



JAY'S AIR CENTER
John Wayne Airport

SNA

WELCOME

To your new home at John Wayne Airport

JAY'S AIR CENTER

SNA

Jay's Air Center is pleased to present a dynamic, cutting-edge aviation development for light general aviation hangars, and class A aviation office space at John Wayne Airport.

Jay's Air Center represents an exciting and entirely new alternative for general aviation aircraft owners and users based in Orange County. Upwardly mobile area executives, entrepreneurs, as well as the entire general aviation community will be drawn to this strategically positioned development. These prestigious and innovative facilities at John Wayne Airport will be highly differentiated, feature superior design and architecture, provide an extreme level of privacy and security, be highly sustainable all while being economically prudent.

Jay's Air Center





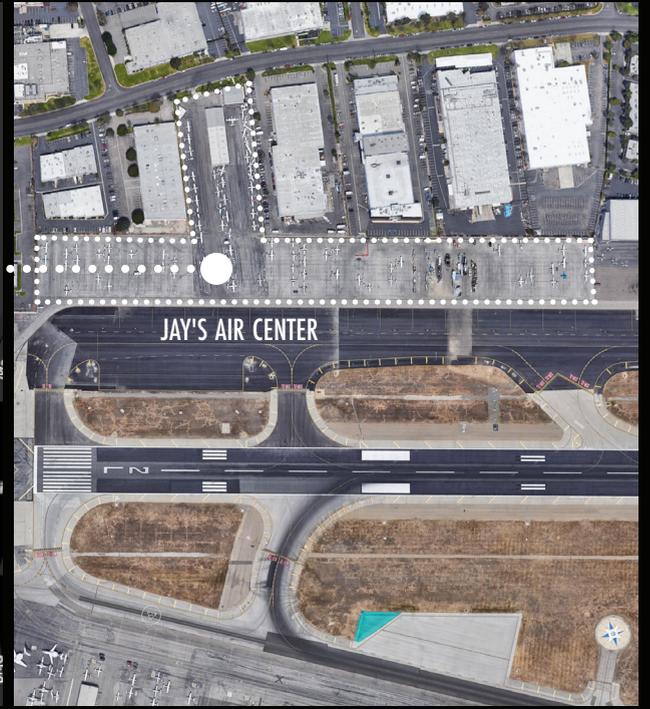
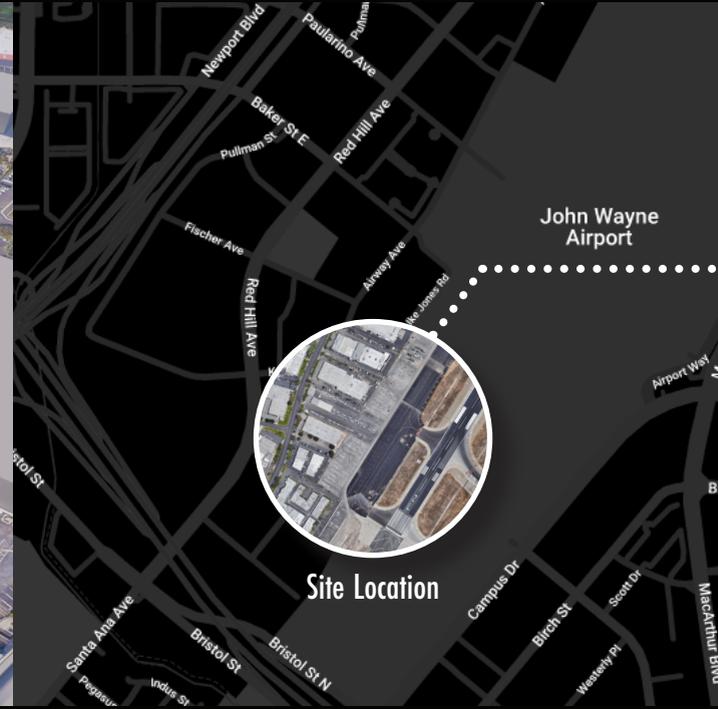


Never before at John Wayne Airport has there been an opportunity for general aviation aircraft owners to purchase a hangar on a long-term (35-years) ground lease. Jay's Air Center is pleased to offer accredited aircraft owners the opportunity to purchase hangars at Jay's Air Center.

