

WILLOWBROOK PARK ON CENTENNIAL AIRPORT

HANGARS FOR SALE

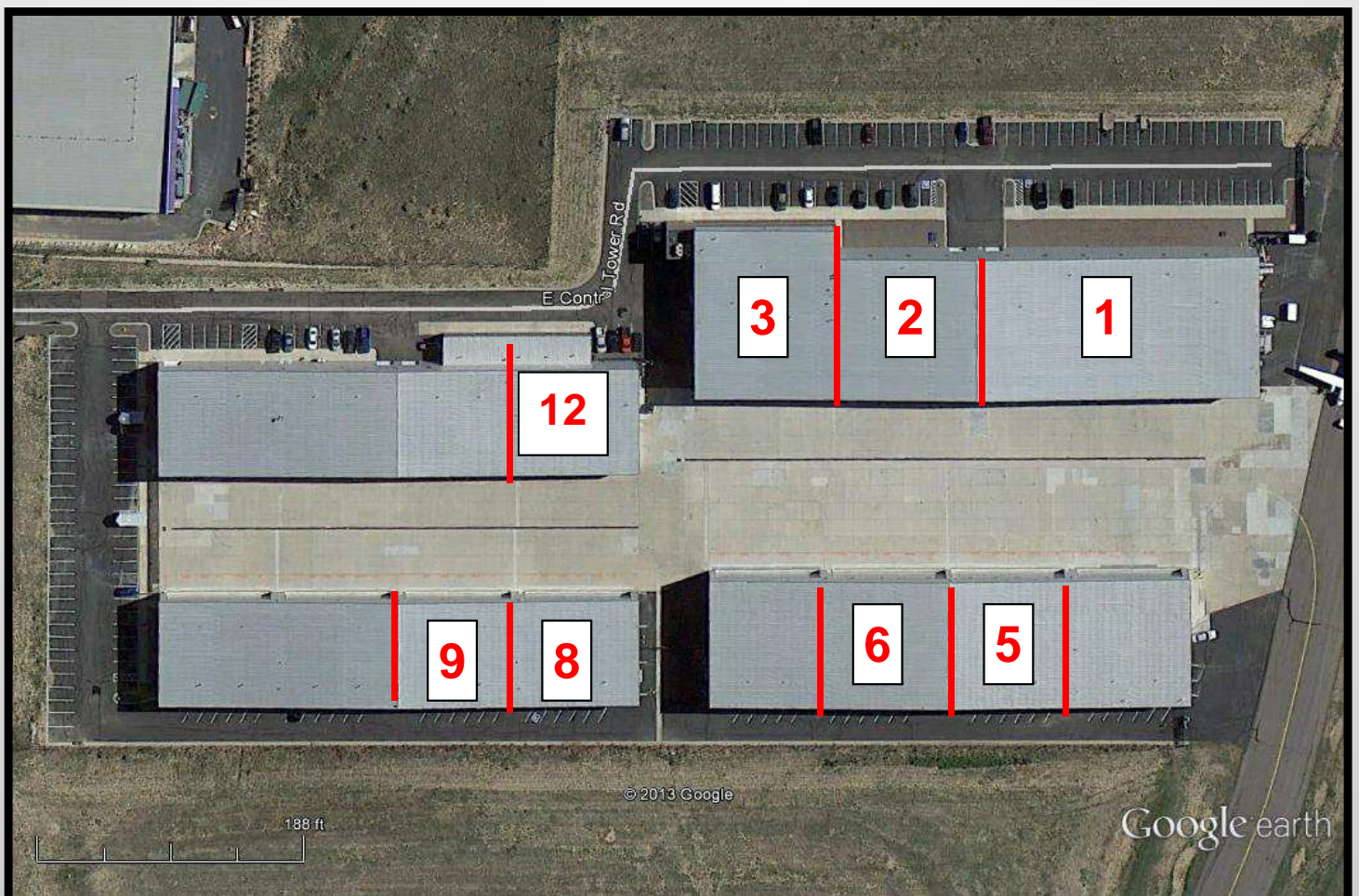


Will Schippers
Stijgend Real Estate, LLC
303-809-0751
Will_WLSLLC@msn.com
www.willowbrookhangars.com

WILLOWBROOK PARK

The following hangars located in **Willowbrook Park** on Centennial Airport (APA) are available for sale:

- 1: 20,000 sq. ft.
- 2: 10,000 sq. ft.
- 3: 8,981 sq. ft. + 6,878 sq. ft. office
- 5: 8,100 sq. ft.
- 6: 8,100 sq. ft.
- 8: 6,400 sq. ft.
- 9: 6,400 sq. ft.
- 12: 6,400 sq. ft. + 1,055 sq. ft. office



WILLOWBROOK PARK

Willowbrook Park is a corporate hangar development located at Centennial Airport (APA). The project consists of fifteen hangars plus office space in four buildings. Willowbrook Park is the premier corporate condominium hangar development at Centennial Airport.

Willowbrook Park was built on 8.26 acres of land known as Parcel 63 in 2003. The fifteen hangars range in size from 6,400 to 20,000 square feet, amounting to 121,600 square feet of hangar space. The development also includes 8,978 square feet of external attached office space.

