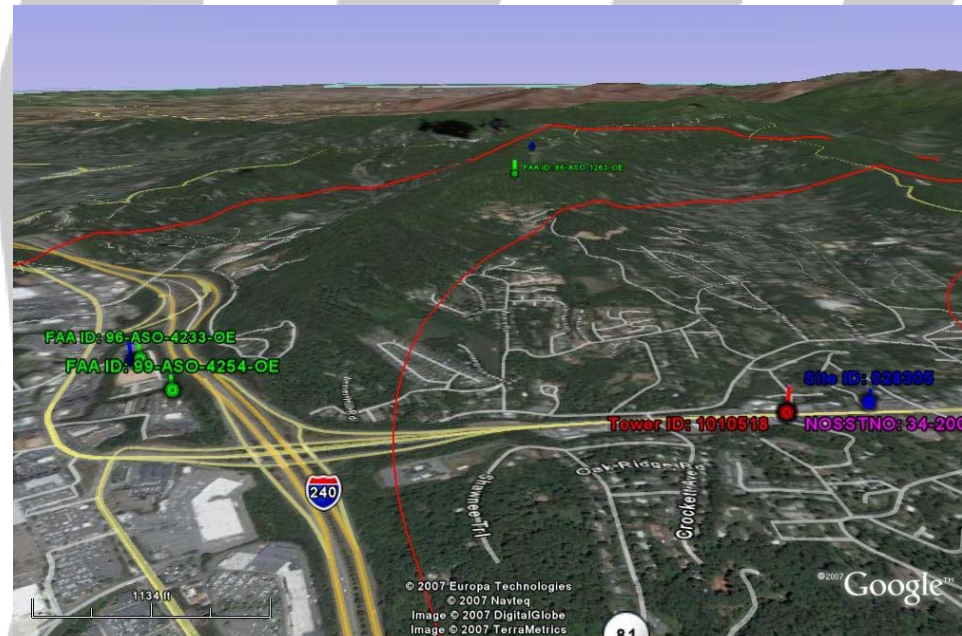
**Tim Lowe**

**Lowe Engineers**

*December 10, 2009*

# Communications System Use of GDOT Property :

- Cell Towers
- E-911
- Broadband

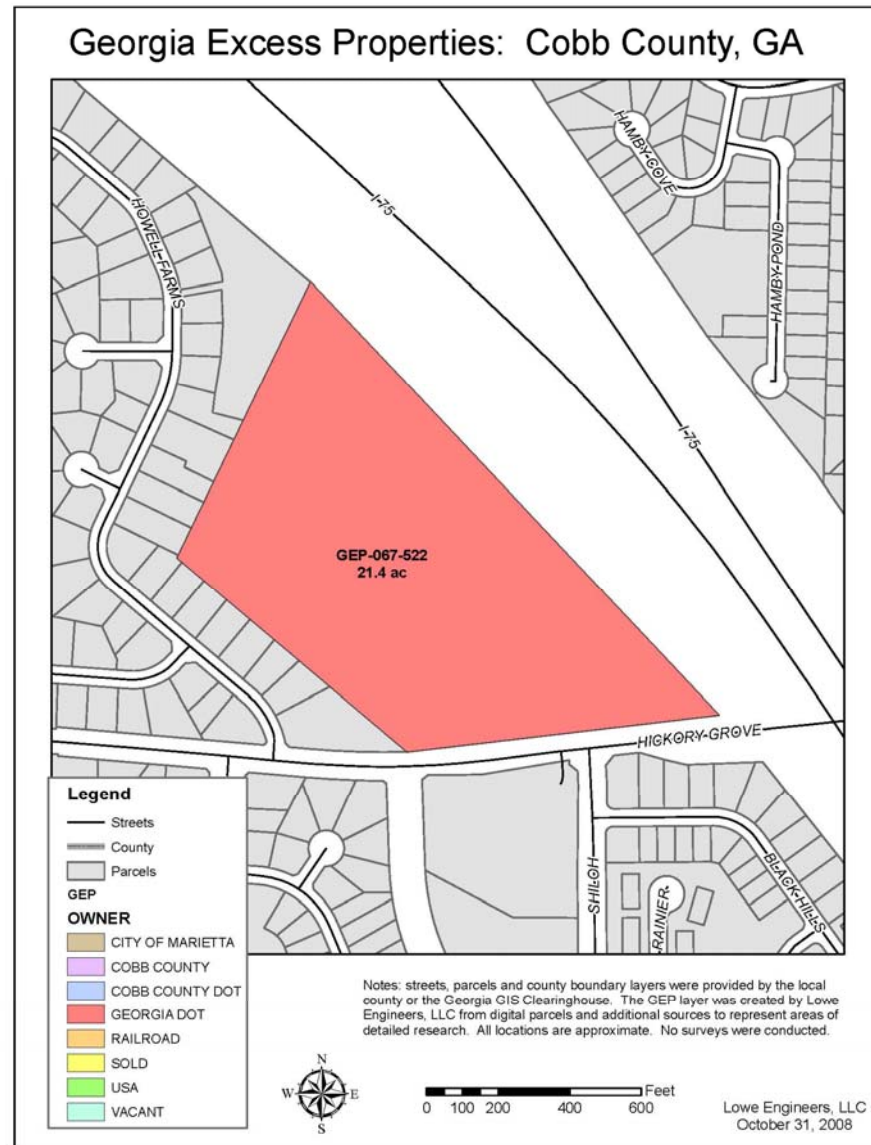


# GDOT Property :

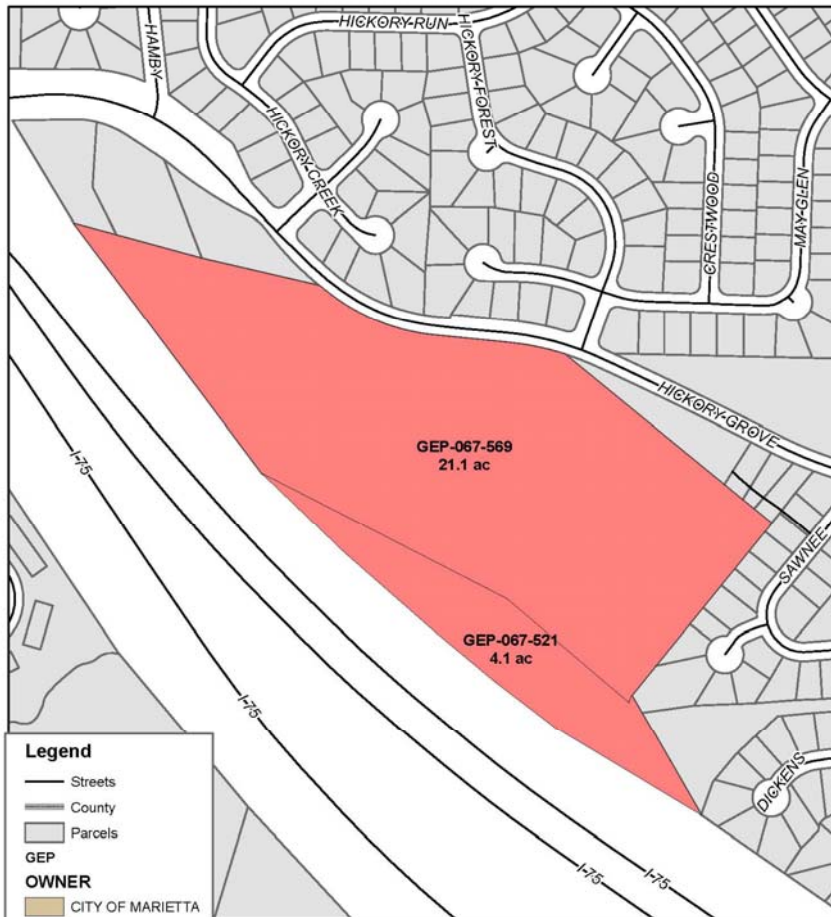
- ROW
- Excess
- Facilities



