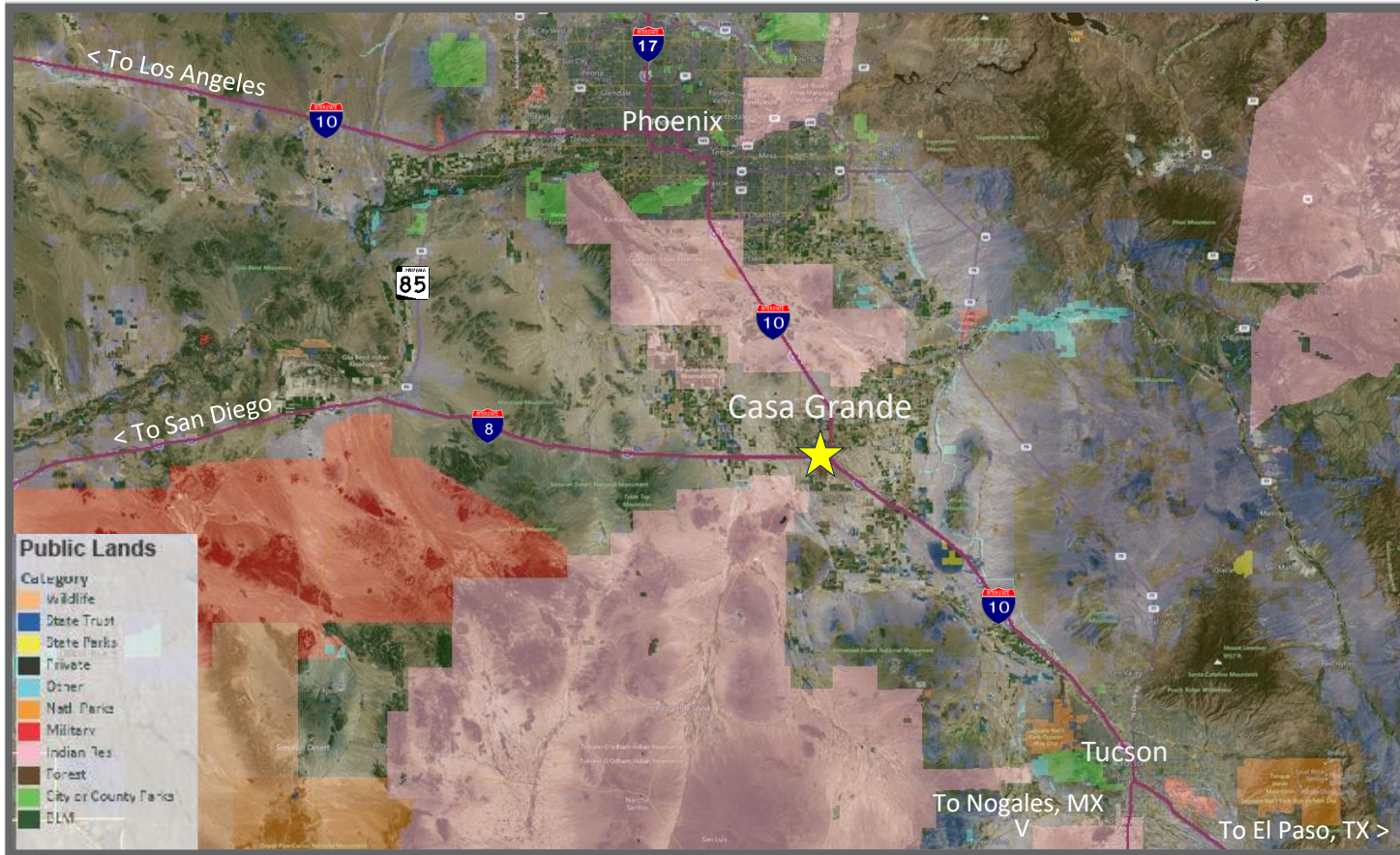


Centerpoint of the Southwest

Mixed-Use/Commerce Park

Casa Grande, Arizona



SUN CORRIDOR MEGAREGION

Runs nearly 300 miles from Prescott, AZ to northern Sonora, Mexico with Casa Grande at the center point of the Megaregion.

