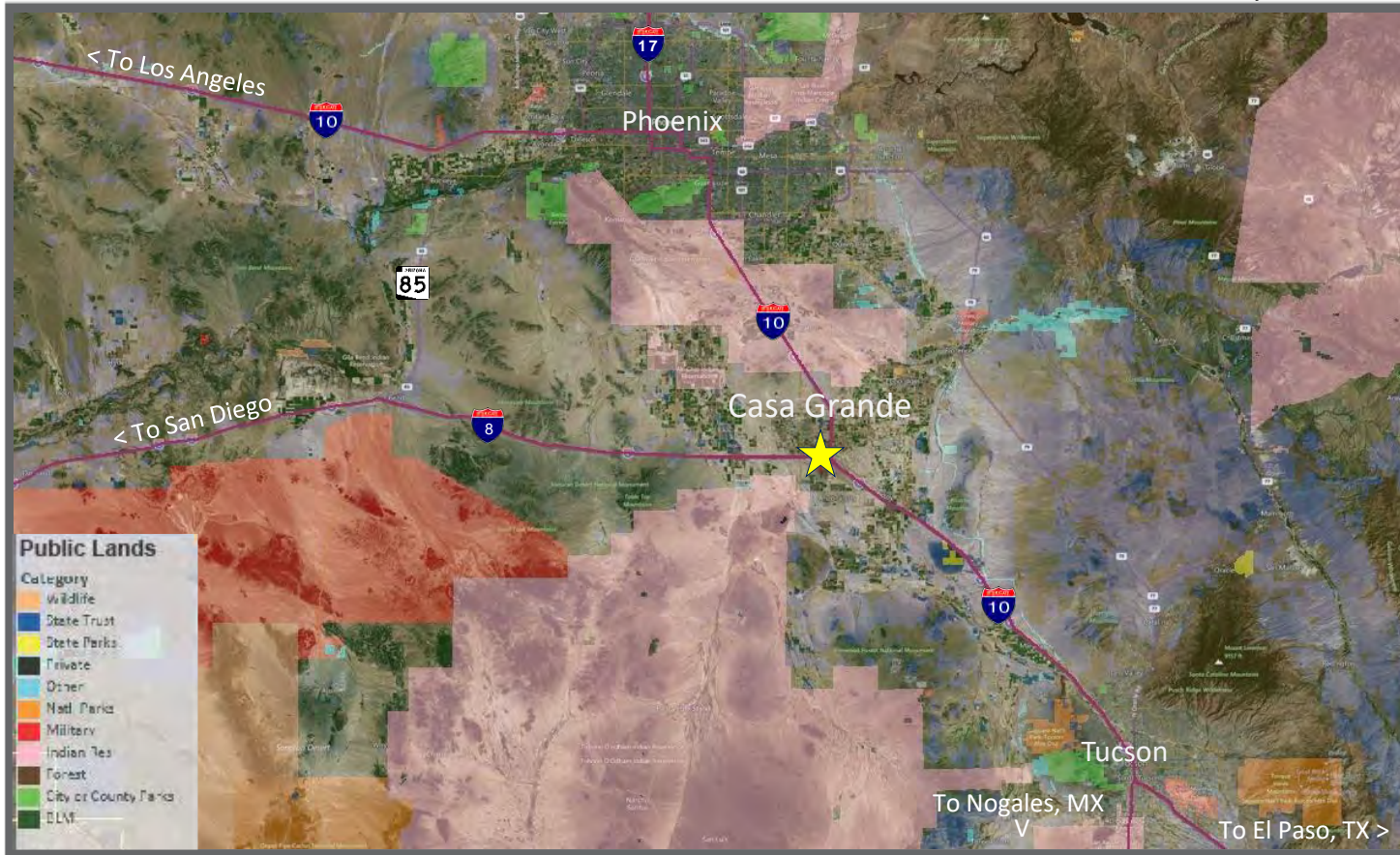


Centerpoint of the Southwest

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

**Zoning: Casa Grande, AZ
Master Planned Community – Residential
Planned Area Development –
Entertainment Resort or Commerce**



