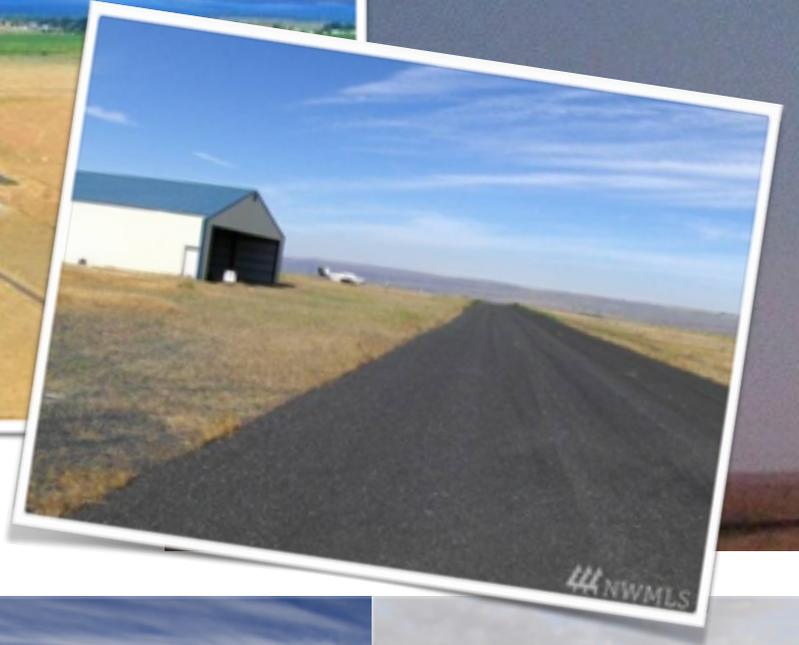


Coulee City Airport



Coulee City Airport

Own a piece of your own airport at the gateway to one of the most beautiful recreational areas in Washington State

Key features:

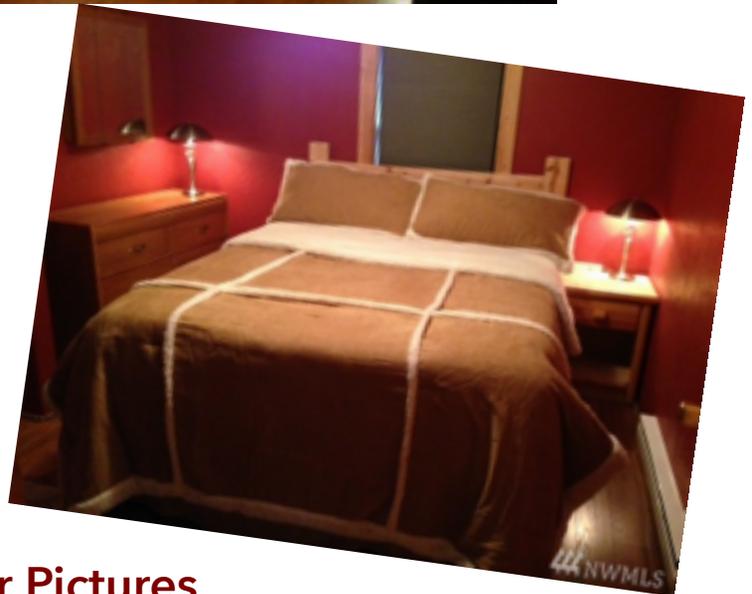
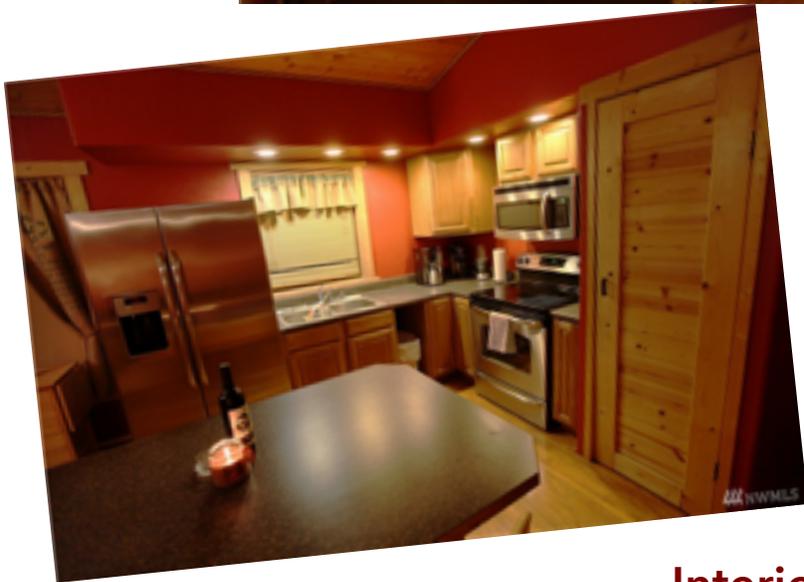
- Private 3000' asphalt airstrip, 30' wide
- Interesting history, dating back to WWII
- Over 48 acres, zoned com/ag (tax break)
- 1 bedroom home with quality finishes
- Large attached 1600 sf shop (plenty of room for toys!)
- 50' x 60' hangar (room for airplanes!)
- Large T-hangar/Shop
- Plenty of space for RVs, additional buildings, etc.
- Easy access to prime recreational areas:
 - 5 minutes to Banks Lake
 - 30 minutes to SunBanks/Coulee Dam
 - 45 minutes to Keller/Lake Roosevelt