Advantages of Purchasing a Hangar vs. Short Term Leasing a Hangar

- Insulation from market lease price increases
- Tax benefits
- Depreciable asset
- Capital appreciation
- Fully transferable:
Sale to third parties permitted
- Pride of ownership:
Owner will have the option to customize hangars to their own specific interests and standards.





John Wayne Airport

Why SNA?

Location:

SNA is the most convenient airport to Orange County Coastal cities as well as the Newport Center, Irvine Spectrum, and airport business districts.

Security:

SNA is a highly utilized commercial airport, so security is paramount and overseen by TSA.

Accessibility:

SNA is easily accessible by both the 73 and 405 freeways.

Privacy:

Jay's Air Center will be located at 2980 Airway Avenue, adjacent to the west end of runway 2L/20R. With limited adjacent facilities on the west side of the airport, our facility offers clients the highest degree of privacy. Landside operations are screened from public view, and a secure access point directly off Airway Avenue is available only to hangar owners and their private guests and employees.

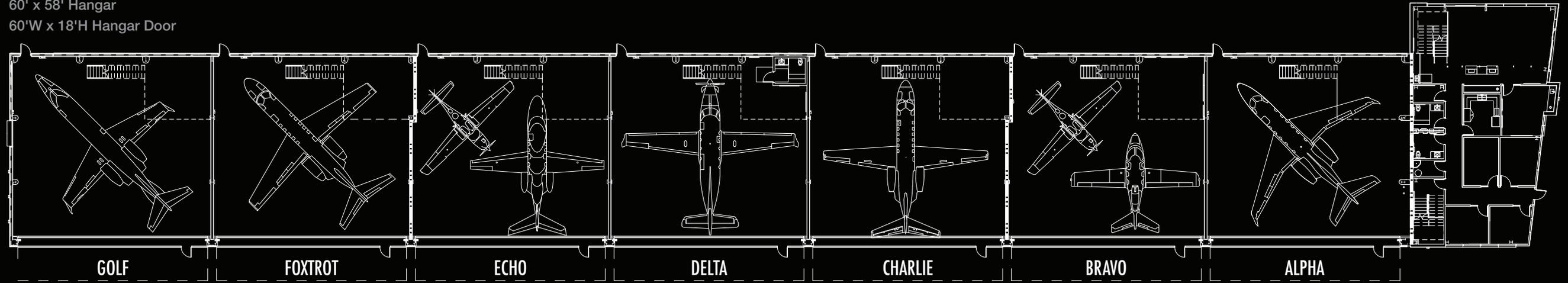


Aerial rendering of Jay's Air Center



HANGAR GROUP 1

60' x 58' Hangar
60'W x 18'H Hangar Door



GOLF

FOXTROT

ECHO

DELTA

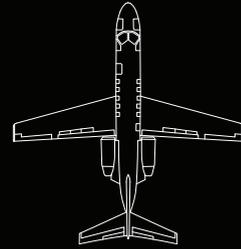
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BRAVO

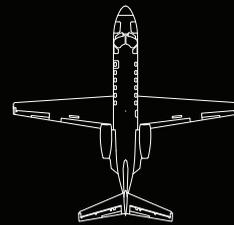
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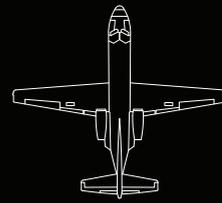
LEARJET 60