Michael Chasse

Marketing Specialist

Office: 480-664-8833

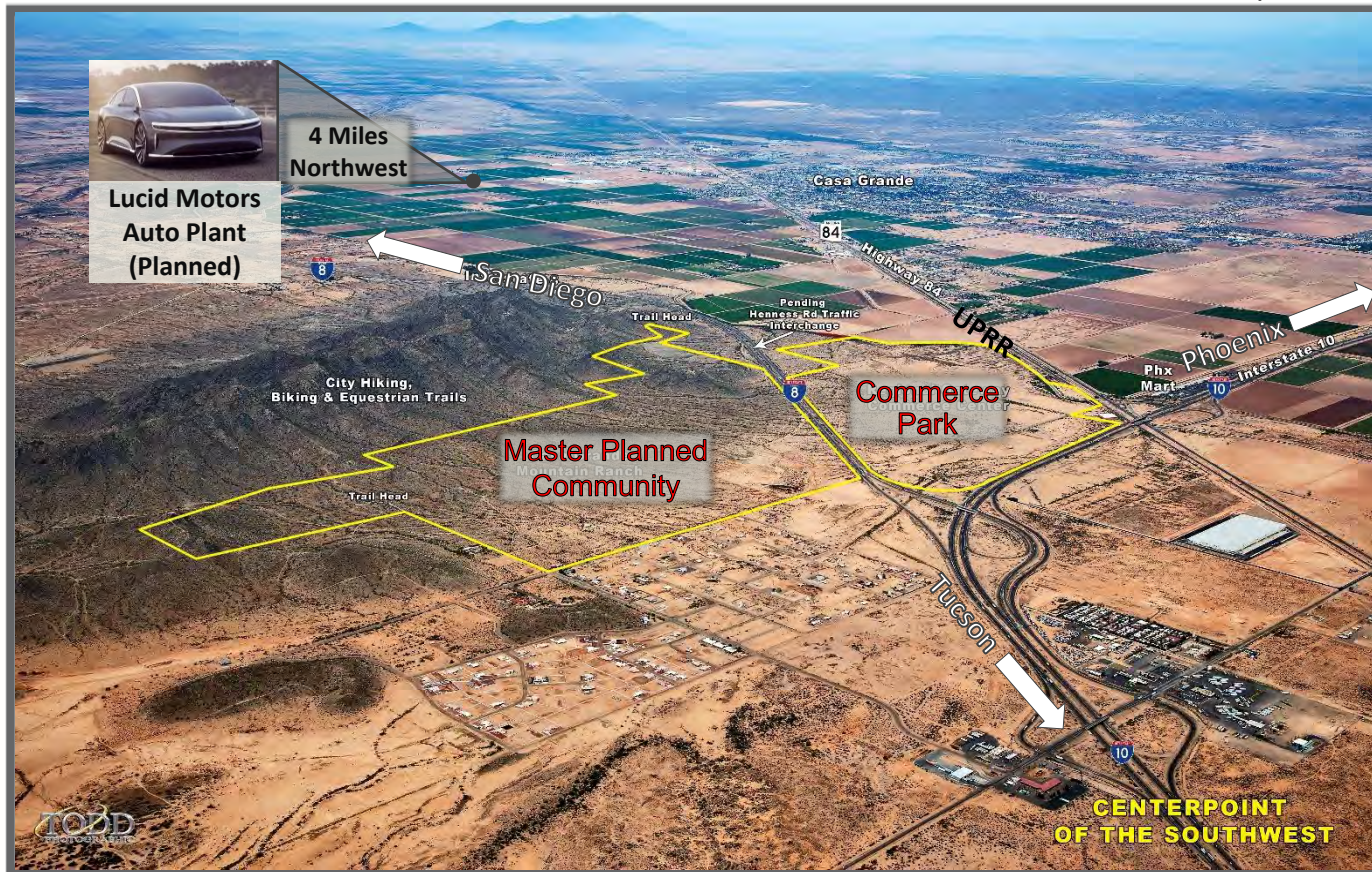
Cell: 602-300-8202

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 Union Pacific Sunset Route runs adjacent to the north parcel for commerce 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.

