



frontierbank

8380 Glyn Oaks Dr Lincoln, NE 68516

402.434.2525

6940 O Street, Suite 110 Lincoln, NE 68528

402.261.4225

July 8, 2024

Mile High Hangars, LLC

RE: Hangar Purchases
38001 East 51st Avenue
Watkins, OC

Marcus,

I want to thank you again for the opportunity to provide financing to the purchasers of Hangar Units from Mile High Hangars, LLC. We obviously will need to underwrite each purchaser on an individual basis, but assuming the purchaser is a good credit risk, we would entertain financing based on the terms and conditions outlined below:

Borrower:	To Be Determined
Guarantors:	Any individual owning 20% of the Borrower shall provide an unlimited guaranty.
Loan Amount:	Up to 70% of the purchase price
Rate:	8.00% fixed for 5-years
Term:	5-Years
Amortization:	10-Years, but may offer a 15-year amortization to well qualified buyers
Collateral:	Leasehold Mortgage, and any other applicable security agreements on the unit being purchased.
Origination Fees:	¼ of 1.0% of the loan amount
Conditions:	<ol style="list-style-type: none">1. All third party fees including title, appraisal, legal, etc. shall be paid by Borrower.2. Frontier Bank shall receive and satisfactorily review 2-years tax returns, and a current financial statement for each Borrower/Guarantor.



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The terms outlined above will expire 45 days from the date of this letter. The information above represents an outline of the material terms and conditions of the proposed financing, but is not a complete list of all terms and conditions that may be required. The information above in no way constitutes a loan commitment, and shall be considered private and confidential. In addition, receipt and satisfactory review of additional information from the Borrowers and Guarantors may be required prior to commitment.

Should you have any questions, please contact me at 402-434-2519.

Sincerely,

Philip Goyette
Vice President