CESSNA CITATION CJ4



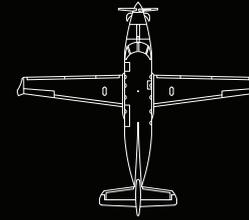
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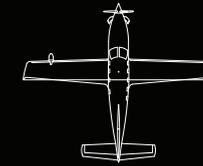
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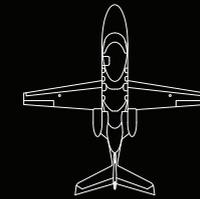
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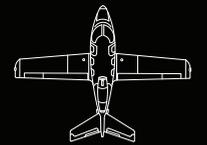
PILATUS PC 12



TBM 960



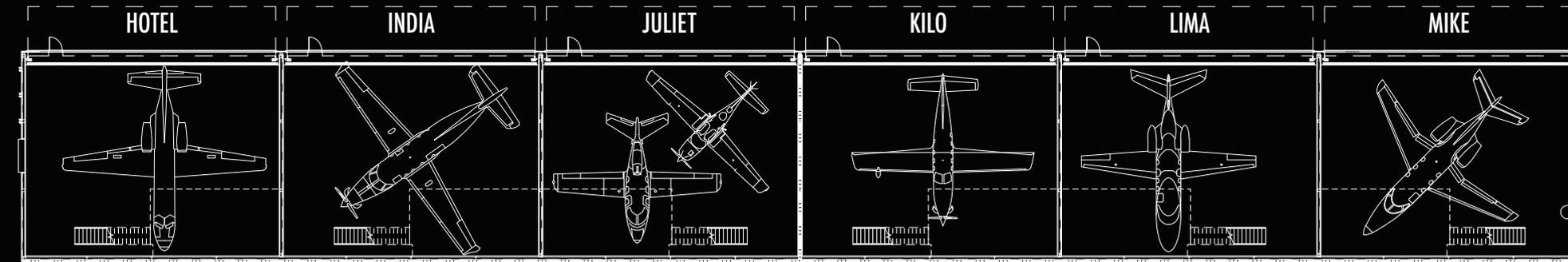
EMBRAER PHENOM 100



CIRRUS VISION SF50

HANGAR GROUP 2

60' x 48' Hangar
60'W x 18'H Hangar Door



HOTEL

INDIA

JULIET

KILO

LIMA

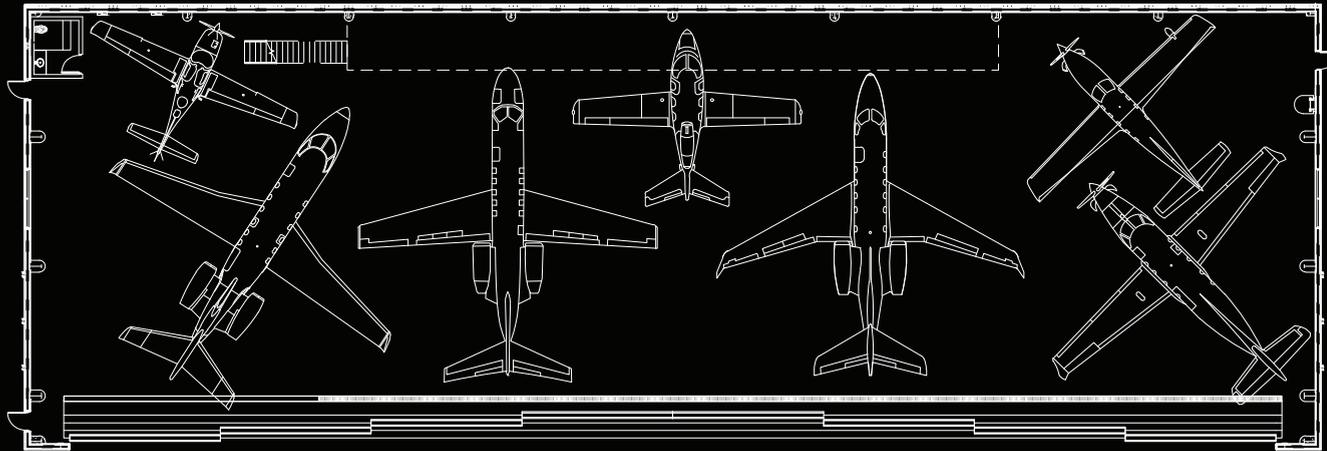
MIKE

The first phase of Jay's Air Center will consist of (9) T-hangars, (7) 60'x58' hangars, (6) 60'x48' hangars, (1) 138'x75' hangar, and (1) 220'x75' hangar. Each of these hangars have the capability of storing aircraft in the light general aviation designation, 12,500lb MTOW or 49' Wingspan.

