

Hangar Available For Lease

Bozeman Yellowstone International Airport

90 Aviation Ln, Belgrade, MT



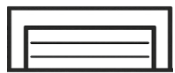
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SRAI BOZEMAN OVERVIEW

SR Aviation Infrastructure (“SRAI”) is pleased to offer the opportunity to pre-lease a 40,000 SF dedicated hangar at the Bozeman Yellowstone International Airport (“BZN”). Scheduled for delivery in Q2 2027, this will be an excellent turnkey facility for corporate flight departments, individual owners, or aviation-related businesses.



Hangar Features



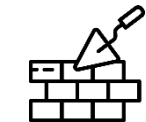
Hangar Bay
40,000 SF



Office Space
2,500 SF



Hangar Door
190' x 33'



New
Construction

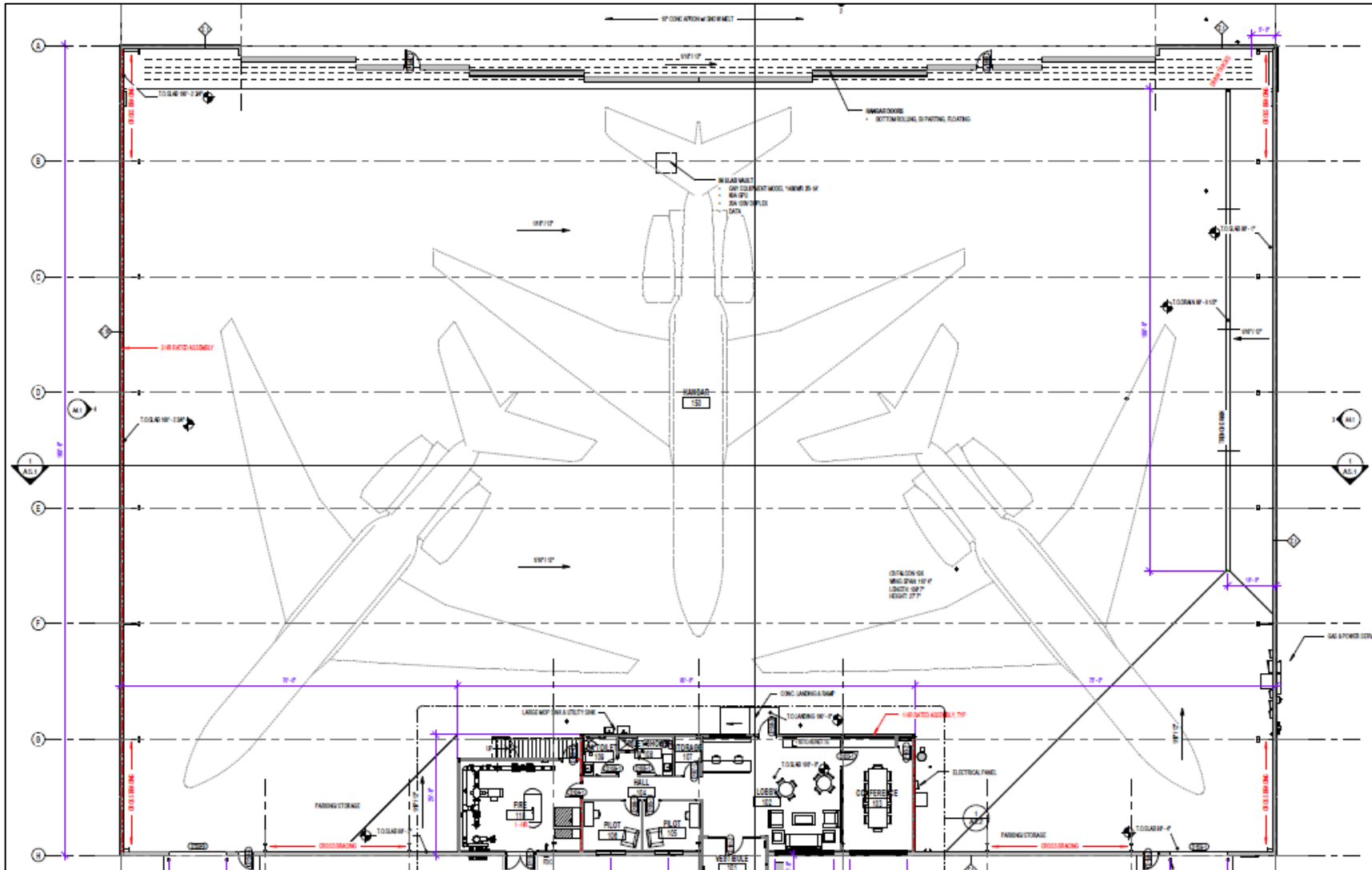
SRAI
BOZEMAN

Unique Opportunity

BZN serves as the primary gateway to Big Sky, the Yellowstone Club, Downtown Bozeman, and Yellowstone National Park. The area has become a premier private aviation hub, driven by an influx of 900 homeowners with a collective \$290B net worth. This is one of the last opportunities to secure exclusive, turnkey, new development hangar space at the airport.

HANGAR LAYOUT

With a 33' door and 40,000 SF hangar bay, this hangar will be capable of fitting up to three Falcon 10Xs (pictured below), or any similarly sized ultra-long-range aircraft.



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LOCATION ON AIRFIELD



COMPANY OVERVIEW

SR Aviation Infrastructure (“SRAI”) is an investment platform focused on the acquisition, development, and leasing of aviation-related real estate, including airplane hangar space for based aircraft, FBOs, MROs, flight schools, charter, and management companies across the United States. SRAI has acquired five assets to date:

SRAI Las Vegas



Harry Reid Airport | Las Vegas, NV
26-hangar, 315k SF hangar facility

SRAI San Antonio



San Antonio Airport | San Antonio, TX
7-hangar, 126k SF hangar facility

SRAI Bozeman



Bozeman Yellowstone Airport | Bozeman, MT
4-hangar, 158k SF hangar facility

SRAI Farmingdale



Republic Airport | Farmingdale, NY
387k SF hangar development

SRAI Rocky Mountain



Rocky Mountain Metro. Airport | Denver, CO
2-hangar, 89k SF hangar development

SRAI Whitefish



Glacier Park Airport | Kalispell, MT
100k SF hangar development

TEAM OVERVIEW



jon@someraroadinc.com

JONATHON REESER

President