# Examples:



## Georgia Excess Properties: Cobb County, GA



### Legend

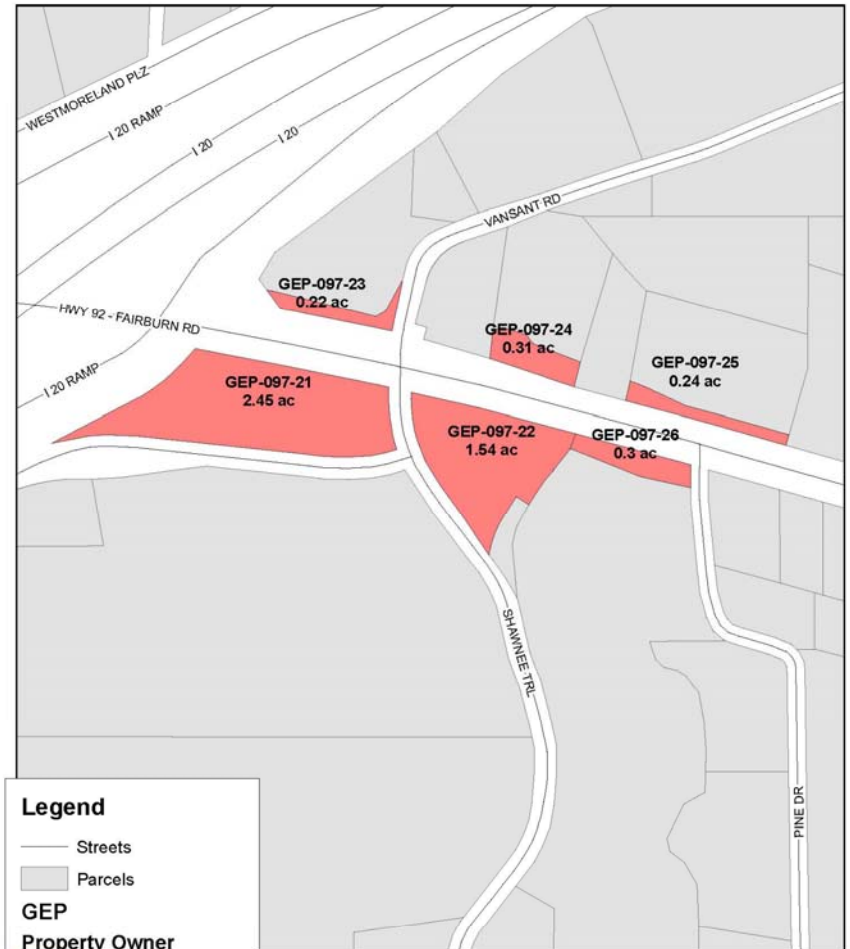
- Streets
- ▭ County
- ▭ Parcels
- GEP**
- OWNER**
- ▭ CITY OF MARIETTA
- ▭ COBB COUNTY
- ▭ COBB COUNTY DOT
- ▭ GEORGIA DOT
- ▭ RAILROAD
- ▭ SOLD
- ▭ USA
- ▭ VACANT

Notes: streets, parcels and county boundary layers were provided by the local county or the Georgia GIS Clearinghouse. The GEP layer was created by Lowe Engineers, LLC from digital parcels and additional sources to represent areas of detailed research. All locations are approximate. No surveys were conducted.



Lowe Engineers, LLC  
October 31, 2008

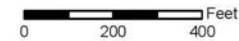
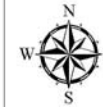
## Georgia Excess Properties: Douglas County, GA