Hangar Specifications

NOVEMBER HANGAR

220' x 75' Hangar
185'W x 18'H Hangar Door



MOONEY M20TN



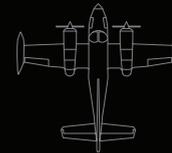
CESSNA 210



CIRRUS VISION



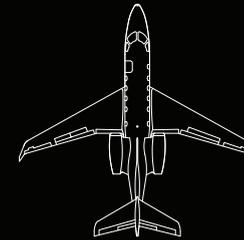
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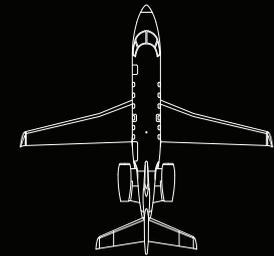
CESSNA 340



BEECHCRAFT BARON



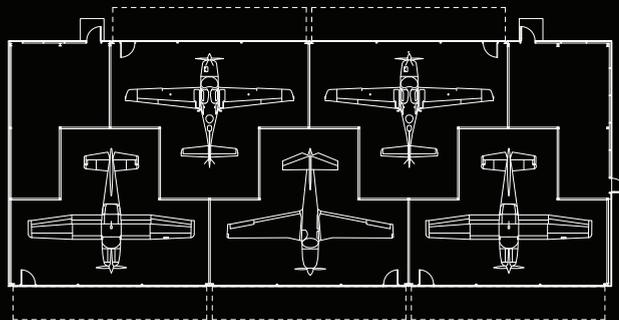
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PILATUS PC24

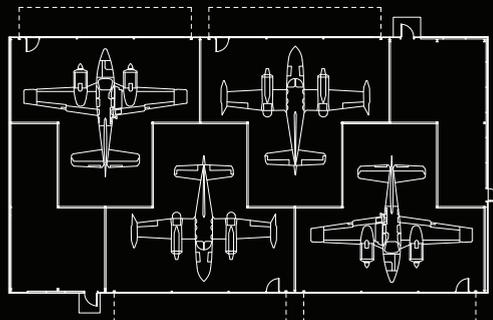
HANGAR GROUP 4

126' x 51' T-Hangars
42'W x 12'H Hangar Door



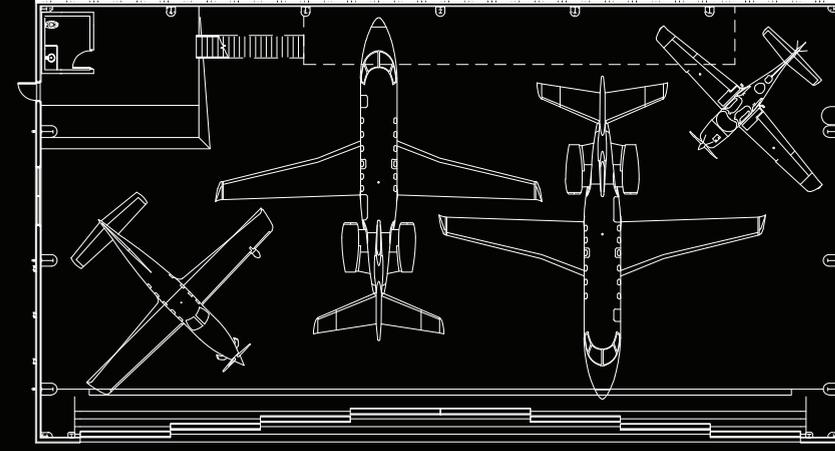
HANGAR GROUP 5

113' x 60' T-Hangars
45'W x 12'H Hangar Door



HANGAR GROUP 3

138' x 75' Hangar
123'W x 18'H Hangar Door



Features:

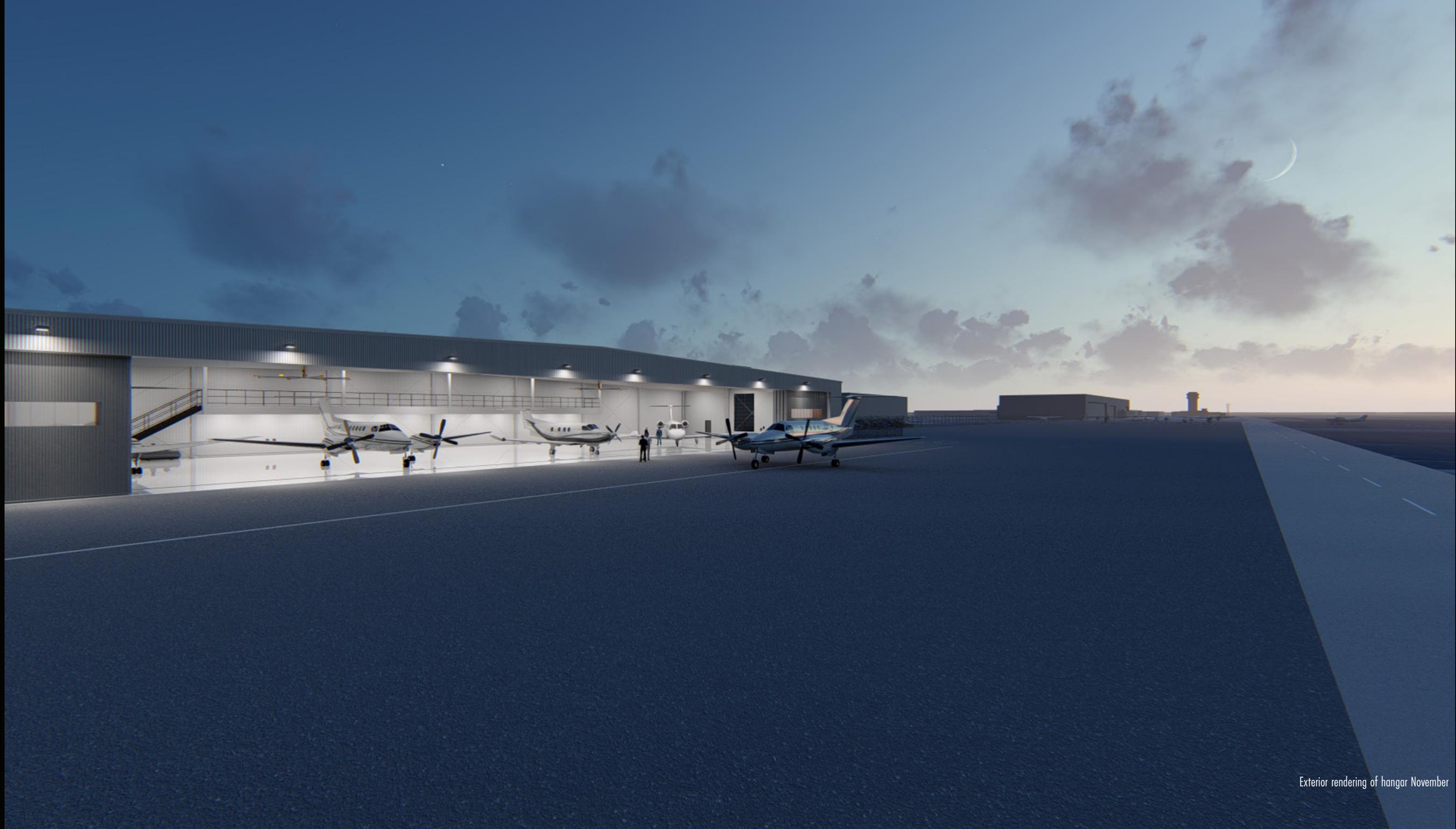
- Constructed to achieve CalGreen and Envision Gold sustainability certification
- 24 Hour web-accessible surveillance camera system
- Energy-efficient skylights and clerestory windows providing natural light
- Fire Sprinklers
- Wired for high-speed internet
- Electrical supply to produce adequate power for ground equipment
- Entrances into TSA secured aircraft operating areas
- Ample room for future mezzanine office, shop space, and storage
- Custom Schweiss bifold doors
- Options:
 - Diamond polished hangar floors
 - Energy efficient Big Ass Fans for cooling the hangar in warm weather and circulating warm air in cooler temperatures



