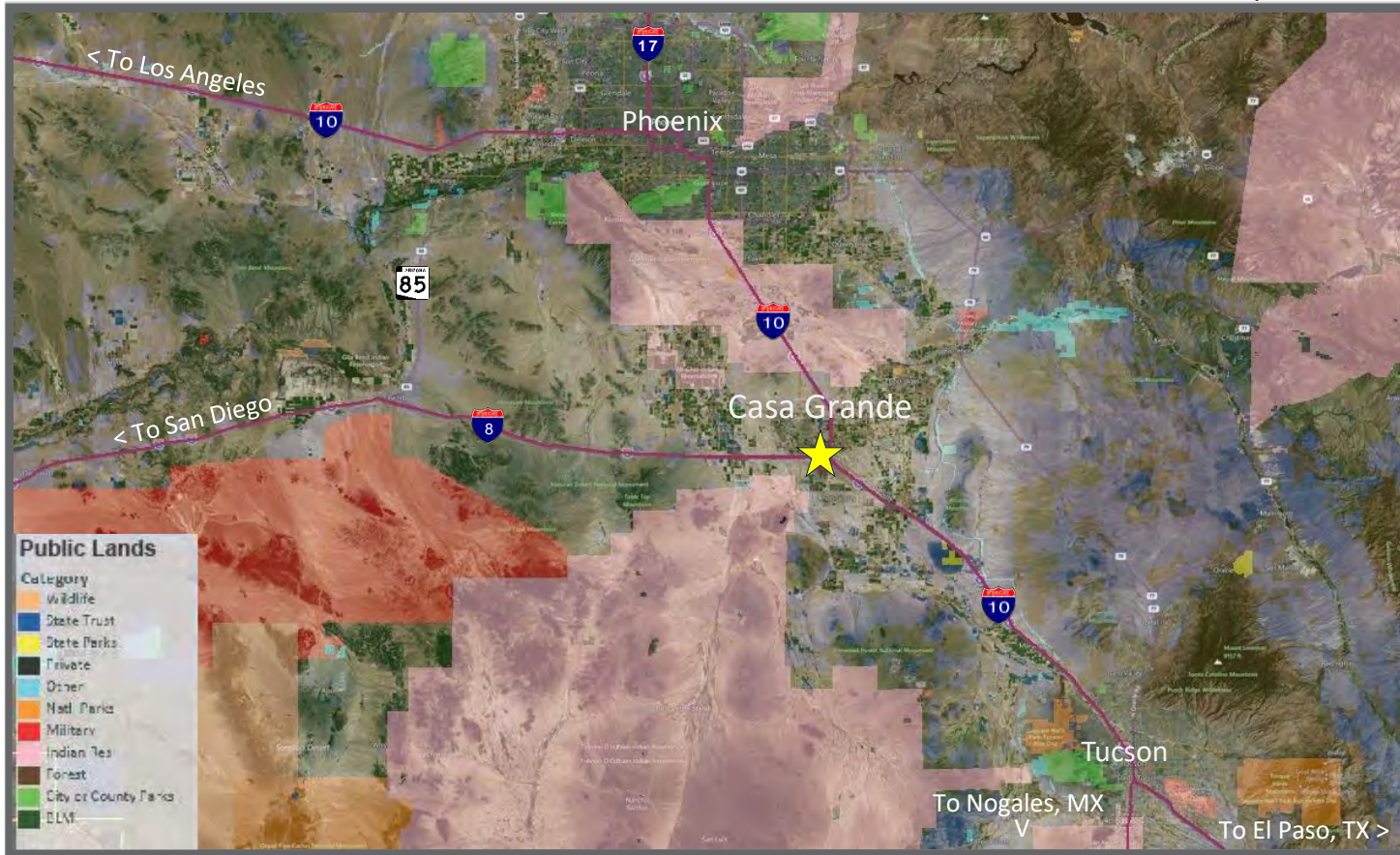


Centerpoint of the Southwest

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

1,310± Gross Acres

MPC/PAD – Casa Grande, AZ

**Zoning to be reinstated:
Residential, Retail, Office, Resort/Hotel,
and Light Industrial with Rail**



Michael Chasse

Marketing Specialist

Office: 480-664-8833

