



NEW T-HANGARS 1,302 SQ FT HANGAR

West Capital Developments (Seller) is currently offering 1,302 square foot T-Hangars. The Seller will be releasing hangars for sale or rent immediately.

Units that are available for sale, are provided with a 20-year ground lease and are subject to the following fees:

Monthly Ground Lease Fee:	\$0.38 per square foot.
Monthly Airport Maintenance Charge:	\$0.25 per square foot.
Monthly administrative fee:	\$22.98
Monthly Shared Electrical Fee:	\$22.97
Monthly Property Taxes:	\$26.31

Please note that, all fees are subject to CPI annual increases.

Ground lease dimensions of the T-Hangars is 42x31 feet (1302) square feet with a door opening height of 14' with a gravel floor base. Additional options are available at the Purchaser's expense.

This document establishes the basic terms to be used in a future real estate contract between the Seller and Purchaser. The terms in this document are not comprehensive and it is expected that additional terms may be added, and existing terms may be changed or deleted in the Purchase and Sale Agreement. The basic terms are as follows:

Transaction Description

The property (hangar) that is subject to this document is located approximately 20 meters east of the existing T2 hangars, parallel with the existing H hangars and T hangars.

The size of these hangars will be the same as the existing T-Hangars, approximately 42x31' (1302) square feet with a door opening height of 14'x4".

Purchase Price

The Purchase Price is \$70,000.00 CAD plus HST (price subject to change for the subsequent release of hangars). The Purchaser will pay to the Seller the amount of \$70,000.00 CAD plus HST on or before the closing date as final payment in full for the property (hangar). Payment schedule to be outlined in the Purchase and Sale Agreement. Monthly rental units are available as well but are subjected to a minimum one-year lease agreement.

Monthly Rental Rates:

Monthly Rent:	\$700.00
Subtotal:	\$700.00
HST:	\$91.00

Address: Carp Airport, 1500 Thomas Argue Road, Carp, Ontario K0A 1L0
Phone: 613-839-5276
Fax: 613-839-5390
E-mail: manager@carpairport.ca

Total Monthly Fee:

\$791.00

Terms and Conditions

The Purchaser agrees to enter a twenty (20) year ground lease with the Seller at a starting rate of \$.38 per sq ft with annual CPI increases.

Non-Binding

This document does not create a binding agreement between the Seller and Purchaser and will not be enforceable. Only the Purchase and Sale Agreement duly executed by the Purchaser and Seller will be enforceable. The terms and conditions of the contract will supersede any terms and conditions contained in this document. The Purchaser and Seller are not prevented from entering negotiations with third parties with regard to the subject matter of this document.

This document accurately reflects the understanding between Seller and the Purchaser signed on this ____ day of _____, 2026.

Please indicate your commitment to the purchase of the property (hangar) by signing below.

Yours truly,

Seller - West Capital Development Inc.

Per: _____
Name:

Purchaser

Per: _____
Name:

