

- **Company:** eVERTIPOINTS provides infrastructure and ground support for Urban Air Mobility (UAM).
- **Industry Sector:** UAM includes Electric Vertical Take-Off-Land Aircraft- (eVTOL) operated for Air-Taxis, Regional Air, Medical and Parcel.
- **Market:** Morgan Stanley has projected \$1T by 2040 and \$9T by 2050.

- Industry Overview:**
- Company develops and operates VERTIPOINTS- landing/charging stations for eVTOLs serving Air-Taxi industry.
  - Vertiports charge landing/charging/storage fees like FBO's.
  - Niche is "last mile"- convenient sites close to home, work and play, co-located at existing real estate such as strip/enclosed shopping malls
  - Prospective tenants are airlines/operators which have ordered \$25 Billion in eVTOLs and planning routes for 2027/2028.

- Competitive Strengths:**
- Extensive 4-year international UAM industry review and business model formation bootstrapped by management.
  - Management team and board comprised of serial entrepreneurs with proven track record commercializing new revenue streams from real estate portfolios.
  - Built 3 high growth companies from startup to \$1.4B sales cumulative. Highly experienced as owner- operator- developer-construction manager nationwide.
  - Experience includes having owned and operated airport, FBO, jet aircraft and charter operations
  - Significant site/tenant options, prospects and relationships with entities representing over 400 locations.
  - Ernst & Young Entrepreneur of the Year-National Award and INC 500 10- time recipient.

<b>Country:</b>	USA
<b>Headquarters:</b>	1270 6 <sup>th</sup> Ave New York, NY
<b>Industry:</b>	Aerospace Infrastructure
<b>Nature:</b>	Privately Held
<b>Founded:</b>	May 2022

## Strategy:

- Since 2022, we have been in the early stages of Urban Air Mobility (UAM) from concept to FAA certification of a completely new aircraft class.
- We have met with nearly every company or agency that is part of the UAM eco-system and know what they need for a fixed-based operation with future autonomous operation. As a result, we have figured out how to finance, design, permit, construct, lease and operate at scale with economics that work for all parties.
- We've been deliberately stealth about our designs, scope of operations, number of locations, networks and markets we intend to develop. We plan to secure a meaningful and significant national portfolio and then offer gate options competitively to airlines-at-once, for hundreds of gates in numerous networks/markets. Our thesis: It would be practically negligent for an airline to pass on the gate options considering the relatively inexpensive cost to option, the defensive block it creates against existing or new airline competitors and particularly with the sizable aircraft order they have placed. Value Proposition to Airlines is \$8M option for 800 gates at 400 Vertiports half paid at signing and balance due on permit issuance. Aircraft leasing and industry executives concur with strategy.
- Timing allows for widescale operations to begin in 2028-2030 when wide-scale rollout is projected.

## Update:

- Whitehouse Executive Order "Unleashing American Drone Dominance" directed FAA to create eVTOL Integration Pilot Program (eIPP) to advance Drone and eVTOL Manufacturing and Infrastructure which requires Government entities to partner with a private sector partner in UAM.
- We were selected as VERTIPOINT partner with University of Nevada Air Mobility in a three state, 88 Vertiport network including NV, CA, and AZ. Other partners include JOBY and Supernal (Hyundai) as OEM's, BETA as charging partner with others named for weather and autonomous flight safety.
- The eIPP states that Unlimited powers were granted to Secretaries of State, Commerce, Transportation, Defense and Homeland Security to do "whatever it takes" in terms of grants, guarantees, loans and expedited permitting review to advance the National Plan. Awards will be announced April 20, 2026.

## Financial:

- The Total Addressable Market (TAM) for UAM Infrastructure is \$480B Globally and \$192B in the U.S. Our plan contemplates capturing less than 1% (.07%) of the U.S. TAM. Full sales volume projected in 2032 with sales of \$1.3B and normalized EBITDA of \$638M.
- The business plan has been created to maximize and leverage real estate options in a finite window and leverage the potential network to operators in a sequence that produces positive cashflow through option sales of \$32M which (+/-) equals \$31M of permitting costs.
- This sequence coupled with a 90% capital efficient development plan incorporating solar development capital through a PPA provides for outsized growth with limited capital requirements.
- Capital requirement: \$8M equity investment to fund completion of site commitments required prior to presenting national portfolio to airlines in Q/1 2027. Half (\$4M) of the \$8M investment will be securitized and partially fund construction of the first Vertiport in Fairfield County, Connecticut which will serve as the national prototype for airlines to base lease commitment on.
- Airline Gate Option Income generates Positive Cash Flow of \$32M with half (\$16M) being realized in Q/2 2027 and balance received equally in 2028 and 2029. There are no further capital rounds forecast as management has developed unique cash flow sequence model utilizing revenue from tenant options and lease commitments and partnered with solar developer to offset significant capital expense. As a result of this efficient capital model- the dynamics create unicorn-type return scenarios.
- Potential Exit Scenario. Industry is characterized within Aerospace Infrastructure and is directly comparable to Fixed Based Operations (FBO's). Signature Air (Blackstone-Bill Gates)/Atlantic Aviation (KKR) both comps in 2023. Industry Multiple 10.2X EBITDA + assets. Exit EBITDA of \$638M at industry multiple plus asset value after appreciation is \$7.5B representing a 268X return on invested capital.