### Legend

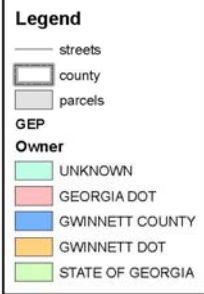
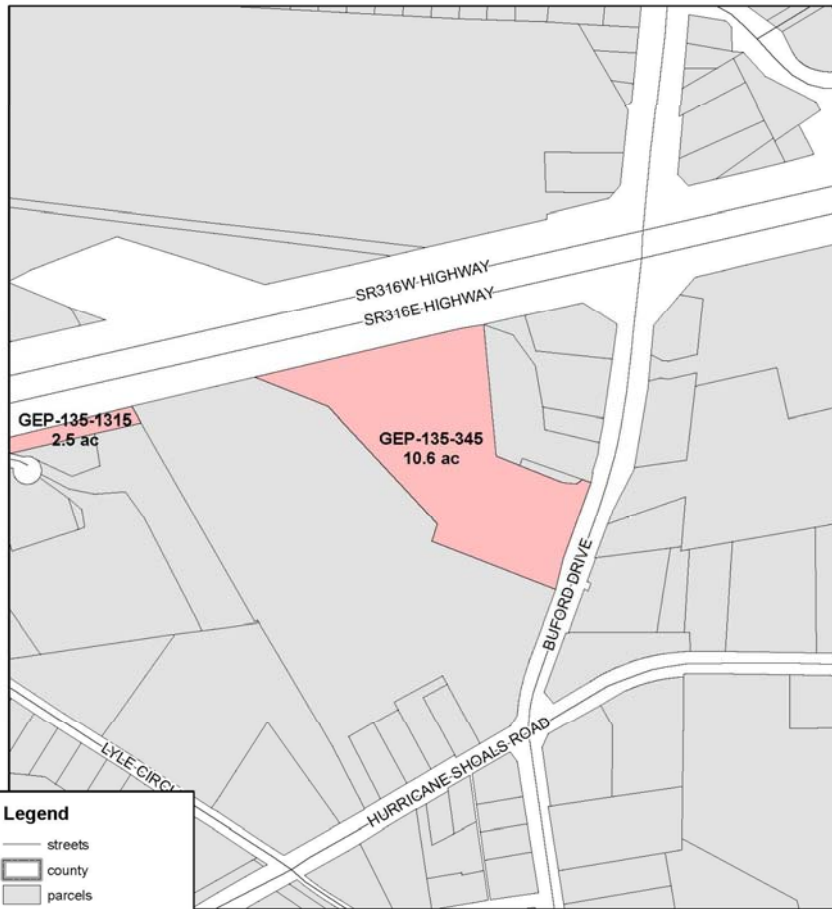
- Streets
- ▭ Parcels
- GEP**
- Property Owner**
- ▭ GEORGIA DOT
- ▭ RAILROAD
- ▭ STATE OF GEORGIA
- ▭ VACANT

Notes: Streets, Parcels, and County Boundary layers were provided by Douglas County, GA. The GEP layer was created by Lowe Engineers, LLC from the parcels and additional sources to represent areas of detailed research. All locations are approximate. No surveys were conducted.



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March 28, 2008

## Georgia Excess Properties: Gwinnett County, GA

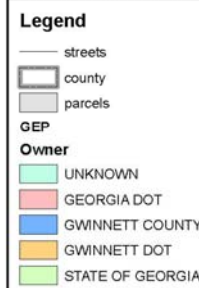
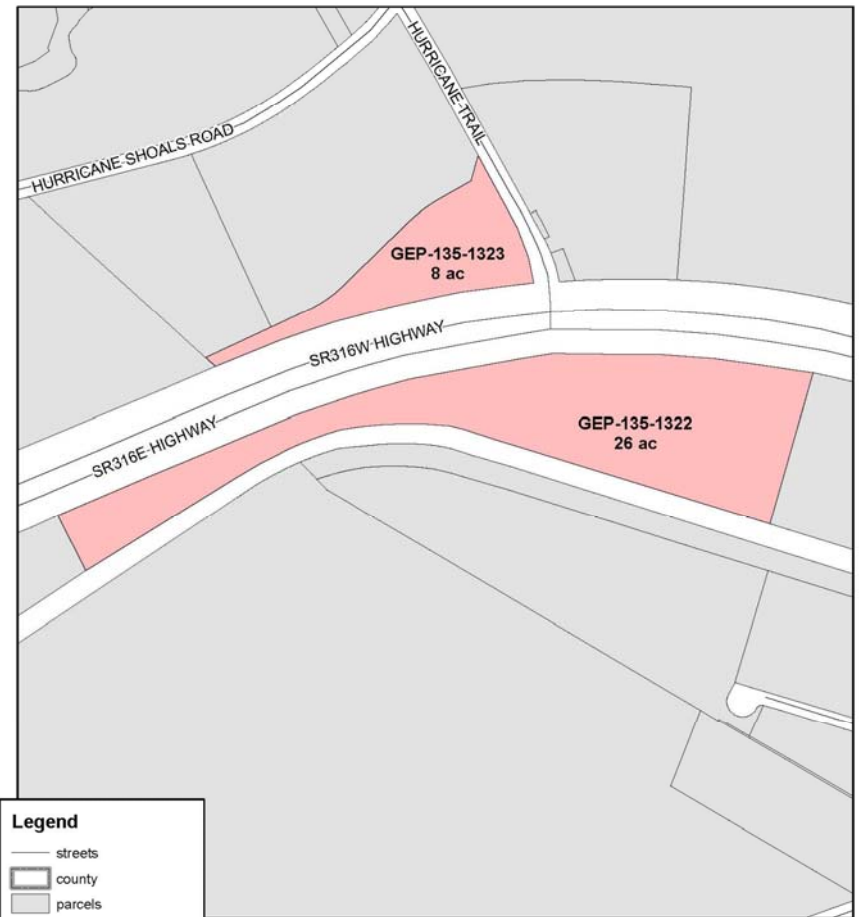


