



Enhanced Use Lease (EUL)



Enhanced Use Lease Background

- Governed by 10 USC 2667 for underutilized AF assets
- Requires Congressional OK and full fair market value "rent"
- Rent can be in the form of cash or in-kind consideration
- In-kind considerations can be real property maintenance, repair, restoration, alteration or improvement, equipment, new construction, etc.



Enhanced Use Lease Benefits



- Establishes long-term relationships with partners who have real estate needs
- Uses innovative business practices to return value to the warfighter
- Cultivates meaningful support for the surrounding community by providing job opportunities

Enhanced Use Lease Programmatic Approach

- Phase I: Concept Identification
- Phase II: Project Definition and Acquisition
- Phase III: Lease Negotiation and Closing
- Phase IV: Project Management
- Phase V: Project Closeout



AFRPA ENHANCED USE LEASE PROGRAM PROCESS

PHASE I: Concept Identification

- Identify and Evaluate Candidate
- Perform Concept Opportunity Study
- Obtain Concept Approval

PHASE II: Project Definition & Acquisition

- Develop Concept & Perform Business Case Analysis
- Conduct Industry Forum Day
- Issue RFQ
- Evaluate Proposals
- Select Developer

PHASE III: Lease Negotiation & Closing

- Negotiate Lease & Transaction Documents
- Congressional Notification
- Execute Lease

PHASE IV: Project Management

- Track Cash or In-Kind Consideration
- Monitor Lease Compliance
- Portfolio Management

PHASE V: Project Closeout

- Determine Mission Requirements
- Terminate or Extend Lease