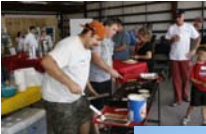


**AZ Home and Hangar Newsletter
Summer Edition 2010
On the Web: AZHomeAndHangar.com**

Circle G Pegasus Airpark Special.

Inside story

Pancakes at Pegasus



Flipping Pancakes

Prize Winners!



Air Traffic Control Soldiers from the Arizona Army National Guard .

AZ Home and Hangar photo of the month

Pancakes at Pegasus

Submit and volunteer your photo to Erik@AZHomeAndHangar.com



Top Left: Flipping Pancakes Bottom Left. USAF Capt (ret) Mike McKittrick observes. Top Center: On the ramp at Pegasus

Home and Hangar Newsletter

In this issue.

- Pancakes at Pegasus.
- AZ Home and Hangar Top Picks

AZ Home and Hangar Top Pick

5 Star Home and Hangar on 1.26 acres Pegasus Airpark. AZ-\$1,950,000



Highly finished throughout - 8045 Under roof - Integrated electronics - Water and fire systems at the flip of a switch - Hardwood floors throughout - Gourmet kitchen - Luxurious master suite - Wet bar - Separate detached quest quarters - 55,200 sq ft Pegasus Airpark Phase 1 residential aviation lot with private taxiway a 5000' lighted and paved runway - You are clear to land your home and Hangar!

Choice One Properties.



Pancakes at Pegasus

Pancakes at Pegasus. April 17. 0500hrs local time. I awoke thinking all I need are some tasty pancakes and some high octane fuel to start the day off right. Rather than tell the story here are the photos. The official count was 40 Aircraft , 50 cars 300 people.



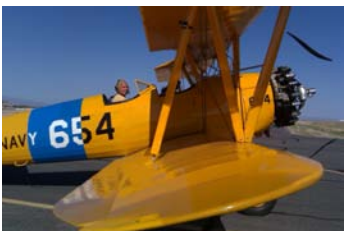
Who wants Pancakes?



U.S. Army Mobile ATC



Baja 1 give thumbs up



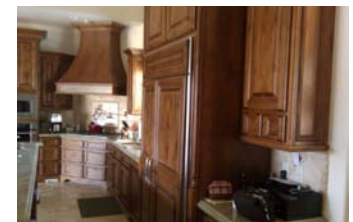
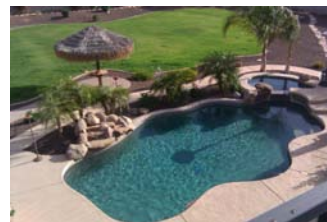
Colonel "R.D." Aut and prize winner are "clear for takeoff" in NAVY 654 Stearman.

Top Pick. Detailed Tuscan Home and Hangar on 1.23 acres with runway frontage at Pegasus Airpark. \$1,800,000



Gated Courtyard leads to 5,300 sq ft Tuscan Home - Gourmet Kitchen - Luxurious master suite - Heated bathroom floors - Basement home with Theater - Wet bar, Guest Quarters - Interior finishing's and electronic packages negotiable. Three car Garage with finished workshop - Huge fenced outdoor entertaining area - Detached climate controlled aircraft hangar with large private ramp - You are clear to land your home and Hangar!

Top Pick. Entertainers Oasis. Home and Hangar on 1.26 acres with Taxiway Access at Pegasus Airpark. \$1,500,000



Amazing views from this single level open floor plan - Entertainers delight - Gourmet kitchen - Luxurious master suite - Highly finished built in cabinets and woodwork throughout - Four car Garage - Outdoor entertaining area includes outdoor kitchen - pool and spa - Giant spiral stair to observation deck Detached climate controlled aircraft hangar - 50' door. Hangar 53' wide by 49' deep - RV Door into hangar - Large private ramp area for your friends to visit and tie down. - You are clear to land your home and Hangar!

Choice One Properties.



Pegasus Airpark Hangars. Call for pricing.



**Aircraft Hangars
Fuel and ramp services
Store your aircraft, car or toys**

**For Sale or Rental
Available now**

**Special pricing on
pre construction
large hangars.**

Aviation Real Estate Values

Buyers! It is my personal opinion aviation properties in Arizona have never been a better value for the buyer. Relocation and "Sell Buy" program available. Do you have a dream home and hangar in mind? Call Erik.

Sellers! Thinking of selling? The Home and Hangar newsletter is distributed electronically to over 5000 aviators and aircraft owners world wide.

We are glad to talk with you regarding your aviation property if you are interested in maximizing your properties value. Call Erik

"Baja Bush Pilot" Membership Discount Rate Program. Another value of being a current Baja Bush Pilot member.



Erik McCormick

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Choice One Properties

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Associate member of the Baja Bush Pilots



Pancakes at Pegasus Continued



Jack and R.D. announce Prize winners.



Soviet AN-2 Biplane



**Hungry for Pancakes.
Max and Thomas. C 421**



Shrike AC 500

Pegasus Circle G Aviation Lots



**Build the Dream
Pegasus Airpark
Aviation lots with
access to the 5000'
lighted runway.
sample building
plans and pricing
available. You are
clear to build your
Home and Hangar.**

Pegasus Circle G Equestrian Lots



**Package deals on
equestrian lots and
community hangars.
Ramp access. sample
equestrian home
packages and pricing
available.**

I would like to thank the following: The Baja Bush Pilots, the Pegasus Airpark residents and community, Jack and Karaen McCormick, Family and Friends, R.D. and Sharon Aut for donating a free ride in the bright yellow Stearman, Air Traffic Control Soldiers from the Arizona Army National Guard. Mike McKittrick, Todd McCormick (note 300 sausage patties. nice job) Kim McCormick, Jan Dekker for the flowers. www.jandekkerdesigns.com. Chris Kozack family for flipping pancakes. And everyone that attended. See you at the next Pancakes at Pegasus.





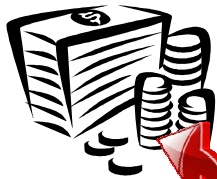
Airpark Information



Aviation events

WWW

AZHomeAndHangar.com



Investors

Looking to spend \$50,000 or \$50,000,000

Search distressed, short sale and bank owned properties.

	Price / Status / MLS #
1	\$1,950,000 21279 E PEGASUS Parkway Queen Creek, AZ 85142 Active / 4377922
2	\$1,900,000 21286 E STACEY Road Queen Creek, AZ 85142 Active / 4367936
3	\$1,800,000 21511 E ORION Way Queen Creek, AZ 85142 Active / 4371556
4	\$874,900 21797 E PEGASUS Parkway Queen Creek, AZ 85142 Active / 4294090
5	\$799,500 21287 E STACEY Road Queen Creek, AZ 85242 Active / 4046610
6	Back on Market
	\$459,900 21842 E PEGASUS Parkway Queen Creek, AZ 85242 AWC-Contingent Offers / 4140385 AWC-C



- Aviation open houses
- Airpark tours

Aviation homes and hangars. custom MLS and map searches

Aviation Real Estate Choice One Properties.

"YOU ARE CLEAR TO LAND" YOUR HOME AND HANGAR!

Airman Ratings
Multi engine land
Time in type—C 172— Seneca, Aztec, 500 Shrike Twin Commander.

Volunteer Search and rescue missions South of the border, Baja Bush Pilots Guide.

Event Speaker. Flying South of the border and Top 10 Home and Hangar picks presentation available for your event or open house.

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