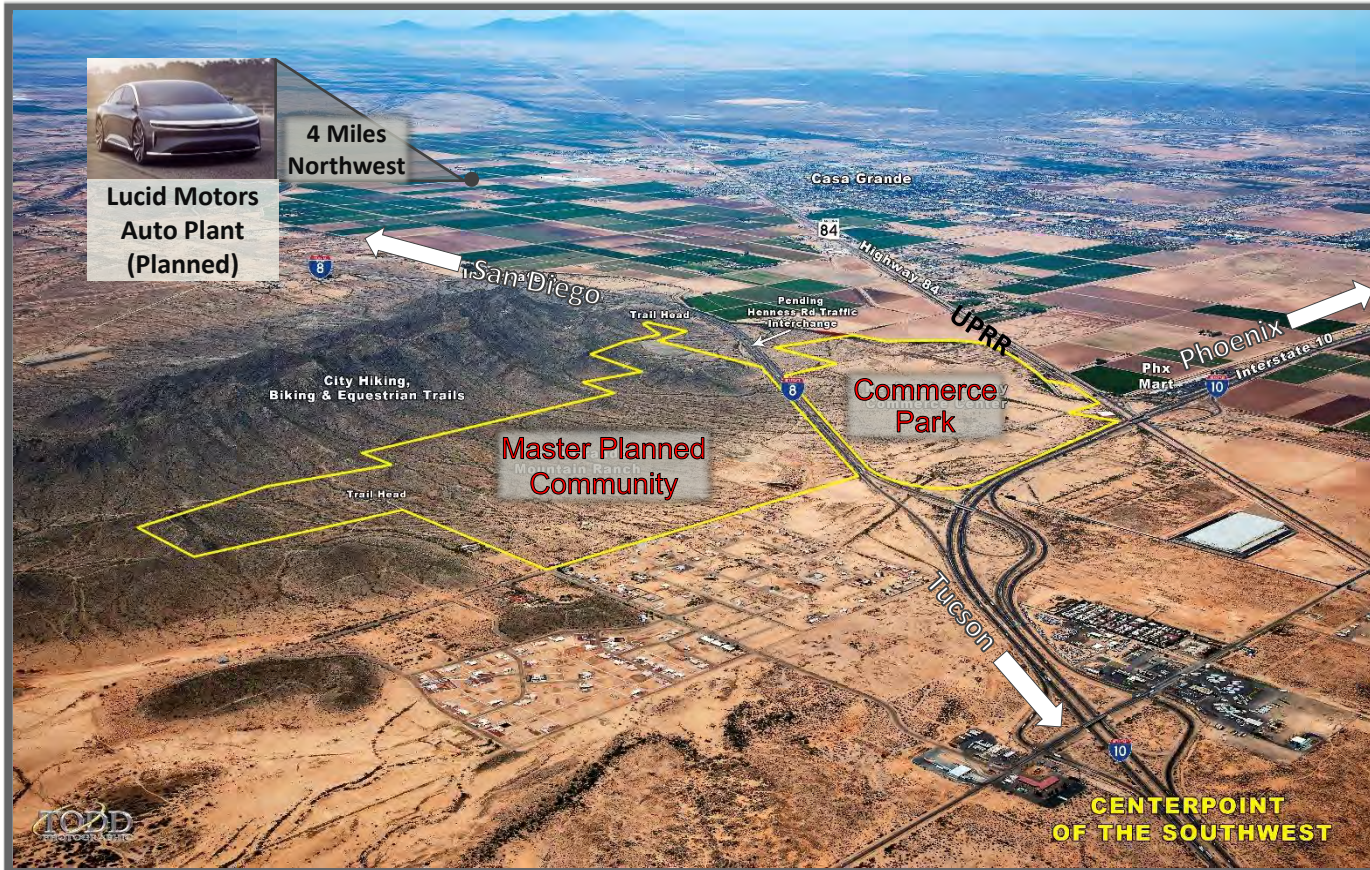
Cell: 602-300-8202

E-mail: mchasse@strategicassetsgroup.com

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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

RAIL TRAFFIC

The Sunset Route runs adjacent to the north parcel for Union Pacific and Amtrak. Drill tracks were previously approved on the property.

