

Inventory Document

Executive Hangar / Shop Property - 3320 Naylor Pl, Pahrump, NV 89060 - APN 033-352-08

The following items are understood to be included with the sale, subject to seller confirmation and the final written purchase agreement. Items not specifically listed should not be assumed to convey.

Included Equipment and Personal Property

Category	Included items / notes
Solar power system	Solar panel system included. Notes provided indicate 17 panels, approx. 400-430 watts each, with Fortress Power eVault Max 3 battery equipment. Current battery storage noted as approx. 38 kWh plus 18 kWh, approx. 56 kWh total. Property is not connected to city electric.
Lift	MEC 2034 HT lift included.
Storage racks	Pallet rack shelving included: noted as four shelf pallet racks, up to approx. 16 ft tall, 12 ft wide, and 42 in. deep. Four Husky utility racks included, approx. 7 ft wide, 2 ft deep, 7.5 ft tall, five shelves each.
Shipping container	White 20 ft high-cube shipping container included with property.
Living quarters appliances	Gas range included. Refrigerator included. Washer and dryer included. Murphy bed included. Overhead microwave/vent included but not yet installed. Disposal included but not yet hooked up. No dishwasher noted.
Hangar refrigerator	Additional refrigerator in hangar included.
Mini-split equipment	Existing 1.5 ton mini-split noted. Seller to include two additional mini-split units; piping is noted as already installed for one additional unit.

Real Property Improvements Noted

Building / hangar	Approx. 4,200 sq ft building with approx. 3,665 sq ft hangar/shop area and approx. 400 sq ft living quarters. Approx. 400 sq ft unfinished storage area above living quarters noted.
Doors	Horton Stack Doors noted as approx. 16 ft high, approx. 60 ft doorstack-to-doorstack clearspan with doors, and approx. 66 ft jamb width. 12x12 manual chain roll-up garage door noted.
Utilities / systems	City water, installed septic system, gigabit fiber internet, propane for range, and propane piping for heater noted. Plumbed for water filter if desired.
Cooling	Two 700 watt swamp coolers noted, plus existing mini-split system as described above.
Shop readiness	Wired for Ethernet; covers need to be installed. Stubbed for shop bathroom near northeast corner along east wall.

Excluded Unless Separately Agreed in Writing

Aircraft, vehicles, tools, loose shop equipment, personal property, decor, signs, supplies, and any items not specifically listed above are excluded unless expressly included in the executed purchase agreement. Adjacent 3321 N Bellanca Pl, Pahrump, NV 89060 conveys only if included in the agreed sale package.

Buyer to verify all measurements, capacities, utilities, system condition, permitted uses, and included/excluded items during due diligence. This inventory summary is for marketing convenience only and does not replace the purchase agreement, seller disclosures, title documents, inspections, or escrow instructions.

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