Jonathon is a Partner at SomeraRoad, initially leading the firm's acquisition and asset management efforts across its value-add and opportunistic verticals, while overseeing the Nashville headquarters. Since the creation of SR Aviation Infrastructure in 2024, Jonathon has served as President, working to grow the platform from one standalone acquisition to an operating business targeting over \$1B in owned assets.

Prior to joining SomeraRoad, Jon was a Vice President at Sovereign Capital Management in San Diego, focused on investing in distressed real estate. There, he led the acquisition and asset management of a \$6 billion TIC portfolio with 150+ properties nationwide.

Jon holds a degree in Business Administration and Finance from Point Loma Nazarene University.



montekoch@msn.com

MONTE KOCH

Senior Advisor

Monte Koch is a key player and expert in the aviation industry, having also had a storied career in the banking and real estate industries. Mr. Koch currently serves on the board of the National Business Aviation Association as its Chair Emeritus. He holds an ATP license and is type rated in the Falcon 10, G-IV, G-V and Boeing 747-400. He also holds helicopter and seaplane ratings.

Monte is a former partner at BDT & Company, co-founder and a former board member of Ten-X, and Global Head of Real Estate Investment Banking and Chairman of Mergers & Acquisitions for the Americas at Deutsche Bank.

Mr. Koch graduated from The College of William & Mary with a BBA in management.



tomaso@someraroadinc.com

TOMASO ROCK

Vice President

Tomaso serves as Vice President at SR Aviation Infrastructure (SRAI), where he focuses on acquisitions and asset management across the platform's national aviation infrastructure portfolio. He is responsible for sourcing and evaluating investment opportunities, leading market research and underwriting, supporting transaction execution, and driving post-acquisition strategies to maximize asset efficiency and long-term value, working closely with senior leadership to support the platform's scalable growth.

He previously served as an associate at Cloud Kitchens, a real estate and technology startup focused on acquiring and developing underutilized properties for manufacturing and e-commerce distribution.

Tomaso holds a B.S. in Industrial and Labor Relations from Cornell University, where he also minored in Real Estate and Film. He currently resides in New York City.