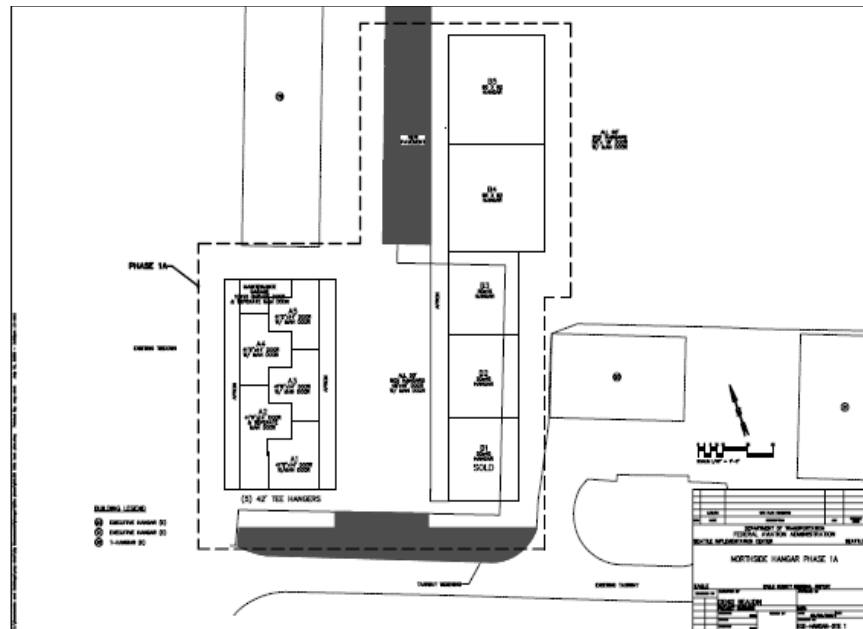


PURCHASE OR LEASE NEW HANGARS AT VAIL-EAGLE COUNTY AIRPORT (EGE) IN EAGLE COUNTY, COLORADO



About us: Vail HangAir, LLC develops, sells and leases aviation hangars on a build to suit basis. We are developing hangars at the Eagle County Regional Airport (KEGE) which serves the resort communities of Vail and Aspen, Colorado. Vail HangAir has recently completed the planning stages for approximately 90 private general aviation hangars. The hangars will have a 30 year ground lease with two 5 year options to renew.

Hangar Specifications

Standard Hangar

- 42' Tee Hangar—12' Door Height
- 50'x45' Box Hangar—14' Door Height
- 62'x65' Box Hangar—18' Door Height
- Electric Bi-fold Door with Integral Personnel Door
- 4" Concrete Floor
- 5' Wide Concrete Approach Apron
- 1' Concrete Rat Wall
- 3 Electrical Outlets and 4 Lights
- 60 Amp, 208/120 Volt Single Phase Electrical Service with Separate Meter
- 60 Amp Circuit Breaker Panel
- Gas Fired Unit Heater with Separate Gas Meter
- Color Matched Rake, Eave and Corner Trim
- Engineer Stamped Building Plans and Calculations
- R-11 Exterior Wall and Door Insulation
- R-19 Roof Insulation
- Bathroom Plumbing Stub Outs*

* Water and sewer services to be extended in future phase

Options (additional charges apply for each option)

- Epoxy Floor
- Solar Panels
- Security System
- Communications Package
- Apron Snowmelt
- Added Insulation
- 125 Amp, 3 Phase Electrical Service
- 4" Reinforced White Vinyl Backed Fiberglass Insulation for the Roof, all Walls and the Bi-fold Door
- Additional Electrical Outlets and/or Lights
- Enhanced Lighting
- Gas Fired Infrared Overhead Heaters—2 rows
- Radiant Heat Floor
- Windows
- Additional Personnel or Garage Doors
- Remote Control Overhead Door Operator
- Bathroom Build Out
- Office
- Use Your Imagination

Pre Construction Prices Start at \$154,770

Specifications and prices are subject to change without notice.

Contact Pam Beaudin at Vail HangAir, LLC 970-926-4949

Vail HangAir, LLC
Phase 1-A
Eagle County Regional Airport
Hangar Price List

PRE-CONSTRUCTION SALE
Limited Time Offer

BUILDING A

<u>HANGAR DESCRIPTION</u>	<u>UNIT NUMBER</u>	<u>AREA</u>	<u>PRE CONSTRUCTION OFFER</u>	<u>PRICE AFTER SEPTEMBER 30, 2008</u>
42' Oversized Tee	A1	1229	\$177,603	\$192,977
42' Oversized Tee	A2	1449	\$209,395	\$227,614
42' Standard Tee	A3	1071	\$154,770	\$162,882
42" Standard Tee	A4	1071	\$154,770	\$162,882
42' Standard Tee	A5	1071	Sold	Sold
Maintenance Garage	A6	n/a	n/a	n/a

BUILDING B

<u>HANGAR DESCRIPTION</u>	<u>UNIT NUMBER</u>	<u>AREA</u>	<u>PRE CONSTRUCTION OFFER</u>	<u>PRICE AFTER SEPTEMBER 30, 2008</u>
50 x45 Box	B1	2250	Sold	Sold
50 x 45 Box	B2	2250	\$338,783	\$368,251
50 x 45 Box	B3	2250	\$328,455	\$357,001
65 x 62 Box	B4	4030	\$585,841	\$636,772
65 x 62 Box	B5	4030	\$588,299	\$639,428