



INNOVATION
PROPERTIES
GROUP

Executive Aviation Hangars

- 15 structures totalling 44,200 sf on a 4.14 AC site
- Unmanned Aerial Systems (UAS) Test Site

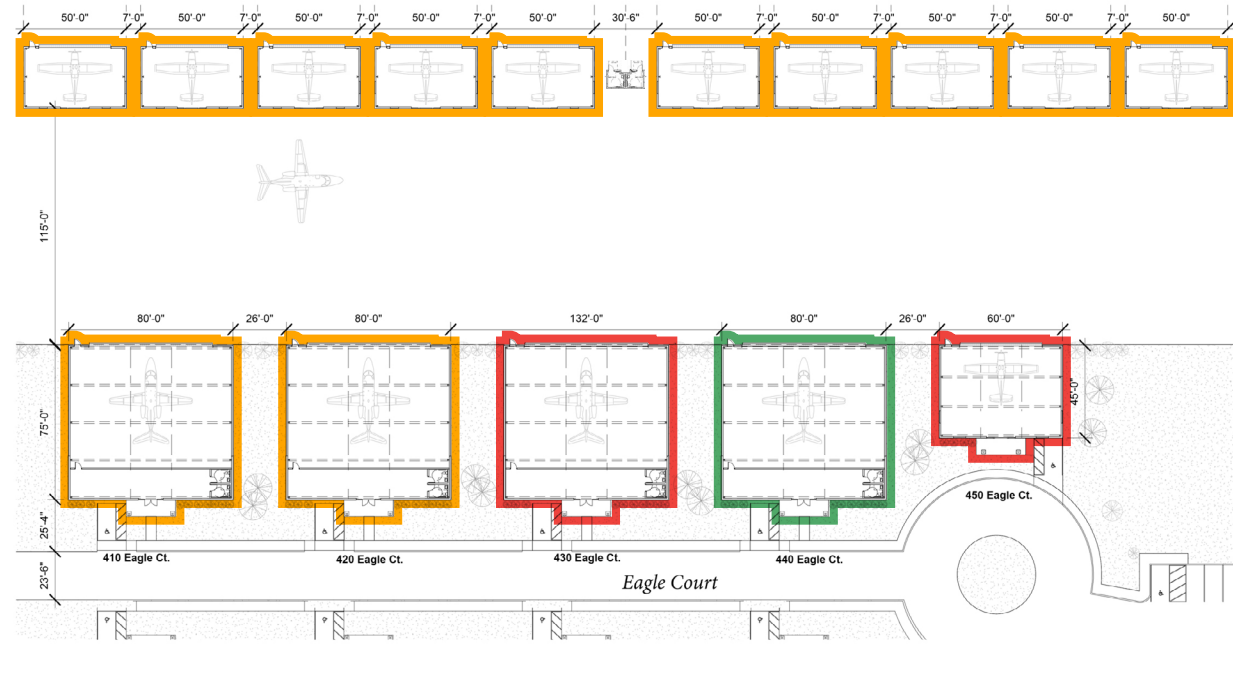
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BRE 02059122



Specifications and Availability

Legend

- Available
- Under Construction/Proposed
- Leased



Eagle Court

Name	SqFT	Asking PPSF (NNN)	Monthly Rate (NNN)	Nets	Monthly Gross	Status	Building			Hangar Door		Amps	Ph	Restroom	Kitchen	HVAC	Fire Sprinklers	L2 EV Charging
							Length	Width	Clear Height	Width	Height							
410 Eagle Court	6,000 ft ²	\$2.25	\$13,500.00	\$0.24	\$14,927.36	2024	80 ft	75 ft	31 ft	62 ft	21 ft	200		Yes	Yes	Yes	No	
420 Eagle Court	6,000 ft ²	\$2.25	\$13,500.00	\$0.24	\$14,927.36	2024	80 ft	75 ft	31 ft	62 ft	21 ft	200		Yes	Yes	Yes	No	
430 Eagle Court	6,000 ft ²	\$2.25	\$13,500.00	\$0.24	\$14,927.36	Leased	80 ft	75 ft	31 ft	62 ft	21 ft	200		Yes	Yes	Yes	No	
440 Eagle Court	6,000 ft ²	\$2.25	\$13,500.00	\$0.24	\$14,927.36	September 2023	80 ft	75 ft	31 ft	62 ft	21 ft	200		Yes	Yes	Yes	No	
450 Eagle Court	2,700 ft ²	\$2.25	\$6,075.00	\$0.24	\$6,717.31	Leased	60 ft	45 ft	26 ft	50 ft	16.5 ft	200		Yes	Yes	Yes	No	