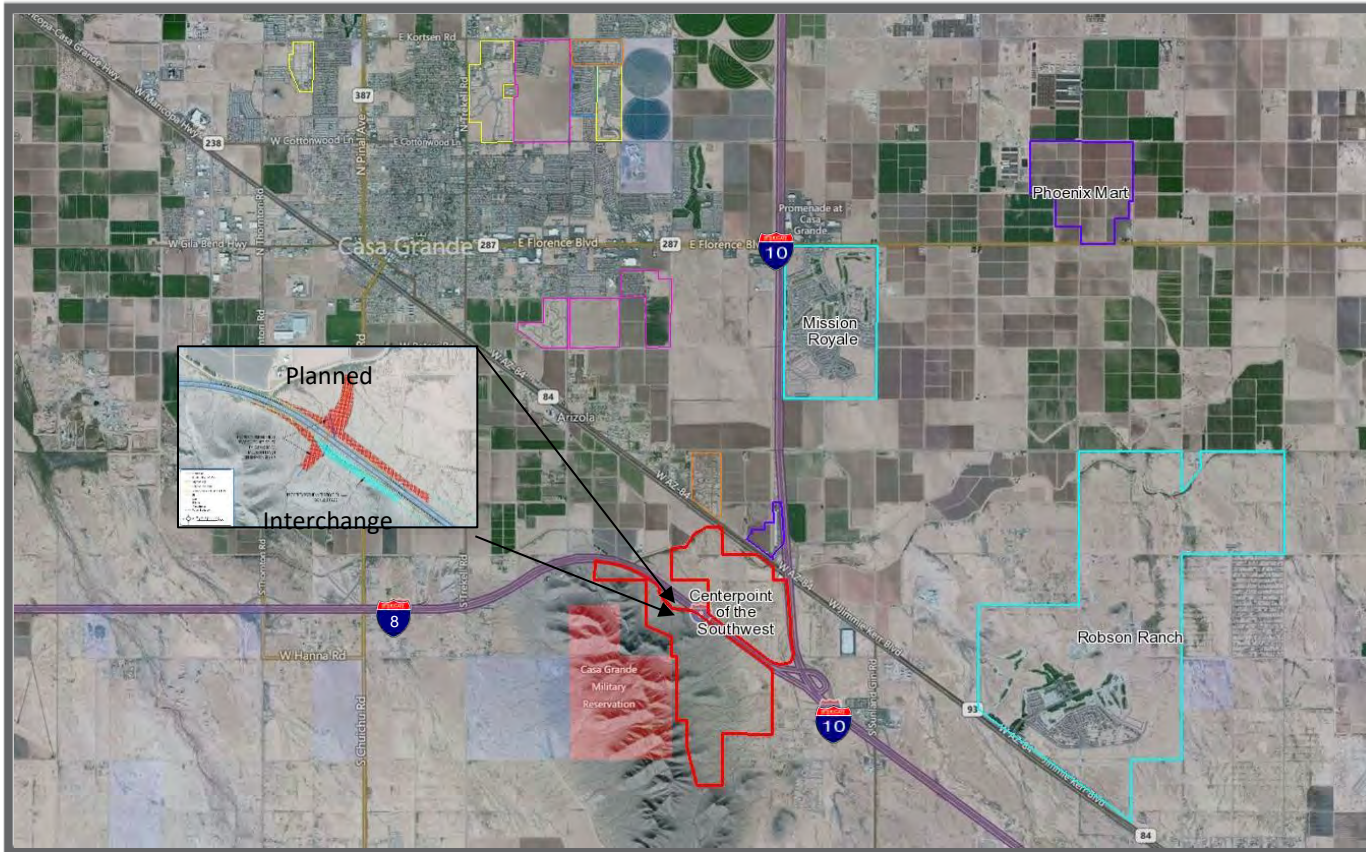
Zoning: MPC/PAD, City of Casa Grande:

N. Parcel – Entertainment Resort/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

Lucid Motors Advance Manufacturing Plant (AMP) is complete with 3.85 million square feet under roof for their all-electric auto plant in Casa Grande.

Kohler constructed a 1 million sq ft facility to manufacture its products.

Solvay and Chang Chung provide semiconductor supply chain to Taiwan Semiconductor and Intel in Phoenix area.

Proctor & Gamble and Nikola Motors have each purchased 400-acre sites for manufacturing operations.