Willowbrook Park, LLC executed a fifty-year lease with the Arapahoe County Public Airport Authority (Authority) on June 11, 2002 for Parcel 63 on which Willowbrook Park is situated. The lease was structured as 15 separate leases, one for each hangar. Therefore, each hangar owner pays land rent directly to the Authority at the rate negotiated within the original lease in 2002. The square footage included in the lease is based on the footprint of the hangar & external office space, the ramp or "staging area" in front of the hangar, and an allocation of the common area.

The Willowbrook Park Lessee's Association (WPLA), a Colorado non-profit organization, manages and maintains the common areas and certain components of the hangar buildings. The owner(s) of each hangar are allowed one vote on WPLA matters. An annual expense budget is approved by the members of WPLA and a share of the expenses are allocated to each hangar based on hangar & office footprint. Expenses paid by WPLA, i.e. cost included in the assessment, are: Building insurance, snow removal, ground lease for common area, and maintenance of hangar doors, roofs and common areas.



HANGAR AMENITIES

The following attributes are common to all Willowbrook Park hangars:

- Ground Lease: Each hangar has separate ground lease with the airport authority
- Door Engineering Hangar Doors: Premier solid tip-up canopy door (except Hangar 1)
- AmbiRad Infrared Heating System: Highly efficient heating system
- Parking Area: No need to enter restricted area to park adjacent to or enter the hangar
- Metal Halide Overhead Lighting: Provides high luminous efficacy
- Vehicle Doors: Overhead with remote opener
- Restroom (water closet, sink, 40 gal. water heater)
- Electrical: Commercial three-phase service
- Standing Seam Roofing: Long life with little maintenance
- Post-Tensioned Concrete Floors: Reduces/eliminates shrinkage, cracking, movement
- Fire Alarm: Central Station Monitoring
- Clerestory Windows: High in the sidewalls; provides excellent natural light
- Personnel Doors: Two with exterior lighting and exit lights/markings
- Vinyl Covered Insulation: High R-value on all walls, ceiling and hangar door
- Sprinkler System: Water
- Steel Framework: Painted with high-gloss white
- Exterior Floodlights: High intensity lights on timer switches



HANGAR 63-1

- 20,000 square feet hangar space
- Dimension: 200' x 100'
- Hangar Door: 155' x 28'
Height of opening: 28'
Door Engineering & Mfg. Bottom Rolling Door
- Address: 13406 E. Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers
- Future Office Space: 4,000 sq. ft. footprint, can be 1 or 2 stories



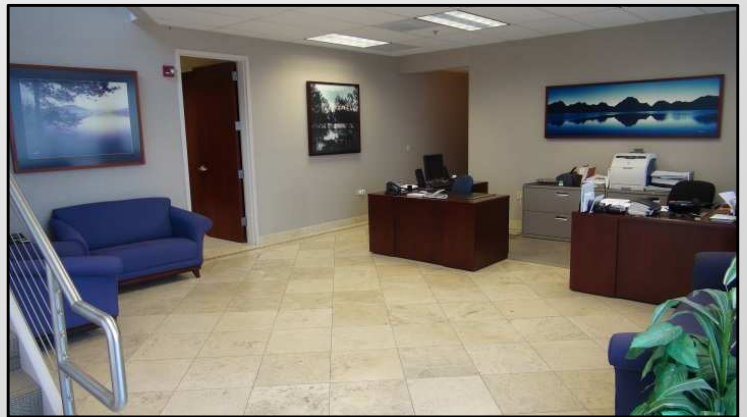
HANGAR 63-2

- 10,000 square feet hangar space
- Dimension: 100' x 100'
- Hangar Door: 90 x 26'
Height of opening: 24.5'
- Address: 13400 E. Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers
- Future Office Space: 2,000 sq. ft. footprint, can be 1 or 2 stories



HANGAR 63-3

- 8,981 square feet hangar space
- 6,878 sf office (2 stories), 1,600 sf storage
- Hangar Structure: 100' x 99' (includes break & bathrooms)
- Office Structure: 120' X 21'
- Hangar Door: 90' x 26'
Height of opening: 24.5'
- Address: 13394 E. Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR 63-5

- 8,100 square feet hangar space
- Dimension: 90' x 90'
- Hangar Door: 80' x 26'
Height of opening: 24.5'
- Address: 13346 East Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buy



HANGAR 63-6

- 8,100 square feet hangar space
- Dimension: 90' x 90'
- Hangar Door: 80' x 26'
Height of opening: 24.5'
- Address: 13340 East Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR 63-8

- 6,400 square feet hangar space
- Dimension: 85.3' x 75'
- Hangar Door: 75' x 20'
Height of opening: 18.5'
- Address: 13322 East Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR 63-9

- 6,400 square feet hangar space
- Dimension: 85.3' x 75'
- Hangar Door: 75' x 20'
Height of opening: 18.5'
- Address: 13316 East Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR 63-12

- 6,400 square feet hangar space
- 1,055 square feet office space
- Dimension: 85.3' x 75'
- Hangar Door: 75' x 20'
Height of opening: 18.5'
- Address: 13382 East Control Tower Road, Englewood, CO 80112
- Lease: Hangar currently leased – details available to interested buyers



HANGAR AMENITY DESCRIPTION

Hangar Doors:

The hangar doors are Tip-Up Canopy doors (except Hangar 1 which has a bottom rolling door) designed and manufactured by Door Engineering & Manufacturing, Inc. (www.doorengineering.com). This door system provides a weather-tight seal and maintains a quick, yet stable motion. Minimal side room requirements of the Tip-Up Canopy door allow for maximum access to the facility with the benefit of long-lasting dependability.