Aviation Hangars

A1	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
A2	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
A3	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
A4	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
A5	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
B1	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
B2	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
B3	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
B4	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes
B5	1,750 ft ²	\$1.45	\$2,537.50	\$0.24	\$2,953.81	2024	50 ft	35 ft	24 ft	45 ft	18 ft	50	277/480v	Shared	No	Yes	No	Yes

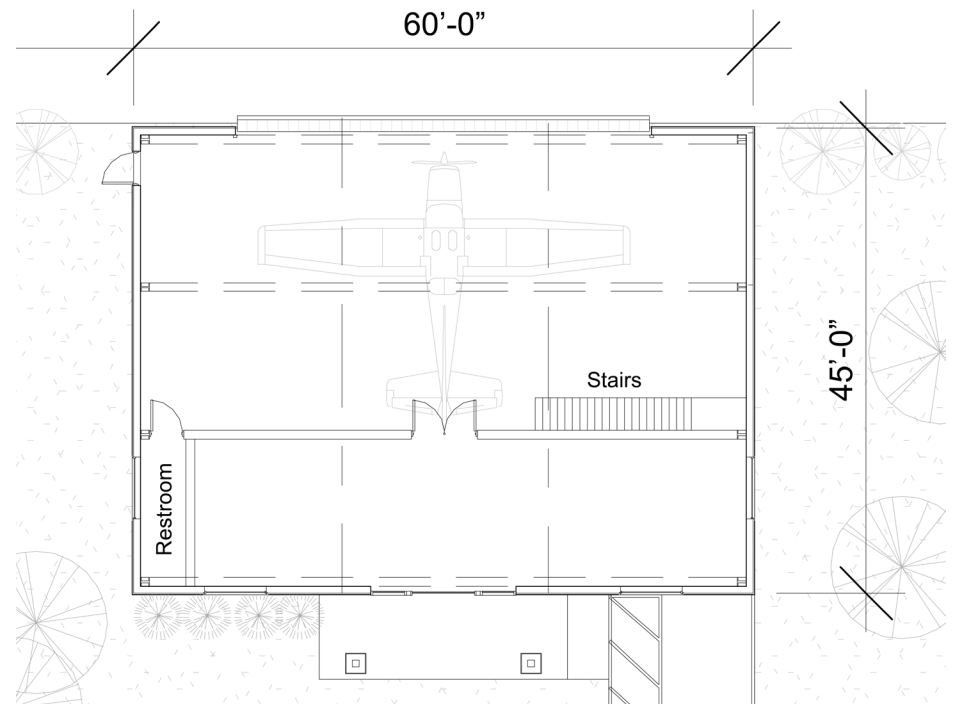
44,200 ft²

All drawings are conceptual and may differ from the completed buildings.

450 Eagle Court 2,700 sf Executive Aviation Hangar

Specifications:

- Asking Rate: \$2.25/ft NNN
- Nets - \$0.51
- Status - Available
- Building:
 - Length - 60 ft
 - Width - 45 ft
 - Clear Height - 26 ft
- Hangar Door:
 - Width - 50 ft
 - Height - 16.5 ft
- Amps - 200
- Restroom - Yes
- HVAC - Yes