Water: Arizona Water Company

Onsite Well: 1,800 GPM (as registered with ADWR, circa 1946)

ADWR Analysis of

Assured Water: 5,748 ac ft/year (renewal application submitted)

Sewer: City of Casa Grande

Gas: Southwest Gas

Phone/Internet: Cox Communications/Century Link (Fiber Optics)

Electric: Arizona Public Service (Proposed Dedicated Substation Onsite)

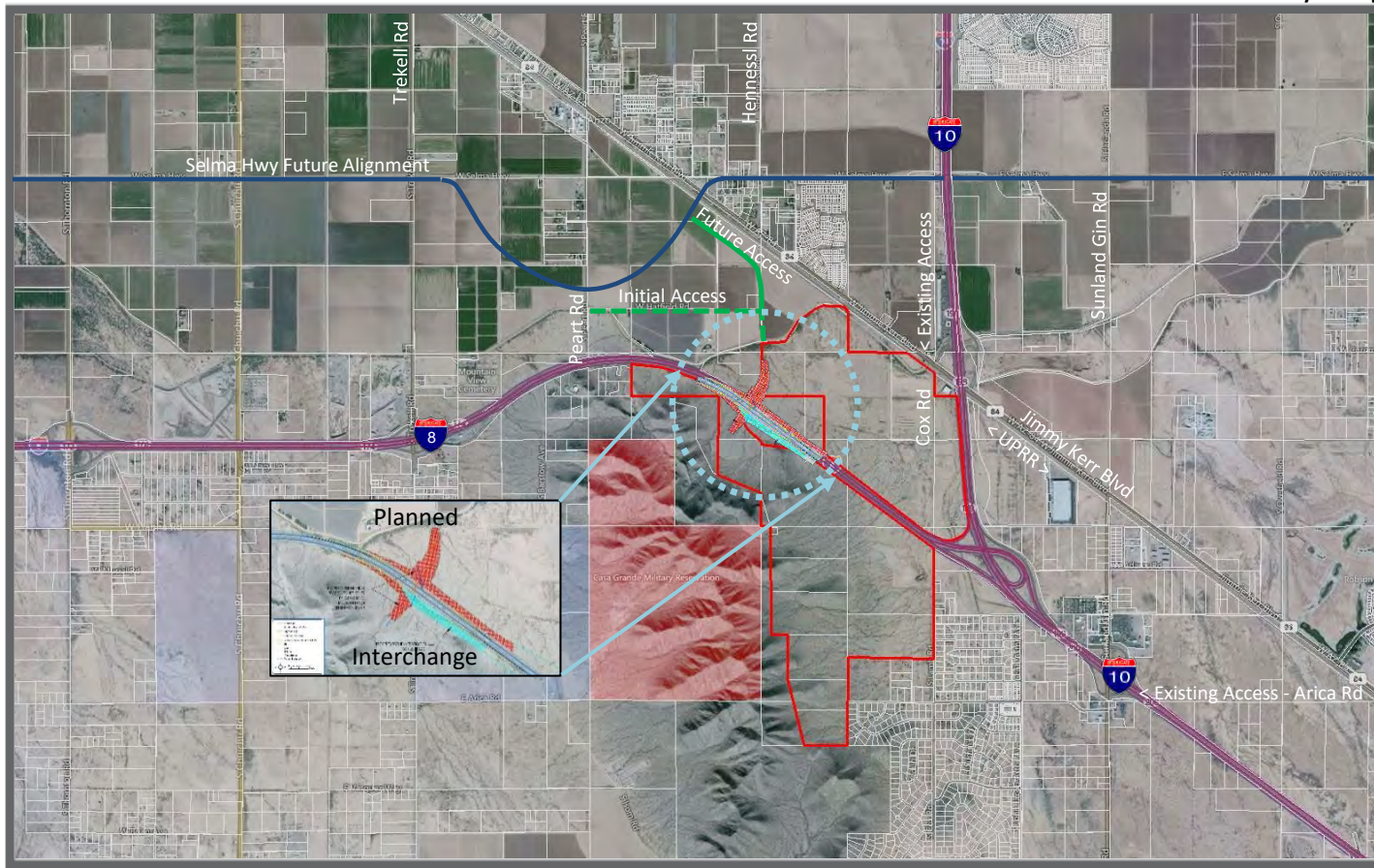
Price: \$29,500/acre for all 1,200 net acres, or \$45,000/acre for Commerce & Business land use north of I-8 (460 acres), or \$35,000/acre for C&B land use on north and south sides of I-8 (820 acres).