Exterior rendering of hangar group 2









Exterior rendering of FBO entrance

Each hangar owner will have the opportunity to lease class A office suites in our FBO. These fully customizable office suites will provide a sanctuary for the flight crew of each individual flight department or a second office for the aircraft owner. Office suites size will range from 150 sq/ft to 900 sq/ft depending on the layout.

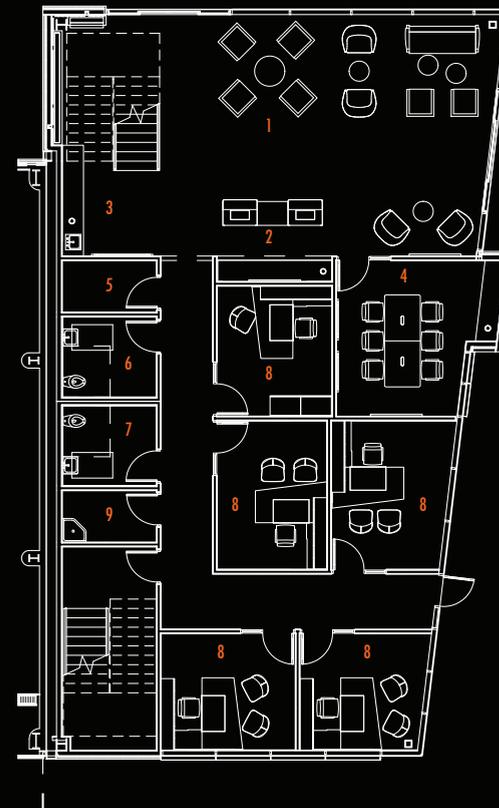
Office Suite Specifications



Features:

- Dramatic entrance and lobby space
- Lounge with hospitality area for departing and arriving aircraft passengers and guests
- Enclosed offices for flight crew and aircraft owner
- Interactive Smart™ conference room
- Catering kitchen with designer and energy-efficient stainless-steel appliances including Refrigerator, dishwasher, ice maker, wine cellar, and warming oven
- Private bathroom for the aircraft owner, passengers, and flight crews

First Floor Plan Layout:



1. Entry Lobby
2. CSR Desk
3. Lounge Wet Bar
4. Interactive Smart™ Conference Room
5. Catering Kitchen
6. Women's Bathroom
7. Men's Bathroom
8. Office Suite
9. Janitor

Second Floor Plan Layout:



1. Seating Area
2. Women's Bathroom
3. Men's Bathroom
4. Office Suite
5. Terrace
6. IT/ Electrical Room
7. Storage & Janitor Room



Interior rendering of FBO lobby







Interior rendering of conference



Exterior rendering of office suite terrace



Interior rendering of office suite



Interior rendering of office suite

Jay's Air Center will integrate a holistic approach to reduce the use of non-renewable resources such as fossil fuels, protect natural waters and conserve water usage, minimize waste and create healthy, productive interior spaces for visitors and staff. Envision Gold and CALGreen Tier 1 will provide the framework for sustainable infrastructure, enhance indoor environmental quality, and optimize operational and maintenance practices. Such an approach provides measurable impacts to the Airport's Climate Action Plan while positively influencing all phases of the building's life cycle.



