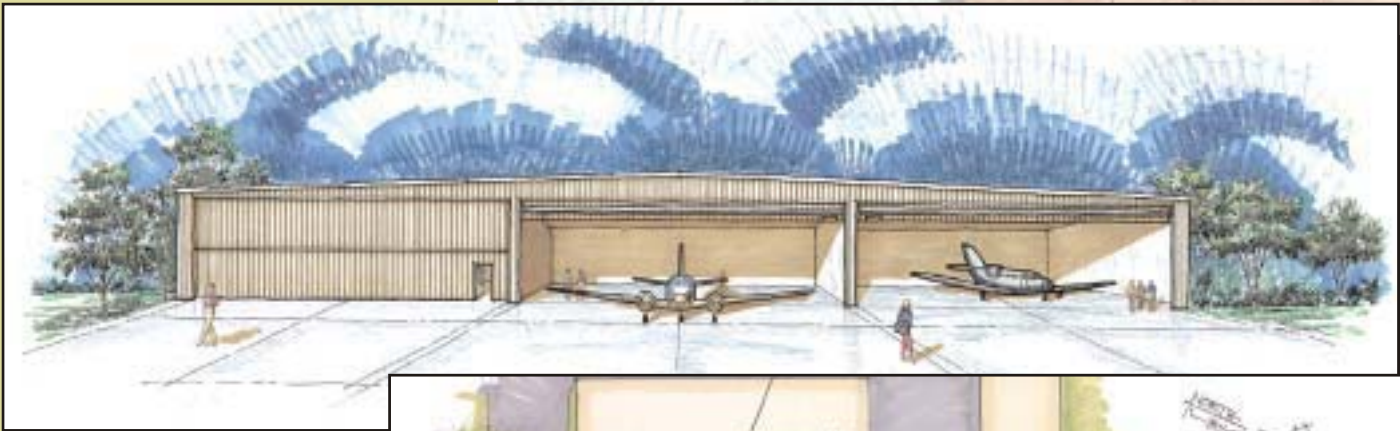


## For Sale

### Box Hangars



- Flexible hangar floor plans accommodate piston aircraft to mid-sized jets
- Standard features include: gated access, metal halide lighting, 100/220 volt electrical service, infrared heating unit, insulated roof and walls, insulated electrically operated bi-fold hangar door with man door
- Under construction, available January 2004
- 40-year ground lease (35 years, plus 5-year option)
- Prices start at \$94,500



# ADG

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## Under Construction

# NEW BOX HANGARS AT STEAMBOAT SPRINGS AIRPORT/BOB ADAMS FIELD

## Hangar Purchase Prices & Dimensions

Unit	Size/SF	Purchase Price	Hangar Width/ft	Hangar Depth/ft	Bi-fold Door Width/ft	Bi-fold Door Height/ft
E-1	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0
E-2	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0
E-3	3,000	<b>Sold</b>	60.0	50.0	58.0	16.0
F-1	2,784	<b>Sold</b>	58.0	48.0	56.0	16.0
F-2	3,000	<b>Sold</b>	60.0	50.0	58.0	16.0
G-1	2,820	<b>Sold</b>	60.0	47.0	58.0	16.0
G-2	3,000	<b>Sold</b>	60.0	50.0	58.0	16.0
H-1	1,677	<b>Sold</b>	43.0	39.0	41.0	14.0
H-2	1,755	<b>Sold</b>	45.0	39.0	43.0	14.0
H-3	2,000	<b>Sold</b>	50.0	40.0	48.0	16.0
I-1	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0
I-2	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0
I-3	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0
I-4	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0
J-1	3,000	<b>Sold</b>	60.0	50.0	58.0	16.0
J-2	1,428	<b>Sold</b>	42.0	34.0	40.0	12.0

Located at Steamboat Springs Airport/Bob Adams Field, our new box hangars are now under construction. The project includes 16 individual hangars.

The developer has negotiated a 35-year land lease, plus an additional 5-year option to extend the lease for a total of 40 years. The initial lease rate is \$0.50 per square foot for the hangar. For example, the initial annual lease rate for a 42' x 34' hangar will be \$714.

Single engine piston, turboprop and mid-sized jets will fit in our hangars. Hangar sizes range from 42 feet by 34 feet to 60 feet by 50 feet. Prices range from \$94,500 to \$192,000.