SUN CORRIDOR POPULATION

2010: 5,653,766

Projections

2025: 7,764,211

2050: 12,319,771

1,319± Gross Acres

MPC/PAD – Casa Grande, AZ

**Residential, Retail, Office,
Resort/Hotel, and Light Industrial with
Rail upon City Approval**



Michael Chasse

Marketing Specialist

Office: 480-664-8833

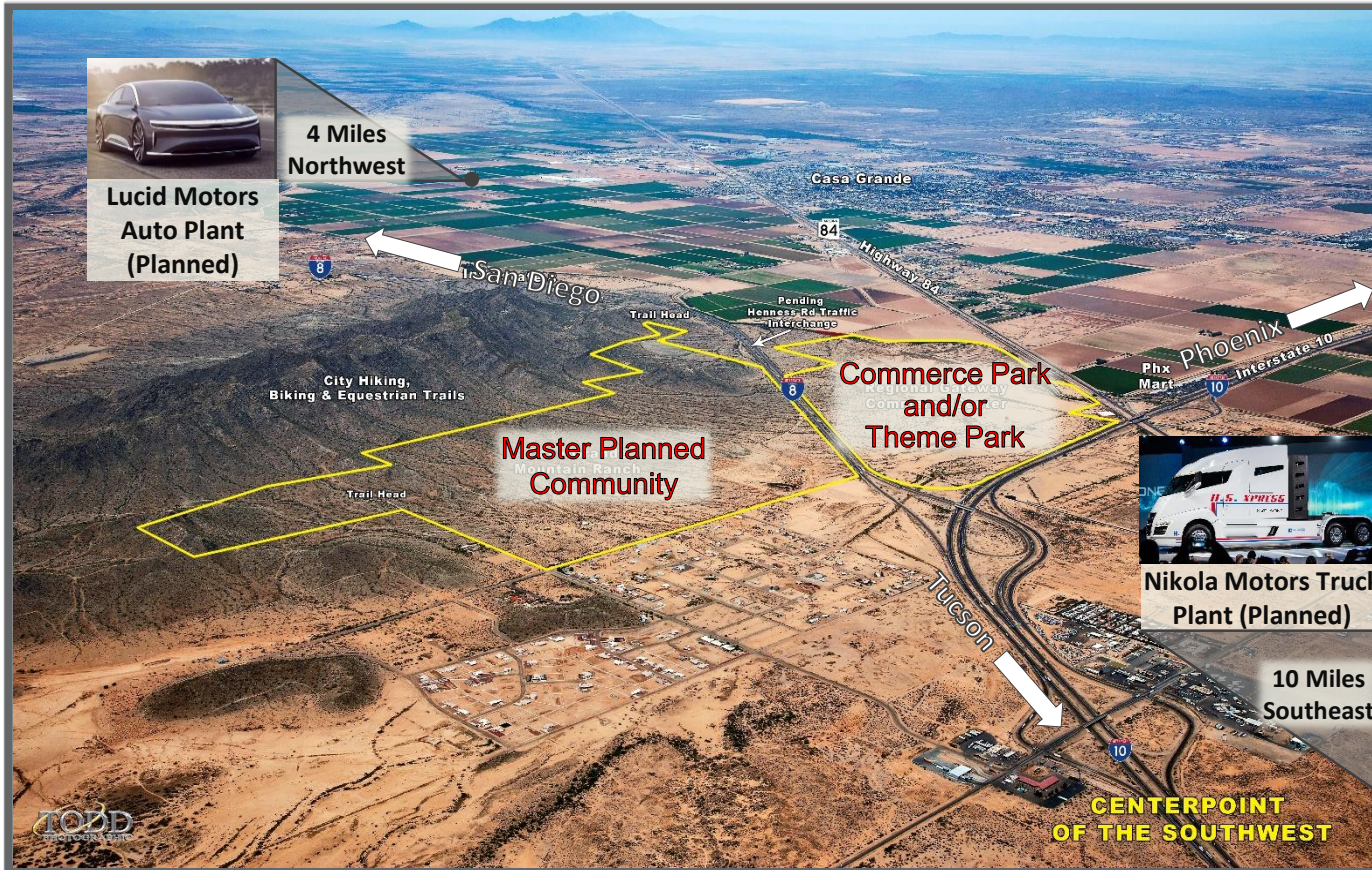
Cell: 602-300-8202

E-mail: mchasse@strategicassetsgroup.com

Centerpoint of the Southwest

Mixed-Use/Commerce Park

Context Oblique Aerial



CENTERPOINT TRANSPORTATION ROUTES

Los Angeles – 425 Miles
 San Diego – 350 miles
 Nogales, AZ – 130 Miles
 Hermosillo, MX – 300 Miles
 El Paso – 380 Miles

U.S./MEXICO BORDER TRAFFIC

Another commercial truck and rail entry is proposed in Southern Arizona to increase the container traffic to and from Mexico.

OPPORTUNITY ZONE

South portion of property located within one of the approved Opportunity Zones designed to spur economic development by providing tax incentives to developers.

