



EAGLE VALLEY
AIRPORT DEVELOPMENT LLC

2152 RENO HWY
SUITE G
FALLON, NV 89406

HANGAR BAY PURCHASE AND LONG-TERM SUBLEASE PROPOSAL

Eagle Valley Airport Development, LLC

Carson City Airport – Hangar 2 / Hangar 3

Executive Summary

Eagle Valley Airport Development, LLC ("EVAD") is pleased to offer the opportunity to acquire a long-term sublease interest in an individual aircraft hangar bay located within Hangar 2 or Hangar 3 at the Eagle Valley Airport Development project at Carson City Airport.

Each hangar bay is situated within EVAD's Fixed Base Operator (FBO) leasehold and benefits from the commercial operating rights granted under EVAD's master ground lease with Carson City and the Carson City Airport Authority.

This proposal contemplates the sale of a long-term sublease interest in a single hangar bay for the remaining term of the master ground lease.

Property Information

Facility: Hangar 2 or Hangar 3 – Individual Hangar Bay

Address:

2504 Perimeter Road (Hangar 2) or 2508 Perimeter Road (Hangar 3)
Carson City, Nevada 89706

Parcel: APN 005-011-71

Airport: Carson City Airport (KCXP)

Leasehold Owner: Eagle Valley Airport Development, LLC

Master Ground Lease

The underlying leasehold is governed by a Ground Lease between Carson City, the Carson City Airport Authority, and Eagle Valley Airport Development, LLC.

The master ground lease provides for a term of fifty (50) years commencing upon approval by the Carson City Board of Supervisors on August 7, 2025.

Accordingly, the anticipated expiration of the master ground lease is August 6, 2075, unless extended, amended, or otherwise modified by the parties thereto.

The hangar bay sublease shall remain in effect for the duration of the master ground lease and shall be subordinate to the terms and conditions thereof.

Ground Lease

Each hangar unit is subject to a long-term ground sublease with Eagle Valley Airport Development, LLC, whose master ground lease with Carson City extends through August 2075.

The annual ground lease for each individual hangar unit is **\$9,900**, payable by the purchaser in addition to any applicable operating expenses or association assessments.

To provide a predictable cost structure, the ground lease will increase by **3.5% every two (2) years**, beginning in accordance with the master ground lease adjustment schedule.

Beginning in **January 2040**, and every ten (10) years thereafter, Carson City will obtain an independent appraisal of the underlying ground lease value as required by the master ground lease. The appraised rate adjustment established by the City will be used to adjust the ground lease rate for all hangar units that year. Following each appraisal adjustment, the **3.5% biennial increases** will resume until the next scheduled ten-year appraisal establishes a new baseline.

This structure ensures that all hangar owners share proportionally in the underlying ground lease obligations while maintaining a transparent and predictable methodology for future adjustments.

Purchase Price and Payment Terms

Purchase Price

\$1,250,000.00

Payment Schedule

Initial Deposit:

\$375,000.00 (30% of purchase price) due upon execution of the Purchase and Sublease Agreement.

Final Payment:

\$875,000.00 due upon issuance of the Certificate of Occupancy for the hangar facility.

Hangar Bay Description

Each hangar bay will consist of approximately:

60 feet wide × 55 feet deep
(approximately 3,300 square feet)

Each hangar bay will include:

- Private aircraft storage space
- Individual ownership interest through a long-term sublease
- Full-height demising walls separating adjacent bays
- Utility service connections
- Water and Sewer plumbing stubbed into the space for future restroom improvements
- Dedicated electrical sub-panel
- Interior lighting circuits
- Electrical service for general-purpose outlets
- Electrical service and Natural Gas connection for future heating equipment
- R-25 insulated exterior walls
- R-38 insulated ceiling system

Aircraft Door System

Each hangar bay will be equipped with a premium PowerLift hydraulic aircraft door featuring a dual-cylinder lift system.

Door specifications include:

- Clear opening width: approximately 57 feet

- Clear opening height: approximately 18 feet
- Hydraulic lift operation
- Dual-cylinder PowerLift system
- Engineered structural design for Nevada wind and snow loading conditions

The PowerLift door system provides unobstructed aircraft access while maximizing usable interior floor space and minimizing maintenance requirements.

Interior Improvements

The purchase price includes delivery of the completed shell building with the utility infrastructure described herein.

Owners may customize the interior configuration of their hangar bay to accommodate aircraft storage, office space, pilot lounges, workshops, restrooms, storage areas, or other airport-approved aviation uses.

Future tenant improvements shall be subject to:

1. Airport approval requirements;
2. Applicable building permits;
3. Applicable lease and sublease provisions; and
4. Any Carson City Airport Authority requirements.

Construction Schedule

Subject to permitting, approvals, weather, utility availability, and force majeure events:

Construction Start

Construction is anticipated to commence following final project approvals and commencement of site development.

Estimated Construction Duration

Approximately fifteen (15) months.

Completion

Completion shall occur upon:

- Substantial completion of the facility;
- Issuance of all required approvals and inspections;
- Receipt of a Certificate of Occupancy.

FBO Leasehold Benefits

The hangar facility is located within the Eagle Valley Airport Development FBO leasehold at Carson City Airport.

The underlying lease grants EVAD and its tenants the right to operate aviation-related commercial activities within the leased premises.

Ownership of a hangar bay within the EVAD development provides:

- Long-term leasehold security through August 2075
- Access to a professionally managed aviation development
- Location within Carson City's premier aviation business campus
- Direct taxiway access to Carson City Airport
- Participation in a coordinated aviation development designed specifically for aircraft owners and aviation businesses

Architectural Plans

Architectural drawings, site plans, elevations, utility plans, and building specifications are available upon request and may be provided during due diligence.

Community Area Maintenance

Each hangar unit is also subject to common area maintenance fees ("CAM") to support the ongoing maintenance and operation of shared facilities, including ramp areas, taxiway access areas, utilities, landscaping, and other common infrastructure serving the hangar development.

CAM fees are currently under evaluation and will be determined prior to execution of the final Purchase and Sublease Agreement.

Non-Binding Proposal

This proposal is intended solely as a summary of the principal business terms currently contemplated by the parties and does not constitute a binding agreement.

A definitive Purchase and Sublease Agreement, together with all required Carson City Airport and Carson City approvals, shall govern the transaction.

Prepared By:

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