Sustainability



The following sustainability goals and project integration features are part of Jay's Air Center:

- Designated parking for clean air vehicles - electric vehicle charging stations and hybrid parking
- Reduce heat island effect – cool roofs and pavements
- Protect and conserve water – low flow plumbing fixtures and fittings, native landscaping
- Optimize energy - high-efficiency mechanical units and utilize Energy
- High-performance building envelope - insulated wall, roof, and glazing assemblies
- Daylighting - vision and translucent glazing throughout to minimize lighting
- Minimize waste – defined goals for construction waste and debris recycling
- Regional materials – use of building materials or products manufactured within the state of California
- Create healthy, productive environments – low VOC finishes Minimize light pollution – LED lighting

Aircraft owners are always at the FBO's mercy when it comes to negotiating fuel prices. Those who choose to purchase a hangar at Jay's Air Center will have the opportunity to participate in a very competitive discount fuel program.

Discount Fuel Program



Management, CAM's , Property Tax & Land Lease Fees

The buyer of each hangar will be responsible for their share of the Common Area Maintenance fees (CAM's), management fees, property taxes, and land lease fees. CAM fees include and are not limited to security, general maintenance, landscaping, common utilities, insurance, ramp sweeping, and professional services. Hangar owners will pay their monthly CAM's, management fees, property tax, and land lease fees to Jay's Air Center, LLC, the master lessee.

Jay's Air Center will act as the on-site manager and assist with any on-site activities that need to be rendered by each hangar owner, including aircraft fueling, staging, and catering as well as any and all property maintenance.

Monthly Gross Operating Expenses

Monthly Land Lease Payment	0.300
Monthly Possessory Interest Tax Payment	0.147
Monthly Management Fee	0.070
Monthly Operating Expenses (CAM Fees)	0.085
<i>Landscaping</i>	0.007
<i>Security</i>	0.011
<i>Common Utilities</i>	0.005
<i>Insurance</i>	0.014
<i>Repair & Maintenance Reserve</i>	0.033
<i>Ramp & Street Sweeping</i>	0.011
<i>Professional Services</i>	0.005
Total Monthly Gross Operating Expenses (est.)	\$0.615

Join the Jay's Air Center Hangar Rental Pool

As a hangar owner, you can add your hangar to our rental pool and significantly offset your upfront purchase and monthly operating costs. When you're traveling or your aircraft is down for maintenance, your hangar can keep working for you. Your hangar will be rented to one of our ramp or transient tenants, with nightly rates ranging from \$175 for a single-engine piston aircraft to \$500 for a midsize jet.

At Jay's Air Center, hangar ownership just got even smarter. Start turning your investment into ongoing revenue today.