Location: NWC & SWC I-10 & I-8, Casa Grande, AZ

Acreage: Gross: 1,319 acres (N: 550 ac, S: 769 ac)
 Less: 110 acres (ADOT Dedicated Acres)
 Net: 1,209 acres

Disclosure: Michael Chasse is an Arizona licensed real estate broker, is related to the General Partner, and holds a minor interest in this property offering.

Zoning: MPC/PAD, City of Casa Grande

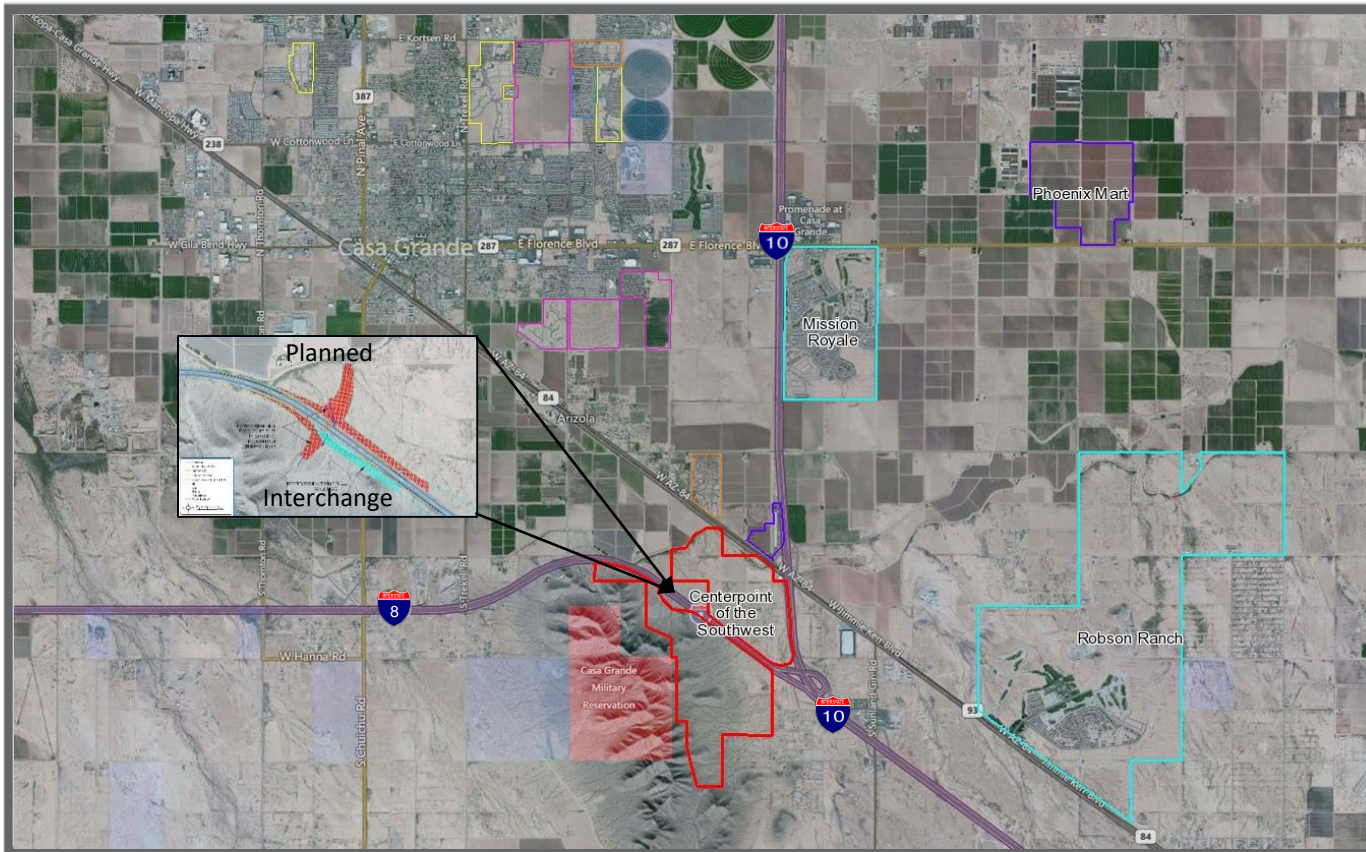
Mixed Use for:

- N. Parcel – Resort commercial, theme/amusement park (400 ft). Zoning can be reinstated for hi-tech office (10 story), general office, light industrial with UPRR rail access approved.
- S. Parcel – commercial, hotel/resort, college campus, R&D, and 2,526 residential units.