Comments: The City has expressed support for Community Facilities District or Revitalization District infrastructure funding.

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Access Roadway Map



SELMA HIGHWAY

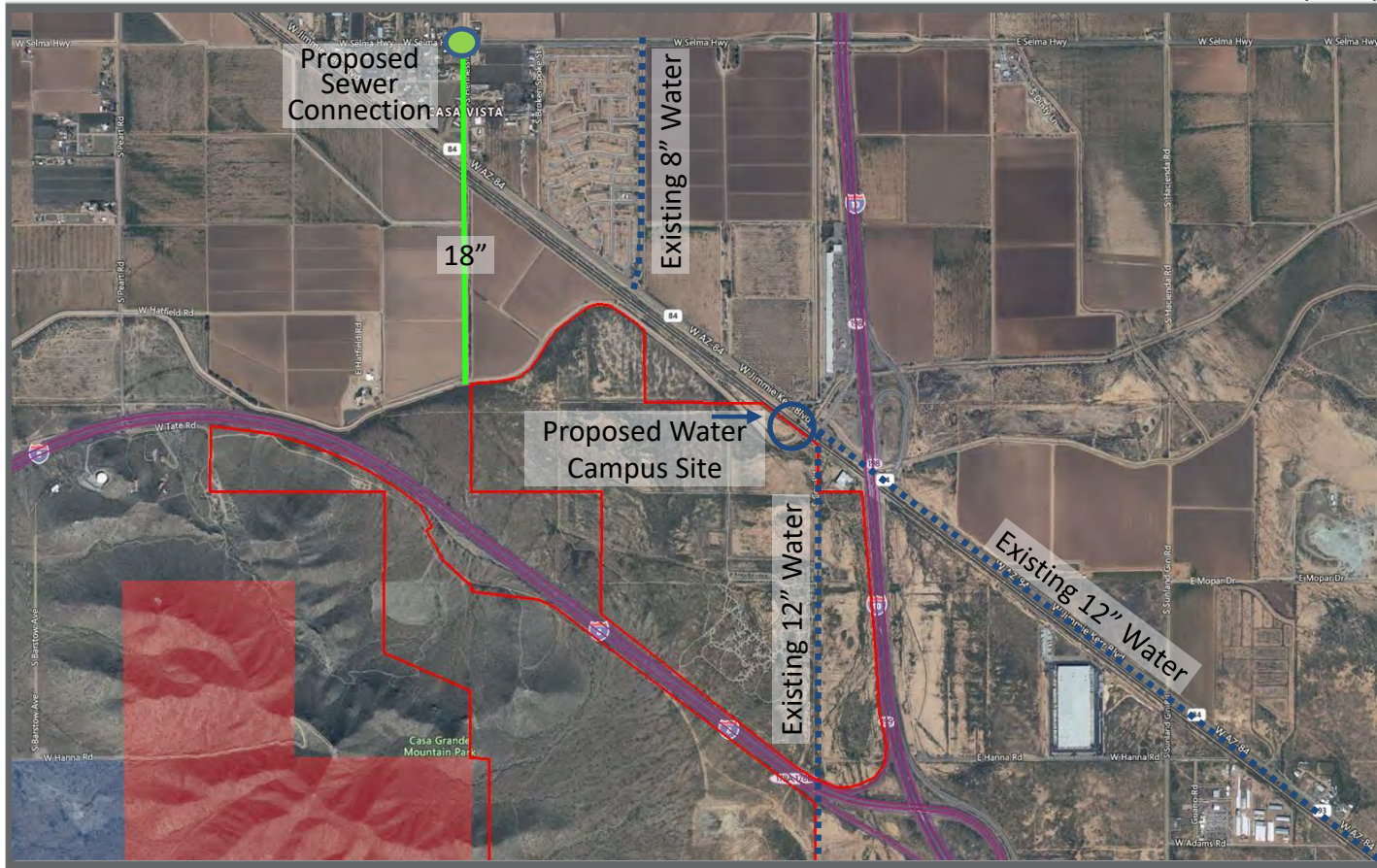
The realignment of Selma Highway is part of the city's 2030 Roadway Plan, which includes an overpass above the UPRR.