## Transaction:

- Most recent capital raise values company at \$14.9M. The valuation is derived by discounting the forecast by 60% then further discounting the cash flow by 97% resulting in a \$7.6M base valuation. Bootstrap equity contributed by management amounts to \$6M and capital raised from friends, family and HNW individuals accounts for \$1.2M. The capital table is presently 92% owned by management and 8% by investors all holding common stock.
- The company seeks \$8M in equity which would value the company at \$22.9M with the investor receiving a 35% interest.

**eVTOL Ground Support- Segment Overview:**

**Vertiports** Serving Air-Taxi, Regional Air, Medical and Parcel.



Courtesy JOBY Aviation

**eVTOL Aircraft**

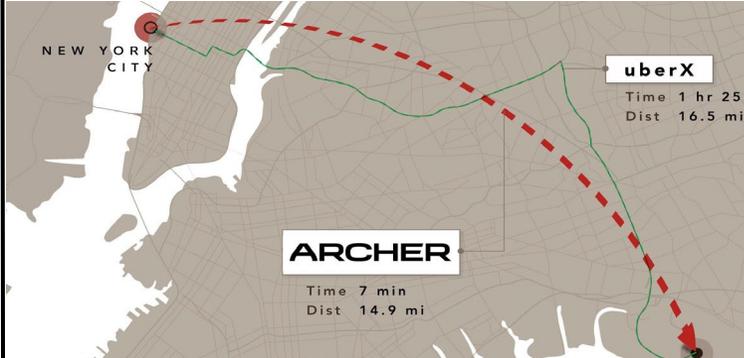
Electric Vertical Take-Off and Landing aircraft, 4-6 passenger plus pilot.

**Game Changer**

up to 100X Quieter vs helicopter	100% Electric
Up to 200 Miles Per Hour	Up to 200 Miles Range
6-12 redundant motors & rotors-ultra safe	

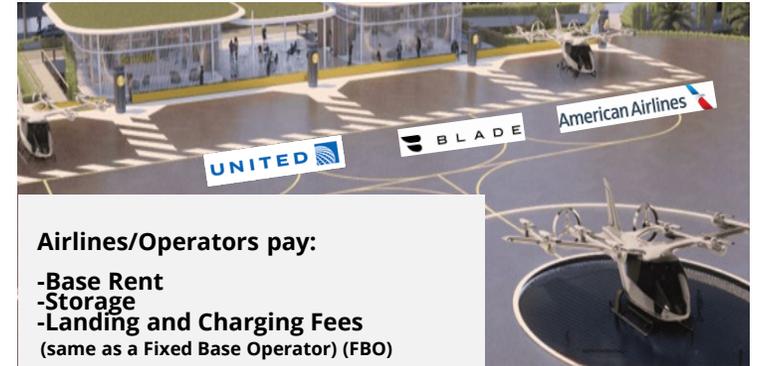
**Enables Aerial Ride-Sharing**

Reduce drive time by **2/3<sup>rd</sup>s**. NYC-JFK 7Mins. VS 1hr 25min.  
By-the-seat-pricing comparable to Uber XL pricing.  
Operators need many Vertiports for base operations.



**Vertiports serve as:**

- Gates to airports or other vertiports.
- Terminal base for Airlines/Operators.
- Operators need *many* to connect networks.



**Airlines/Operators pay:**

- Base Rent
- Storage
- Landing and Charging Fees (same as a Fixed Base Operator) (FBO)

**Vertiports Co-Located**

At Existing Commercial Use Locations  
Close to home, work & play.  
"last-mile"



**\$25B** UNITED Azui Southwest

in Aircraft Orders. American Airlines BLADE

Potential Vertiport Tenants include: DELTA FedEx ups amazon

NETJETS SkyWest virgin atlantic

3 of the Manufacturers plan to additionally operate air-taxi service-competing for Vertiport gates:



**\$30B**

Investment by Manufacturers

**5** Manufacturers have factories complete