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Context Aerial Map



DISTRIBUTION DEMAND

Tractor Supply Company is expanding its 650,000 square foot distribution facility to 1 million square feet in Casa Grande.

“Arizona’s proximity... allows us to achieve lower transportation costs and faster delivery to our stores.”

From reliable sources, Lucid Motors has completed funding to purchase and construct their all-electric auto plant in Casa Grande.

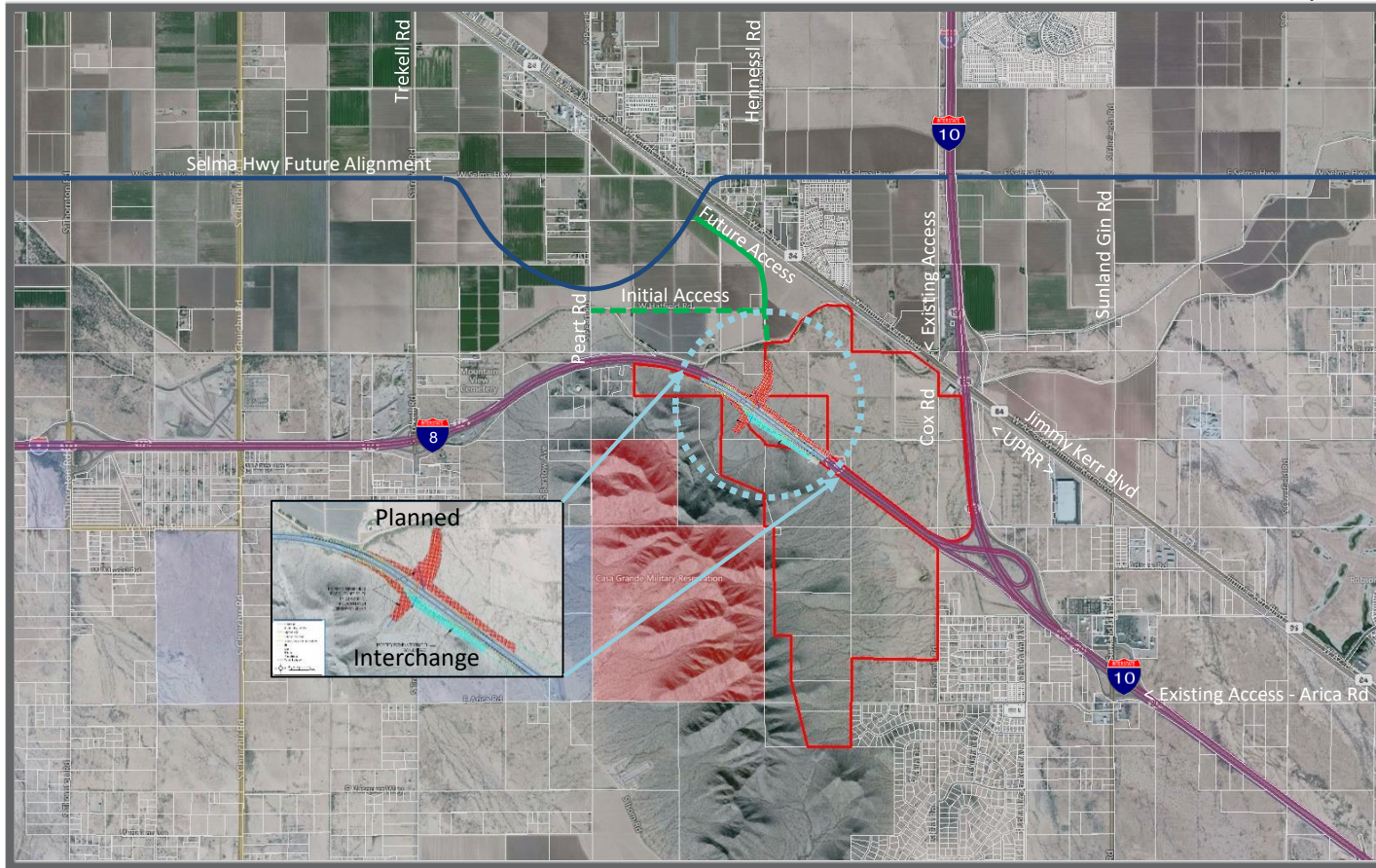
Water: Arizona Water Company
Well: 1,800 GPM (as registered with ADWR)
ADWR Analysis of Assured Water: 5,748 ac ft/year
Sewer: City of Casa Grande

Phone/Internet: Century Link/Cox Communications (Fiber Optics)
Electric: Arizona Public Service (Proposed Dedicated Substation Onsite)
Gas: Southwest Gas
City Trails: The city recently developed 18 miles of hiking, biking, and equestrian trails directly accessible from the southern 769 acres and from the north 550 acres through an I-8 pedestrian underpass.
Price: \$25,000/acre based on 1,209 net acres.