The one piece Tip-Up Canopy door system has multiple wire rope pick-up points attached to the front of the door framing that are run to the counterweight and floor mounted operator assembly. The wire rope provided has a minimum safety factor of 5:1 at each of the pick-up points.

The opening vertical rise movement is followed by a simultaneous tilting and rising motion to the horizontal full-open position, with the bottom portion of the door projecting outside to form a canopy.

Tip-Up Canopy doors clear an opening at a quick rate of speed. The high-speed operation of the Tip-Up Canopy door minimizes heating and cooling losses and reduces waiting time resulting in increased productivity and energy efficiency.



Infrared Radiant Heating:

The infrared heating units are designed and manufactured by AmbiRad (www.ambirad.com). The internal air temperature for radiant heated buildings may be lower than for a conventionally heated building to achieve the same level of body comfort, when adjusted so the perceived temperature is actually the same. One of the key advantages of radiant heating systems is a much decreased circulation of air inside the room and the corresponding spreading of airborne particles.

A gas fired infrared heating system emulates the efficiency of the sun. This method of heating allows the source of heat to begin at floor not ceiling level. Once the infrared energy is absorbed by floors, machinery, stock and people, it is re-radiated to warm the surrounding air. This makes it the most efficient and effective heating method for the diverse conditions present in warehouses, storerooms and other immense structures.



Metal Halide Lighting:

Metal Halide lamps have high luminous efficacy of around 75 - 100 lumens per watt, which is about twice that of mercury vapor lights and 3 to 5 times that of incandescent lights. Lamp life is 6,000 to 15,000 hours and produce an intense white light.



Standing Seam Roofing:

Standing seam roofing is constructed out of lightweight sheets of metal that feature an outer layer of the corrosion-resistant material zinc. This type of roofing remains one of the strongest, most durable and longest-lasting types of roofing available to consumers.

This type of roofing is made out of interlocking metal panels that are crimped together on-site. Panels and seams run vertically from the top of the ridge down to the bottom of the roof. Seams are crimped in a fashion where they are raised to prevent water from seeping between them and to encourage efficient water run-off. Panels can flex at the seams to compensate for temperature change.

Standing seam roofing can be fabricated out of a number of metals like aluminum, steel and copper. This type of roofing can be difficult to puncture. Standing seam roofing will not promote mildew growth or mold growth and can last for more than 20 years with little maintenance.

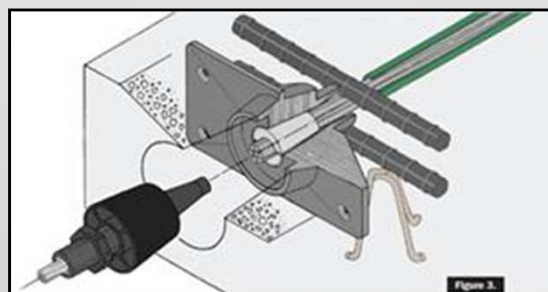


Post-tension Concrete Floors:

Post-tensioned concrete is the descriptive term for a method of applying compression after pouring concrete and the curing process. The concrete is cast around a plastic, steel or aluminum curved duct, to follow the area where otherwise tension would occur in the concrete element.

A set of tendons are fished through the duct and the concrete is poured. Once the concrete has hardened, the tendons are tensioned by hydraulic jacks that react (push) against the concrete member itself.

This method of reinforcing concrete enables a designer to take advantage of the considerable benefits provided by prestressed concrete while retaining the flexibility afforded by the cast-in-place method of building concrete structures.



CENTENNIAL AIRPORT

Centennial Airport (IATA: APA, ICAO: KAPA), is conveniently located in the center of The Denver Technological Center, surrounded by 23 individual business parks, and only 13 miles from downtown Denver. The airport opened on May 13, 1967 and has grown steadily since that time to become the 3rd busiest General Aviation airport and among the top 25 busiest of all types of airports in the US. Centennial Airport is an international facility with 24 hour US Customs, a 24/7 Federal Aviation Administration control tower, and all weather capability. Centennial has three runways, ranging from 4800 feet to 10,000 feet in length.

Centennial Airport is used regularly by a variety of very important flights, such as Flight for Life, various medical flights, and Law Enforcement among others. The airport also offers support for a number of flight schools, flying clubs, air charter services, aircraft sales services and aircraft maintenance services, as well as being an important hub for commerce and trade. The economic impact of the airport to the local community is estimated at nearly \$1 billion annually.