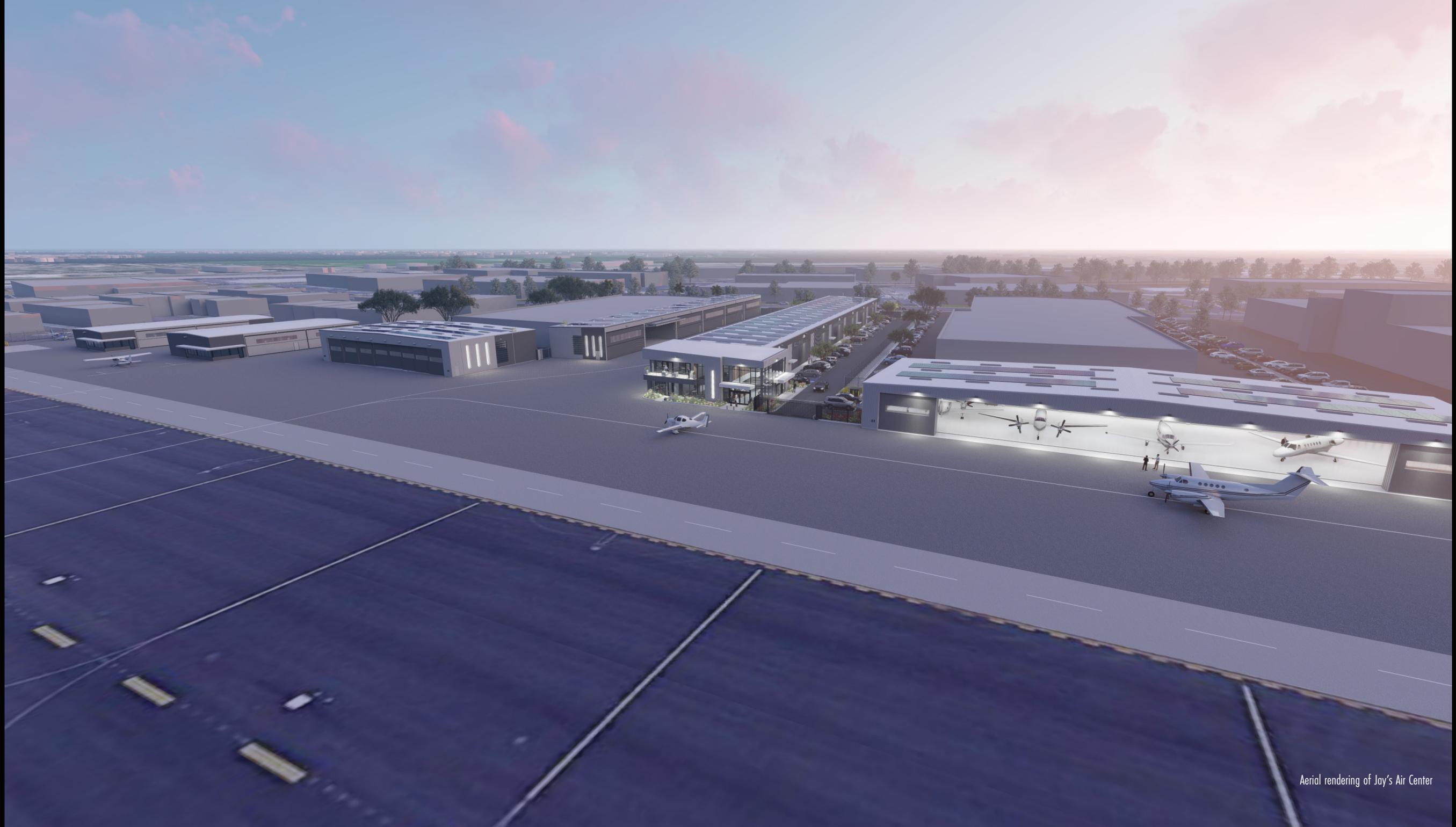
Jay's Air Center — where ownership meets opportunity!

Deal Structure

- Step 1:** Reservation agreement with 100% refundable deposit. Provides First Right of Refusal for your specified hangar unit.
- Step 2:** Definitive Agreement: Pre-Paid Lease
- Similar to a Condo, however since the Airport only leases land directly to FBOs, a Sub Ground Lease between Jay's and Buyer is necessary.
 - 30-year term, pre-paid, plus monthly CAMs
 - Lease recorded in the Chain of Title
 - Transferable and assignable, subject to Jay's approval
 - Buyer Financing available through Jay's preferred project lender
- Step 3:** Progress Payments through Construction
- Anticipate 4 payment milestones with the deposit applied to the first payment



Exterior rendering of FBO



JAY'S AIR CENTER

Contact

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