Centerpoint of the Southwest

Mixed-Use/Commerce Park

Access Roadway Map



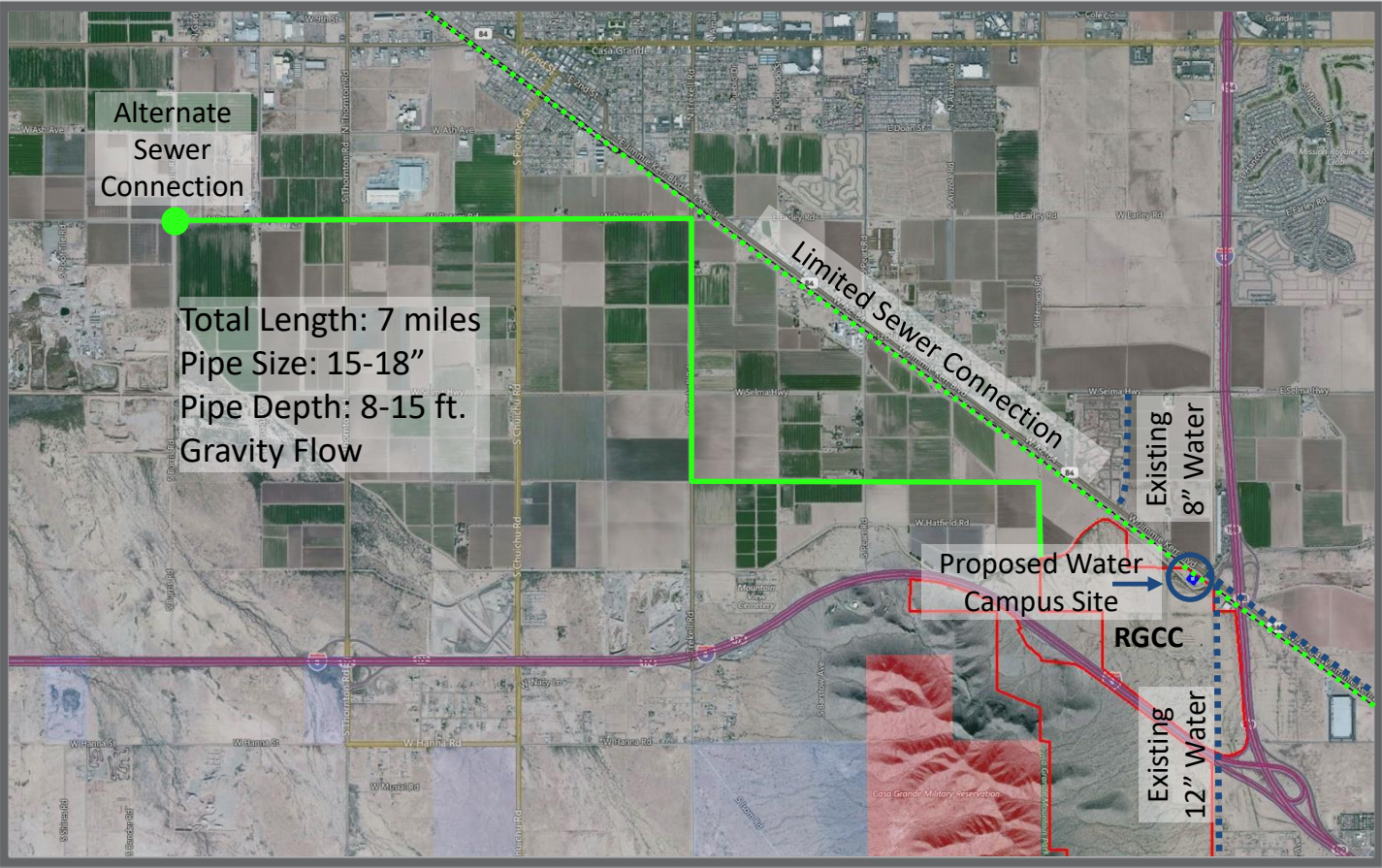
SELMA HIGHWAY

The realignment of Selma Highway is part of the city's 2030 Roadway Plan, which includes an overpass above the UPRR.

Planned Interchange Status: The combined Design Concept Report and Change of Access Report (Phase I) for a traffic interchange at I-8 & Hennessy Rd has been approved by ADOT and FHWA. In addition to the proposed Hennessy interchange and a planned roadway to Peart Rd, access is also available off Jimmy Kerr Blvd on Cox Rd servicing the north property and off Sunland Gin Rd on Arica Rd for the south property.

Centerpoint of the Southwest

Offsite Wet Utility Map

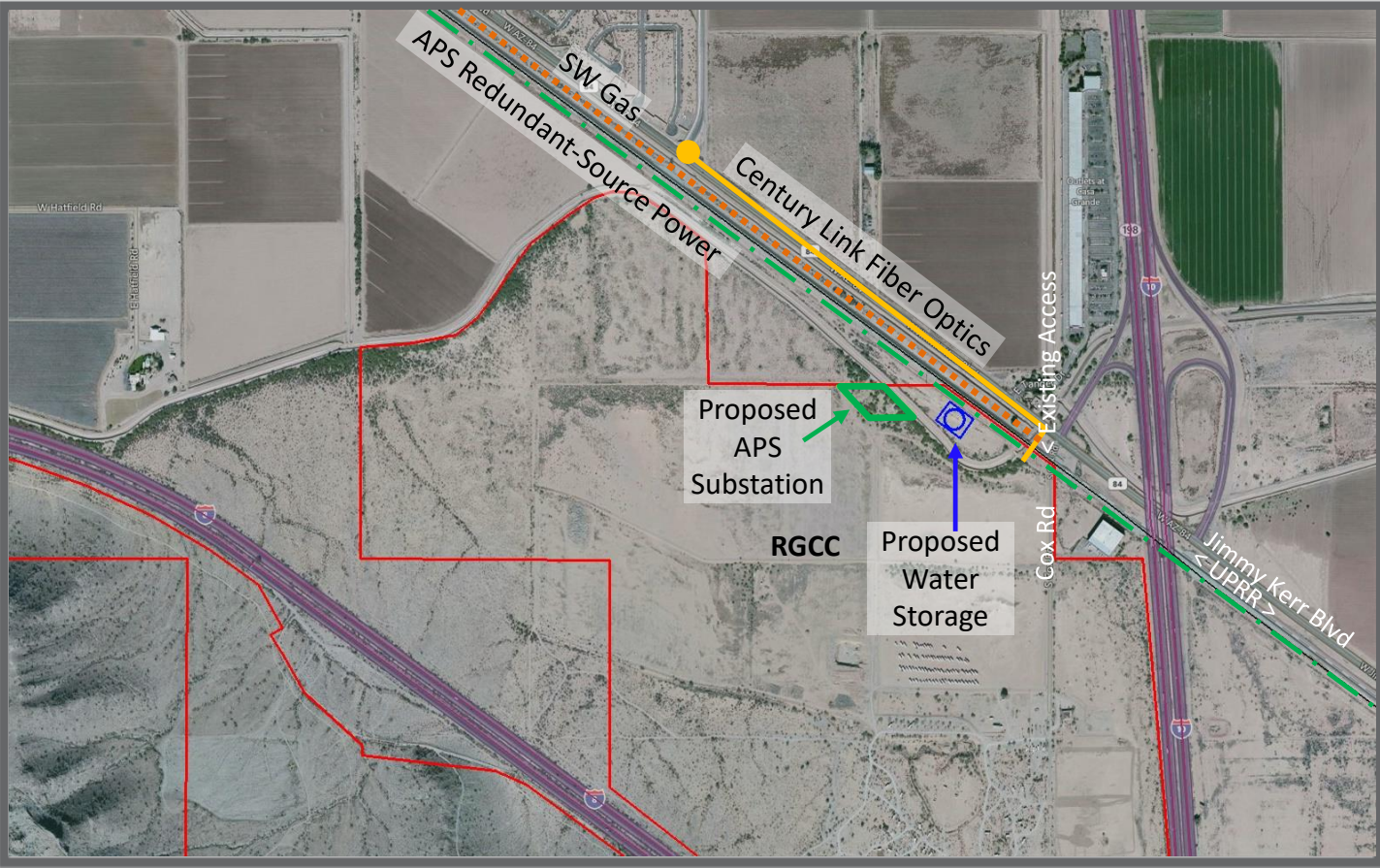


Sewer: City of Casa Grande – Limited connection located in Jimmy Kerr Blvd. City has approved a package plant on site or an alternate connection located seven miles west.

Water: Arizona Water Company – Connection and loop located in Jimmy Kerr Blvd.
Proposed Water Campus site located at north property boundary.

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Offsite Dry Utility Map

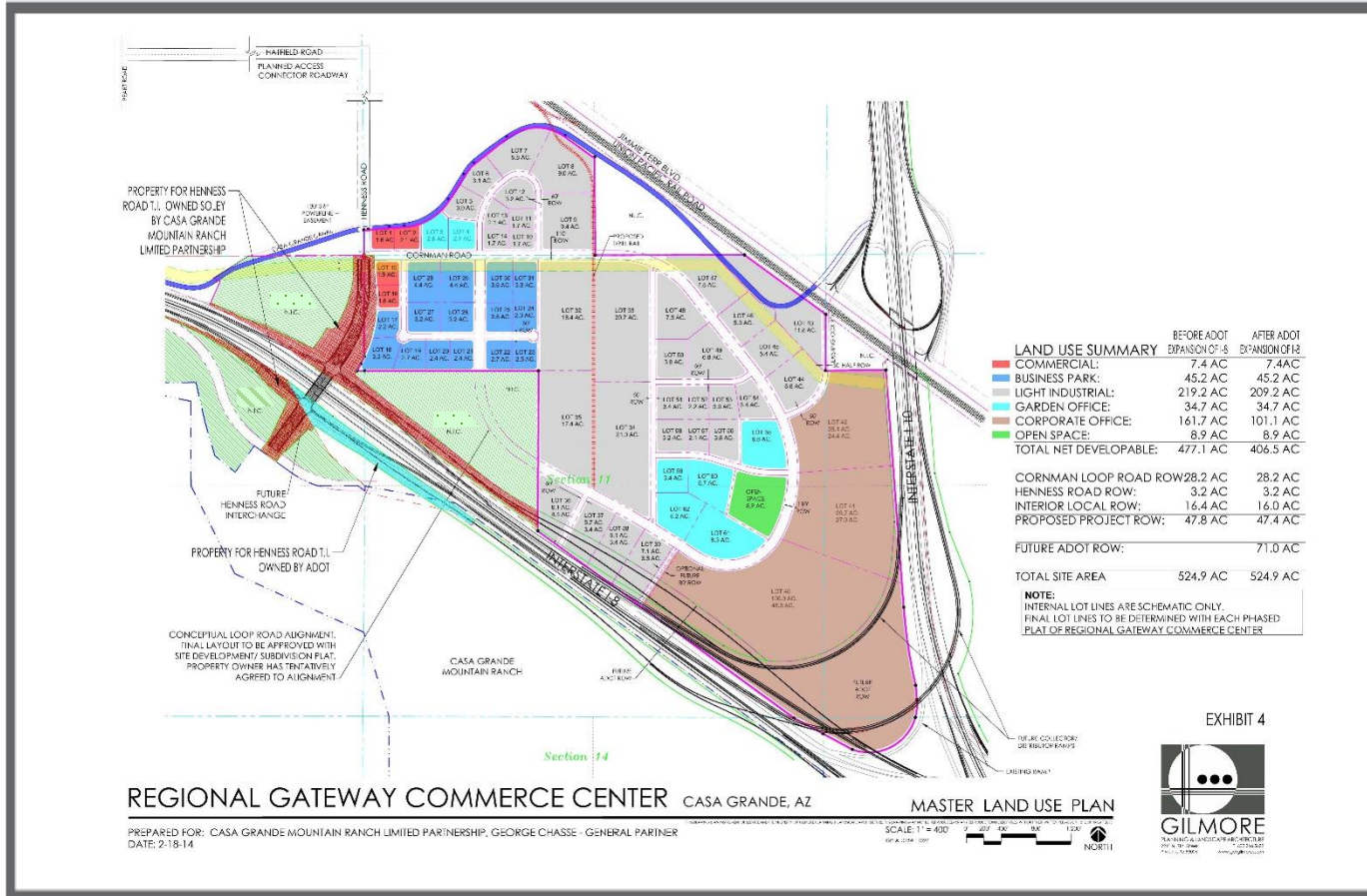


- Electric:** Arizona Public Service – 7 Megawatt capacity from redundant power sources possible within 12 months
20+ Megawatts upon substation completion possible within 14 – 15 months
- Natural Gas:** Southwest Gas – located 1.5 miles northwest. Service for most industrial uses.
Onsite Completion possible within 14 months.
- Phone/Cable:** Century Link – Latest fiber optic technology. Connection located 0.7 miles northwest.
Onsite Completion possible within 14 months.

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Mixed-Use/Commerce Park

Regional Gateway Commerce Center Master Land Use Plan – Previous Zoning



CITY APPROVED:
 March 11, 2014

OUT-PARCELS (LT. GREEN)
 Not a part of this offering.
 Information available
 through broker.