Fractional Ownership Proposal

Fractional Ownership Plan:

- 10 owners at \$40k each
- Buy-in funds purchase property, vehicle, and furnishings as well as create fund to manage property, pay taxes, upkeep, etc.
- Owners each get up to 5 weeks to use or share, and have option to store their own personal RVs, motorcycles, water vehicles, etc.
- Additional possible plans subject to membership approval:
 - *Adding second story to house (great view of Banks Lake)*
 - *Adding additional buildings*
 - *Leasing of land for agriculture usage*
 - *Leasing unused time on vacation rental sites*
 - *Leasing airstrip for others' usage (currently earns \$5k/year from agreement with local cropduster)*
 - *Adding or reducing number of members*

Fractional Ownership Proposal



Interior Pictures

Very nice quality finishes throughout

Create your own aviation adventures today!

Fractional Ownership Proposal

Imagine flying in to your own private airstrip on the sunny side of the mountains. As you approach, you'll see beautiful Bank Lakes just to the west, then land easily on the 3000' paved runway with flat land for miles on either side - no obstacles! At only 120NM from Arlington Airport, you'll be there in no time. Taxi up to your hangar and then head over to your beautiful home, comfortably furnished and equipped with everything you need to enjoy a perfect vacation.

In the shop, your rig awaits ready to transport you - and your boat, if you choose - to nearby Coulee City, where you can access Banks Lake with its huge Steamboat Rock or, just a little further south, Sun Lakes with its myriad of activities - golfing, fishing, swimming and more.

20 minutes north lie Electric City and SunBanks resort, home of the bi-annual Rhythm and Blues Festival. Another 10 minutes and you are at the spectacular Coulee Dam, and the base of Lake Roosevelt. Lake Roosevelt extends for 130 miles of stunning scenery. There are caves, falls, and historic sites to explore as well as boat-up campsites, houseboat rentals, awesome beaches, abundant wildlife and the best of what the Northwest has to offer - boating, swimming, canoeing, paddling, camping, hunting, fishing. Your own paradise to explore....

For only \$40k you can have equity in this amazing fly-in (or drive-in) airport where countless vacations and adventures await you and your family.

This is a limited time offer. We have tied up the property and are looking for immediate responses from parties interested in this unique, once-in-a-lifetime opportunity to be a part of aviation-based recreation in one of the most spectacular areas of Washington State.

Please feel free to pass this on to your pilot friends.

Total membership limit of 10.

Fractional Ownership Proposal

All inquiries and interest should be directed to:

Cate Schultz ~425.870.6335 ~ cjmighell@gmail.com

Cate Schultz is an instrument-rated commercial pilot that has lived in the Northwest for the better part of 50 years. For many years, she owned and operated “Out of the Blue Aviation” a flight school at Arlington Airport, north of Seattle. She has owned successful business enterprises for over twenty years. She is also a published author and a lover of adventures of all kinds.

Fractional Ownership Proposal