OPPORTUNITY ZONE

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

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

Acreage: Gross: 1,310± acres (N: 552.7 ac, S: 768.2 ac)

Less: 110± acres (Future ADOT Dedicated Acres)

Net: 1,200± 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 to reinstate mixed uses for:

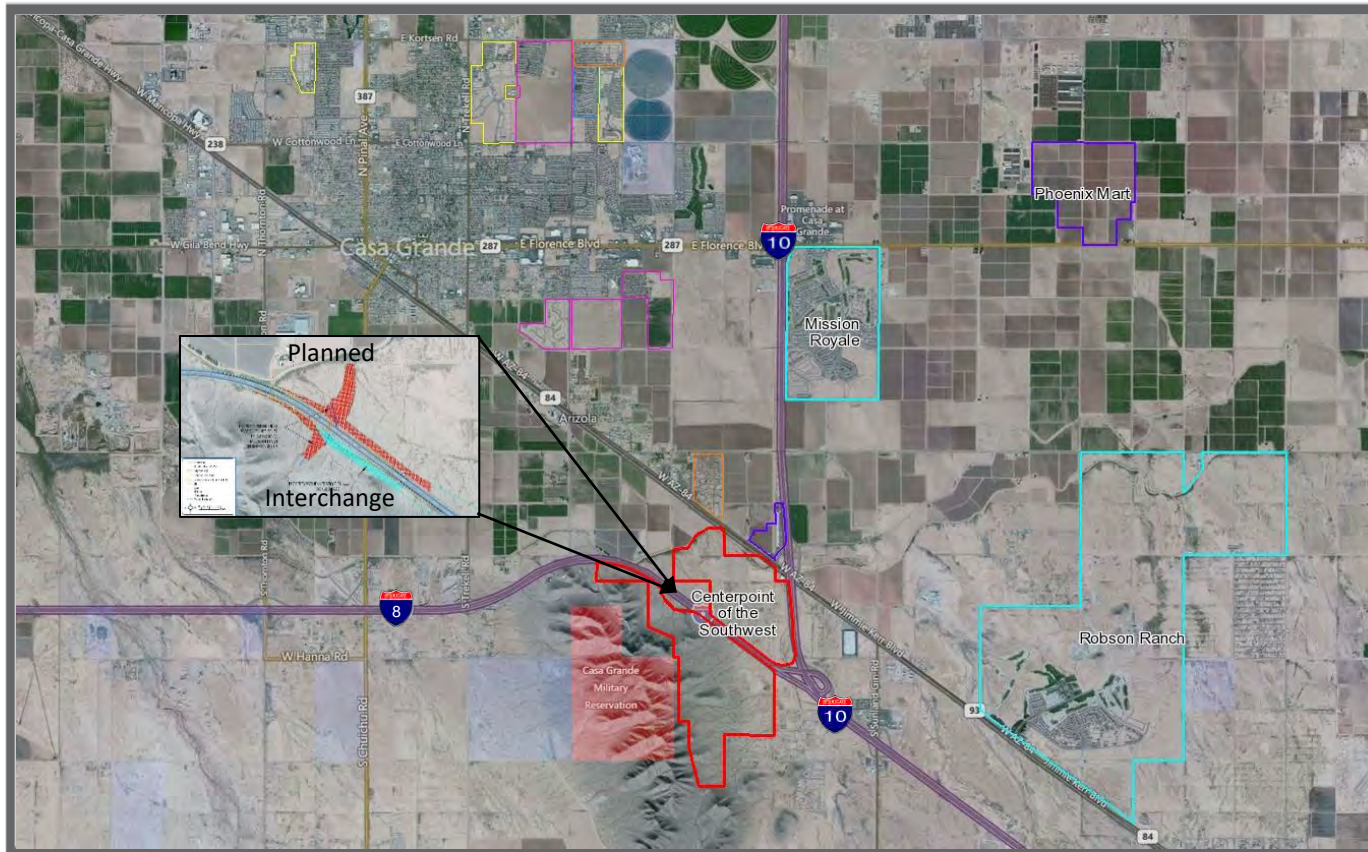
N. Parcel – Commercial/Business Park/10-story Corporate Office/Garden Office/Office-Light Industrial with UPRR rail access approved.

S. Parcel – Hotel-Resort/Commercial/Retail/Mixed-Use Office/Low, Med and High Density Residential over 2,500 units/Elementary School.

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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."

Lucid Motors has completed Phase I improvements and is under construction for Phase II for their all-electric auto plant in Casa Grande.

Nikola Motors construction is underway on 400 acres for their hydrogen/electric truck manufacturing plant.

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

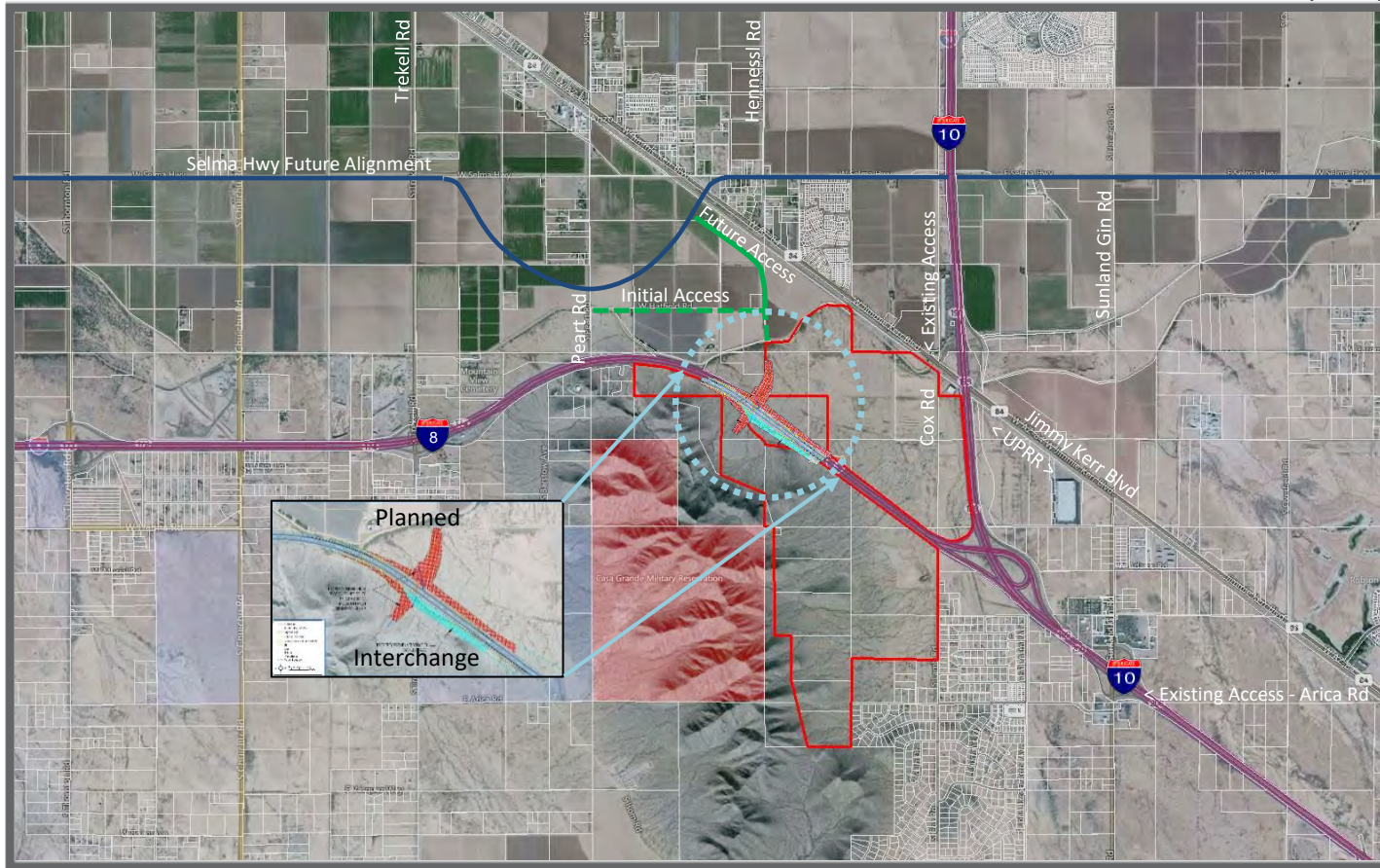
City Trails: The city recently developed 18 miles of hiking, biking, and equestrian trails directly accessible from the southern 768.2 acres and from the north 552.7 acres through an I-8 pedestrian underpass.

Price: \$45,000/acre for north Commerce Park, or \$29,500/ac for all 1,200 net acres.

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Mixed-Use/Commerce Park

Access Roadway Map



SELMA HIGHWAY

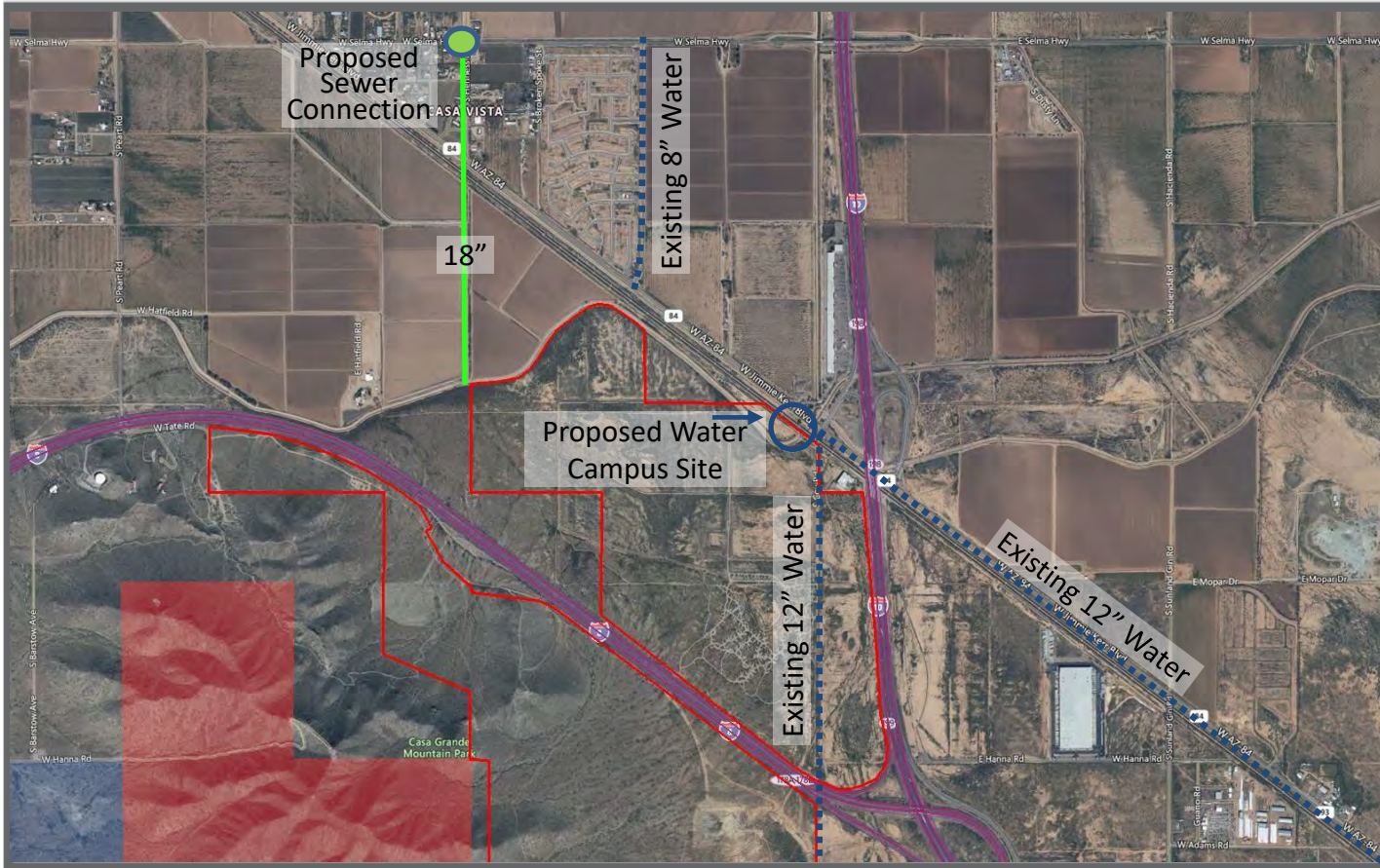
The realignment of Selma Highway is part of the city's 2030 Roadway Plan, which includes an overpass above the UPRR.

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.

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Mixed-Use/Commerce Park

Offsite Wet Utility Map

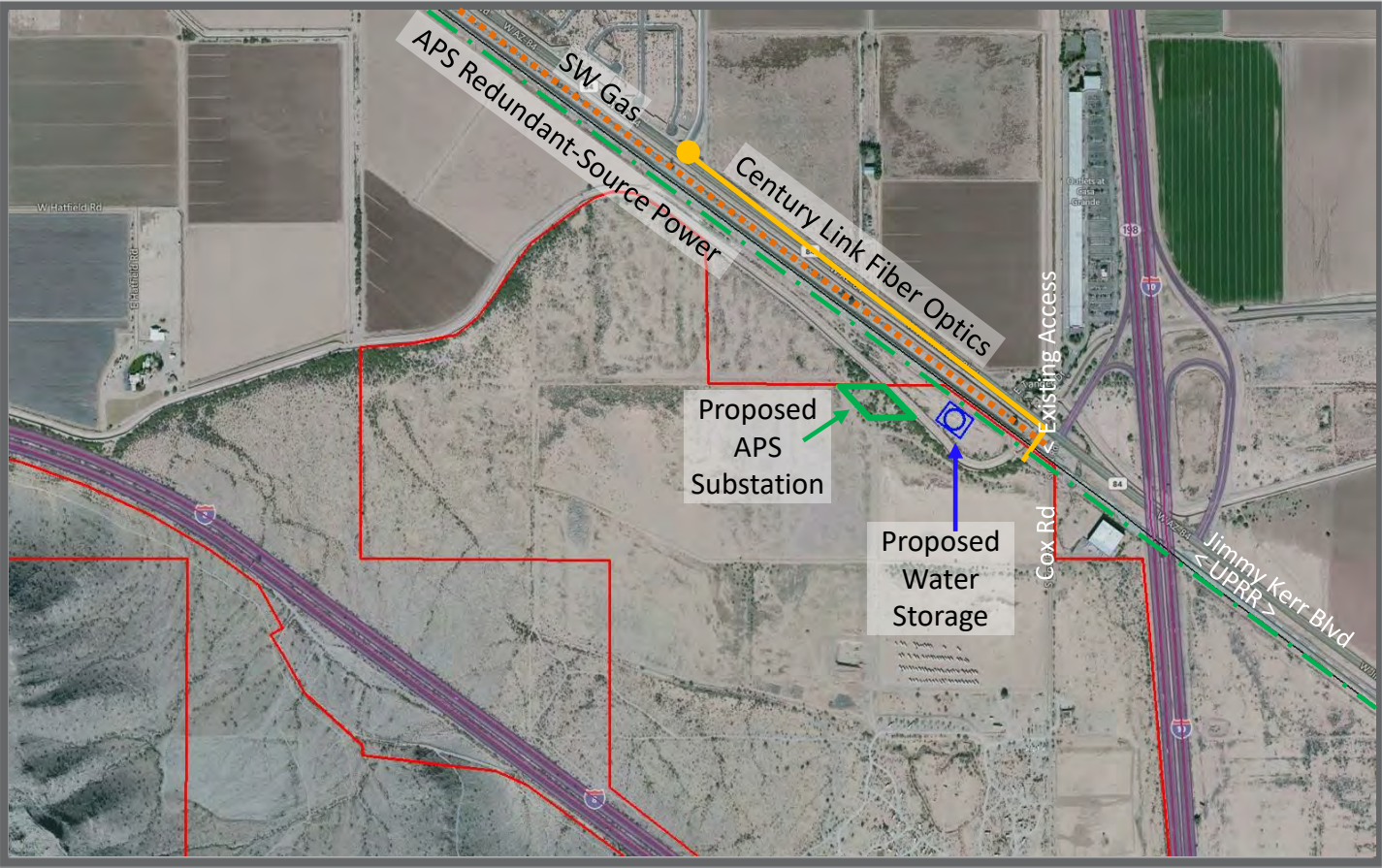


Sewer: City of Casa Grande – Connection at Henness & Selma Highway is approximately 1 mile away. Any upsizing cost above the needs of the project is typically funded by the City.

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 18 – 20 months

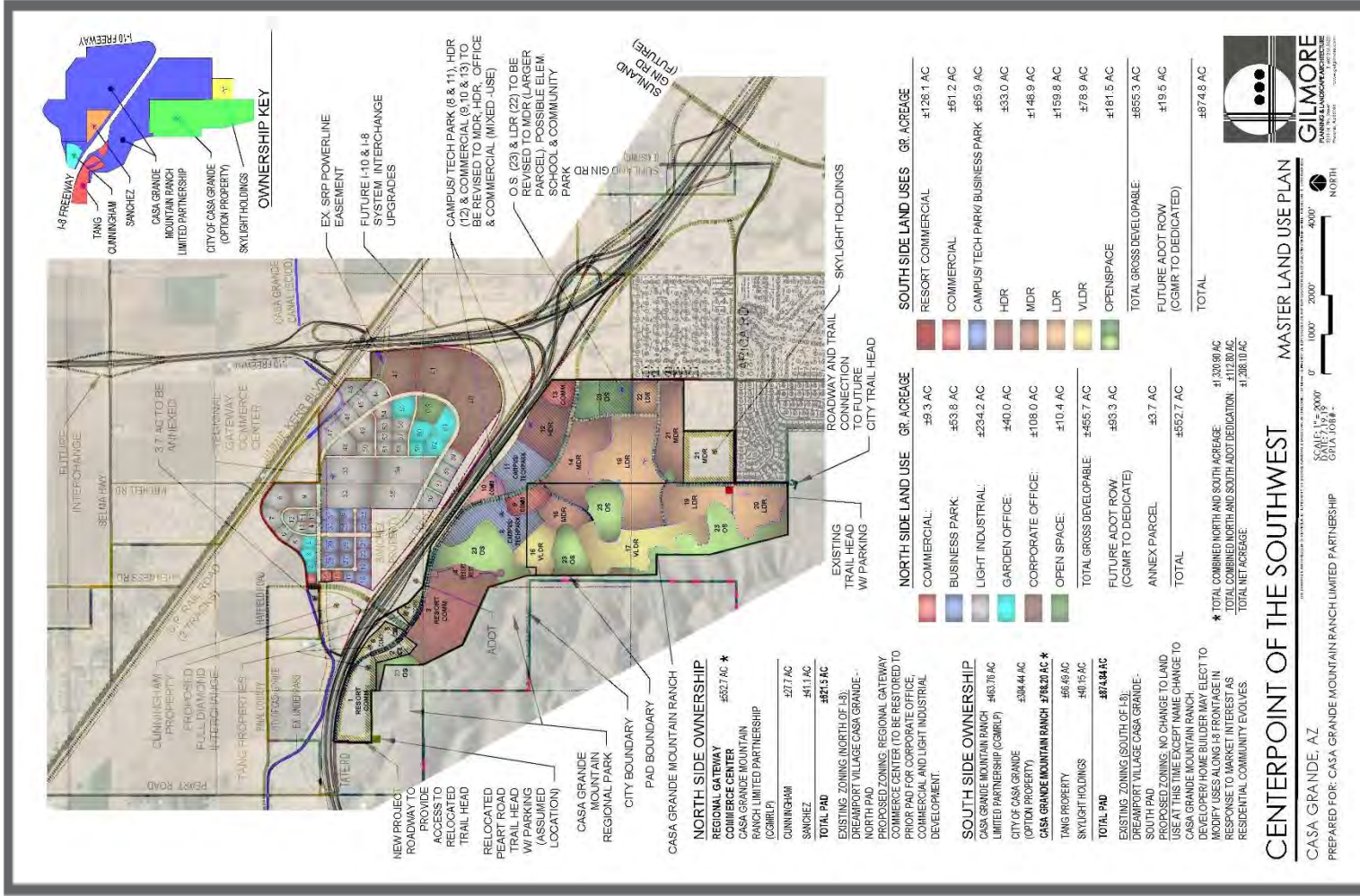
Natural Gas: Southwest Gas – located 1.5 miles northwest. Service for most industrial uses.
Onsite Completion possible within 14 months.

Phone/Cable: Century Link – Latest fiber optic technology. Connection located 0.7 miles northwest.
Onsite Completion possible within 14 months.

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Master Land Use Plan – Revised Zoning



For additional information and map downloads, visit the property website at: www.centerpointsw.com.

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