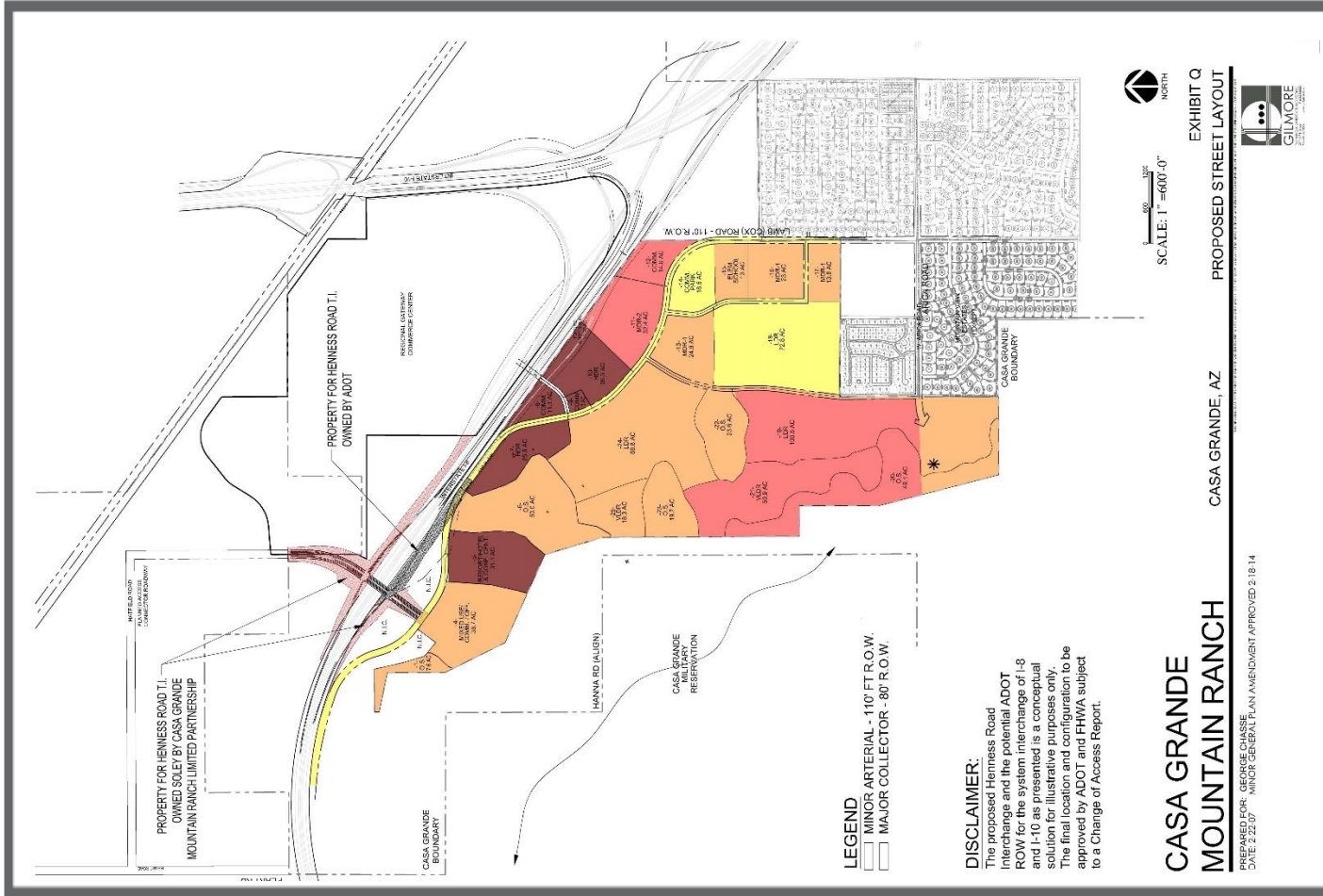
ZONING REINSTATEMENT
 Zoning can be reinstated in
 approximately 4 months
 through a city fast track
 program.

The information contained herein is based on information and/or assumptions derived from reliable sources. Strategic Assets Group, LLC and its agents has no reason to doubt the information, but accepts no responsibility for its accuracy, validity, or any person's actions based on this information. Projections, opinions, assumptions, or estimates used, if any, are for example purposes only and do not represent the current or future performance of a property. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, modification, or complete or partial withdrawal.

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Casa Grande Mountain Ranch Master Land Use Plan – Previous Zoning



CITY APPROVED:
March 11, 2014

RESORT SITE
A 31 acre resort site located at the north foothills of Casa Grande Mountain is identified in the approved CGMR PAD.

ZONING REINSTATEMENT
Zoning can be reinstated in approximately 4 months through a city fast track program.

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