KOKVHANGARS

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OWNERS KNOW VALUE

Owning a KOKV Hangar provides you and your passengers with a premium, private flying experience.

Now for sale, eleven new hangars are being constructed at Winchester Regional Airport (KOKV) - less than a 90 minute drive from Washington, D.C. The hangars are grouped into two buildings along the southeast side of the general aviation ramp near the end of runway 32. The back of each hangar has access to the service road and the front connects directly to the ramp.

Each hangar is insulated, heated, and comes with a bathroom. And because they are part of a condominium association, they all include central compressed air, internet, electronic access control, common storage and an outdoor picnic area. Additional floorplan configurations are available which can include an office, pilot's lounge, EV charging stations, or other improvements to meet the needs of each owner.

KOKV HANGARS
SOUTHEAST SIDE PRICING SHEET

Pricing effective 6/22/2021 to 08/01/2021

Establish Hangar and Option Scope & Price

Item	Cost		Comments
Building #1 (phase 1a) [1]			
52'x50' Base Model - Hangar #1	$ 576,900.00		
52'x50' Base Model - Hangar #2	$ 566,900.00		
52'x50' Base Model - Hangar #3	$ 556,900.00		
52'x50' Base Model - Hangar #4	$ 564,400.00		
52'x50' Base Model - Hangar #5	$ 571,900.00		
Building #2 (phase1b) [1]			
60'x50' Base Model - Hangar #6	$ 616,900.00		
52'x50' Base Model - Hangar #7	$ 581,900.00		
52'x50' Base Model - Hangar #8	$ 571,900.00		
52'x50' Base Model - Hangar #9	$ 571,900.00		
60'x50' Base Model - Hangar #10	$ 606,900.00		
60'x50' Base Model - Hangar #11	$ 606,900.00		
Options [1]			
#1 - 1st Fl AC Lounge and Storage	$ 90,000.00		
#2 - 2nd Floor Office and Bath Room	$ 60,000.00		
#3 - Air Condition Hangar	$ 23,700.00		
#4 - Epoxy Floor	$ 9,200.00		
#5 - Auto Latching Hangar Door	$ 2,900.00		
#6 - 55" Plasma TV with IP Connection	$ 1,900.00		
#7 - 96" x 24" Maple Work Bench	$ 900.00		
# 8 - Custom Options (See Attachment A)			

Total Sale Cost of Hangar and All Options	a (sum o above)	**$**
Deposit #1 (to reserve hangar)[2]	b	$ 10,000.00
Total Remaining Amount Due	c (a-b)	**$**
Deposit #2 (prior to start of construction)[3]	d (a x .10 – b)	
Balance Due at Occupancy	e (c-d)	$

[1] The Scope of this purchase is illustrated and described in the eleven-page drawing set labeled "Winchester, Virginia Regional Airport General Aviation Hangar Condominium Project Hangars SE Side – Concept Design dated 6.22.2021" and the five-page specification dated 3/10/2021, Rev #0.

[2] **Deposit #1** - $10,000 deposit to hold unit to establish credit and character worthiness. Allow up to 30 days for approval. If not approved, deposit will be returned in full within 30 days. If project is not started within 180 days deposit will be returned upon request.

[3] **Deposit #2** - Remainder of 10% deposit will be due within 14 days of the start of construction. Notice will be provided NLT 28 days prior to start of construction.