## Value

Recent sales of existing hangars (see table below) average \$72 per square foot, with the most recent sale occurring at \$78 per square foot. These hangars were completed in 1998, are not heated and have a lease term of 30 years. *The new hangars are heated, have a 40-year lease term and an average price of \$65 per square foot. In addition, recent hangar sales reflect average appreciation of 26% for sellers.*

Unit	Size/SF	Original Lease Term	Recent Sale Price	Price Per SF	Recent Sale	Previous Sale Price	Previous Sale	Appreciation
C-8	1,054	30 years	\$82,000	\$78	Jul-03	\$60,000	1999	36.7%
C-10	1,054	30 years	\$75,000	\$71	Apr-02	\$60,000	1999	25.0%
C-1	1,054	30 years	\$75,000	\$71	Sep-00	\$60,000	1999	25.0%
C-3	1,054	30 years	\$70,000	\$66	Sep-99	\$60,000	1998	16.7%

Source: Lori M. Elliott, MAI

## Lock in Your Hangar Choice Today!

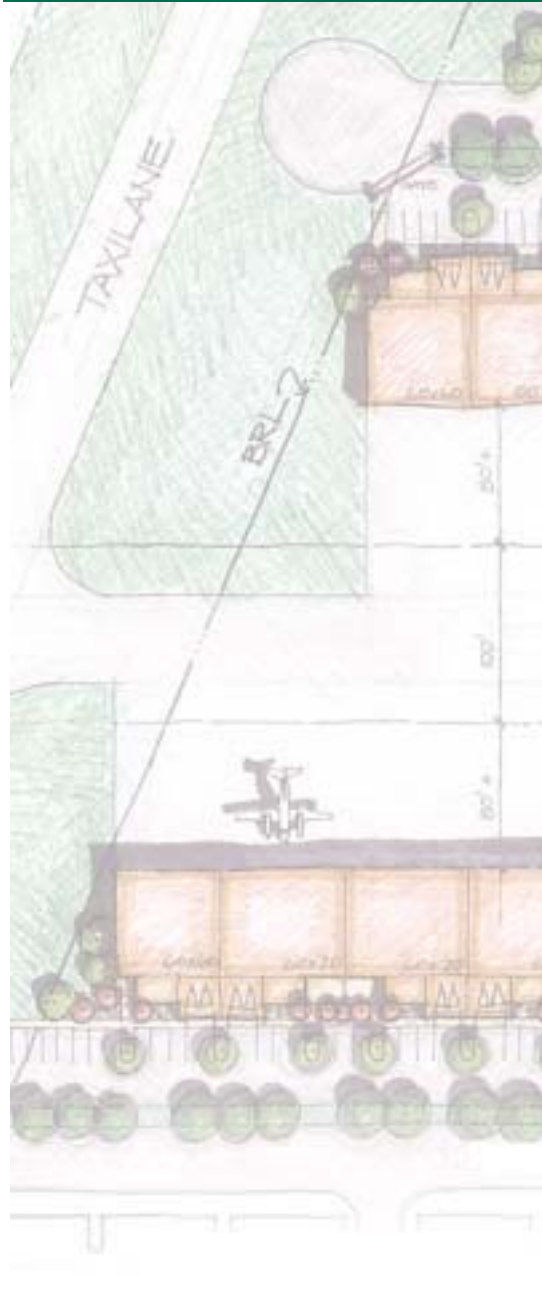
Act now to ensure you get the hangar you want, with the best price, size, and location for your needs.

See the site plan and pricing chart showing current availability. Scaled hangar drawings including your specific aircraft are available upon request.

## Financing

Alpine Bank will provide permanent financing for 60% of the purchase price of your hangar at an annually adjusted rate of Chase Manhattan Prime + 1%, with a floor of 6.0% interest for a 10-year term. Call Scott Gordon or Adonna Allen at 970-871-1901.

# BOX HANGARS AT STEAMBOAT SPRINGS AIRPORT/BOB ADAMS FIELD



## Amenities & Specifications

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### Site

4" asphalt paving, over 4" of base course, over 6" of sub-base

### Hangar

5" post-tensioned slab on grade

Alliance Steel buildings with standing seam metal roofs

Electrically operated Colorado bi-fold doors with man doors

Epoxy floor finish (optional)

400 watt pulse start, metal halide light fixtures

One infrared gas heat tube per hangar (separately metered)

100 amp, 120/220 volt single-phase electrical service (separately metered)

R-13 insulation in the walls/partitions and R-19 in the roofs of each unit

Telephone (optional)

Light switch at entrance; three GFCI-protected receptacles per hangar

Exterior lighting controlled by photo-cells

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### Specializing in:

Hangar development

Build-to-suit facilities for corporate aviation, FBOs,  
maintenance/service providers and charter operators

Design and construction management services

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Serving Airports in: Englewood, CO • Steamboat Springs, CO • Palm Springs, CA

Seeking Opportunities: • Scottsdale, AZ • San Diego, CA • Van Nuys, CA • Teterboro, NJ • Pacific Northwest  
• Orange County, CA • Dallas/Fort Worth, TX • Austin, TX • South Florida

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