Notes: streets, parcels and county boundary layers were provided by the local county or the Georgia GIS Clearinghouse. The GEP layer was created by Lowe Engineers, LLC from digital parcels and additional sources to represent areas of detailed research. All locations are approximate. No surveys were conducted.



Lowe Engineers, LLC  
October 31, 2008

## Georgia Excess Properties: Gwinnett County, GA



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October 31, 2008

# Market for Wireless

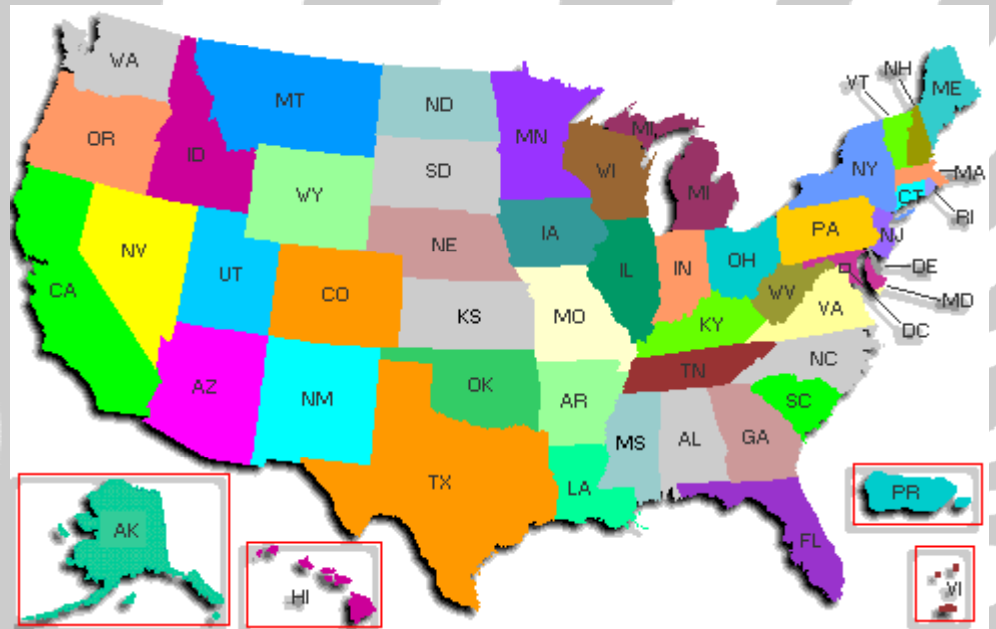


## Worldwide

- 1990 - 11 million Cell users
- 2000 - 650 million Cell users PLUS over 500 PC users
- 2010 - More than Double (or Triple??)

## United States

- 1990 < 10 % owned Cell phones
- 2000 about 33%
- 2009 about 89%
- 2019 + another 70%



# Value of Property:

- Lease
- Sale



# Lease- Per Tower:

\$1,500 per month per carrier x 2 carriers = \$36,000 per year



## Sale:

- Lease value = \$36,000
- Lease Term = 10 years
- Value at 10% Cap = \$221,000



# Value Example:

## Lease Value

\$ 2,000 per month = \$ 24,000 per year  
Escalation at 3% / 20 year lease = \$ 644,889

## Sale Value

\$ 24,000 income/year at 8%. cap rate = \$ 294,000

# Recommendations:

## 18,000 System Miles

- Small parcels
- Excess parcels

## Facilities

- Roof Tops
- Ground Lease