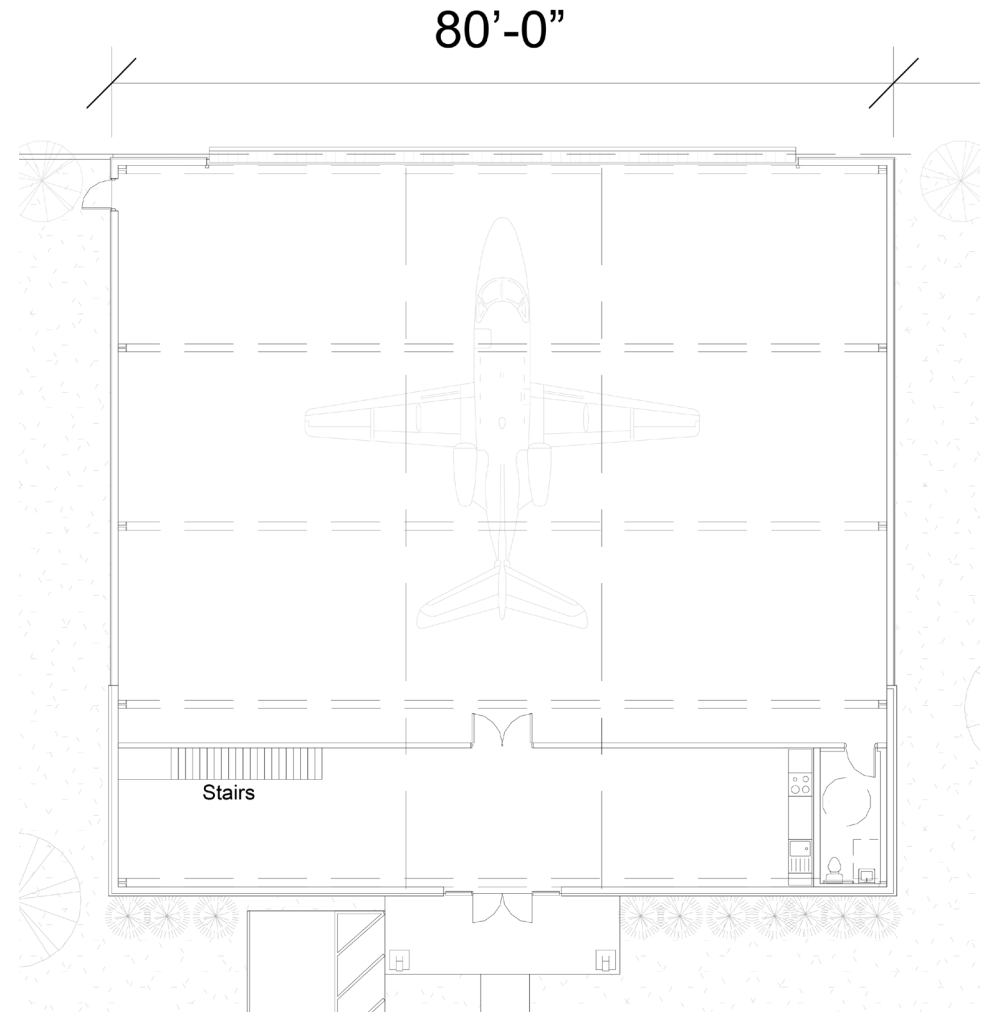




450 Eagle Court 6,000 sf Executive Aviation Hangar

Specifications:

- Asking Rate: \$2.25/ft NNN
- Nets - \$0.51
- Status - September 2023
- Building:
 - Length - 80 ft
 - Width - 75 ft
 - Clear Height - 31 ft
- Hangar Door:
 - Width - 62 ft
 - Height - 21 ft
- Amps - 200
- Restroom - Yes
- Kitchen - Yes
- HVAC - Yes

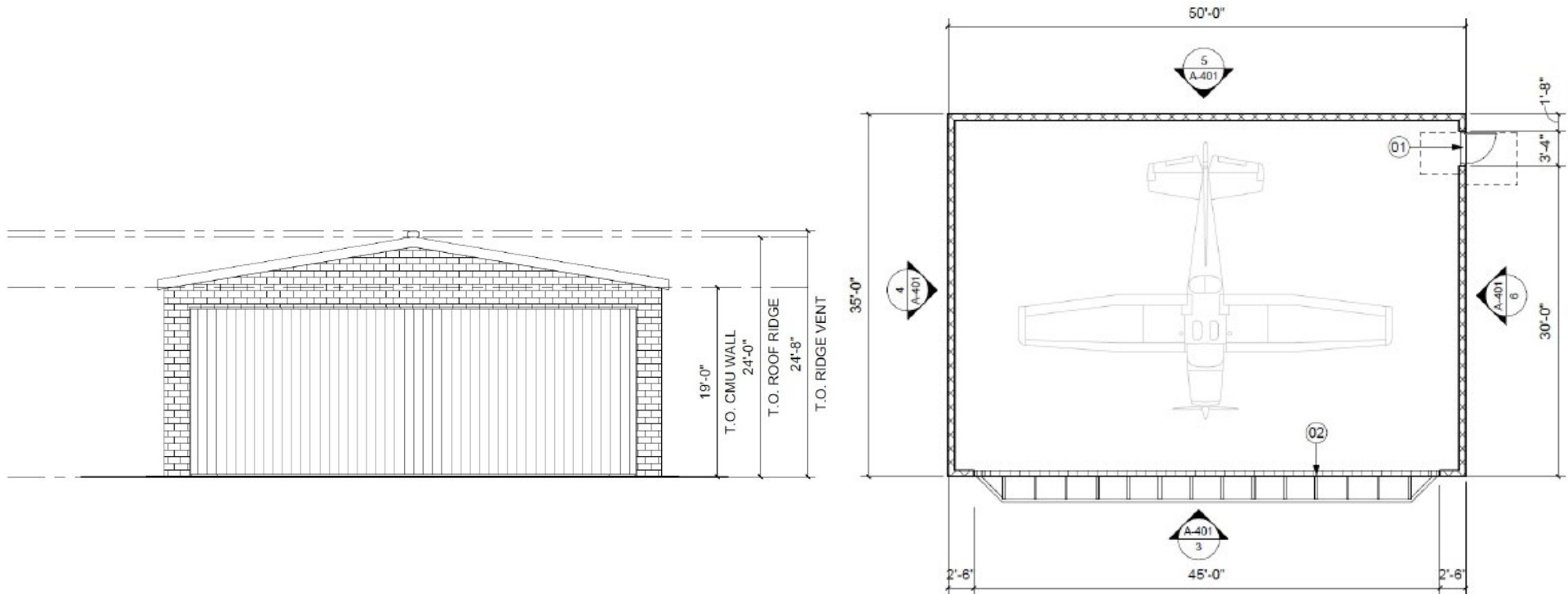




Aviation Hangars 1,750 sf

Specifications:

- Asking Rate: \$1.45/ft NNN
- Nets - \$0.51
- Status - November 2023
- Building:
 - Length - 50 ft
 - Width - 35 ft
 - Clear Height - 24 ft
- Hangar Door:
 - Width - 45 ft
 - Height - 18 ft
- Amps - 100amps
- Ph - 277/480v
- Restroom - Shared
- HVAC - Yes
- L2 EV Charging - Yes



About the location

Byron Airport is a non-towered airfield in Class G Airspace, located in the Bay Area, just 65 miles from downtown San Francisco and 55 miles from Silicon Valley. The surrounding communities offer an abundance of affordable housing for employees relative to other municipalities in the Bay Area.

Airport Specifications:

- 4,500' x 100' Runway 12-30 with PAPIs
- 3,000' x 75' Runway 5-23 with PAPIs
- Class G Airspace up to 700' AGL (non-towered)
- Lowest 100L fuel prices in the region
- Easy access is available via I-580, located just 15 minutes from the airport.



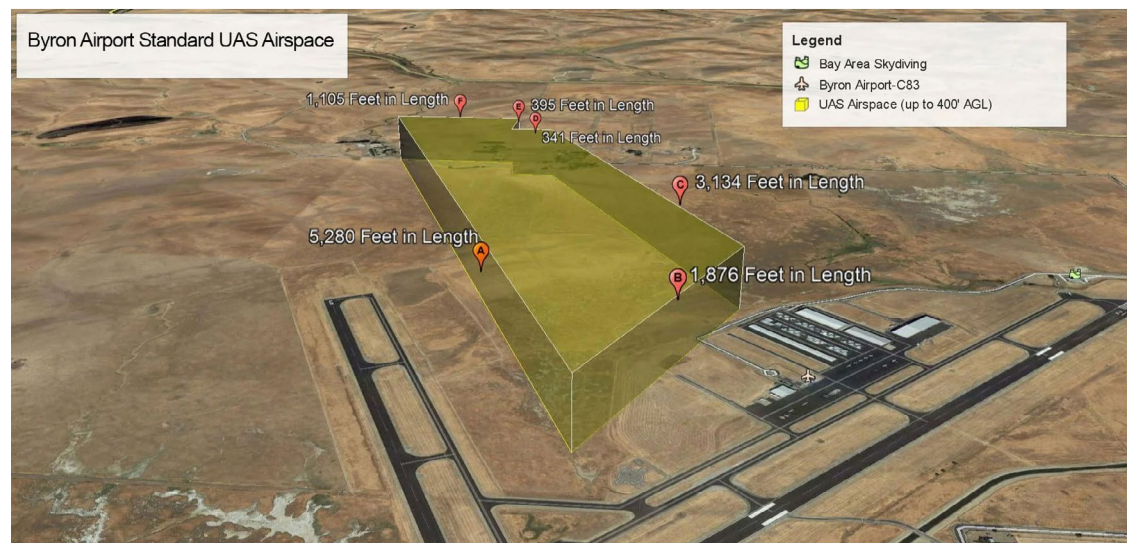
Unmanned Aerial Systems (UAS) Test Site Part 107

Many Bay Area companies have developed innovative UAS technologies and are testing their prototypes and production vehicles at Byron currently.

In March 2020, in coordination with the University of Alaska Fairbanks and ACUASI, Byron Airport was admitted to the Pan-Pacific Unmanned Aerial System Test Range Complex (PPUTRC). The PPUTRC is one of only official Federal Aviation Administration test sites in the United States for UAS.

Byron Airport now offers a designated UAS test area, which was established through a Certificate of Authorization maintained by ACUASI.

ACUASI has developed strong relationships and a proven track record with the FAA and will actively partner with companies to acquire any other required operational and/or airspace permits/waivers.





About Urban Air Mobility, LLC

Urban Air Mobility (UAM) is a joint-venture between MS Commercial, Inc. and Nearon Enterprises, two premier Bay-Area based commercial real estate firms. As ground lessee, UAM has built a multi-disciplinary team of design and construction professionals to generate a development plan that will accommodate the diverse array of needs of US operators.

About IPG

Born in California and headquartered in San Francisco, Innovation Properties Group (IPG) is a middle-market private real estate firm who has successfully negotiated millions of transformative square feet of commercial product on behalf of our clients. From our California base of operations, we service the real estate needs of industries that include office, industrial, healthcare, life sciences, and technology, both in North America and across Europe.



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