Planned Interchange Status: The combined Design Concept Report and Change of Access Report (Phase I) for a traffic interchange at I-8 & Henness Rd has been approved by ADOT and FHWA. In addition to the proposed Henness 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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Offsite Wet Utility Map



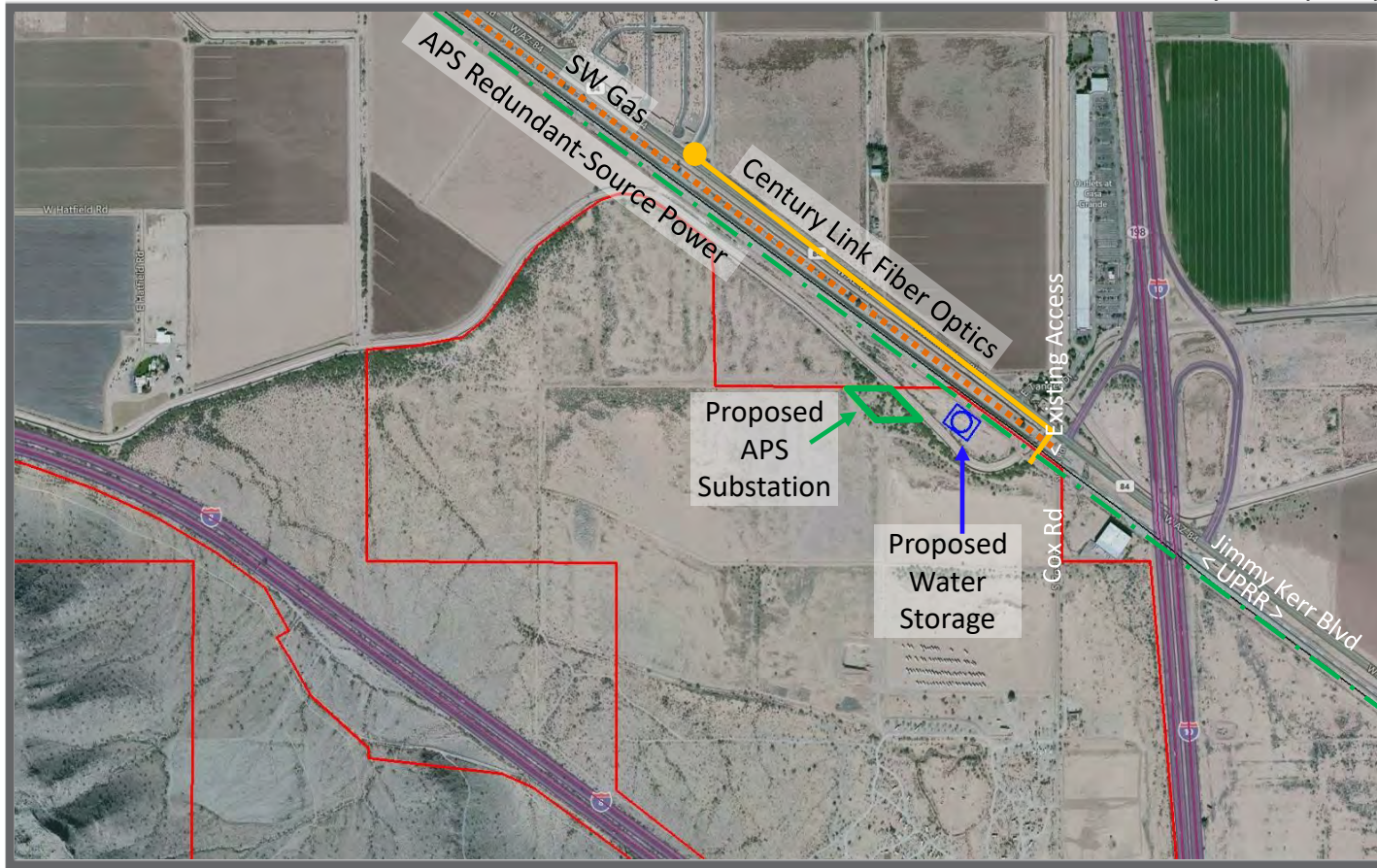
Sewer: City of Casa Grande – Connection at Henness & Selma Highway is approximately 1 mile away. Any upsizing cost above the needs of the project is typically funded by the City.

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

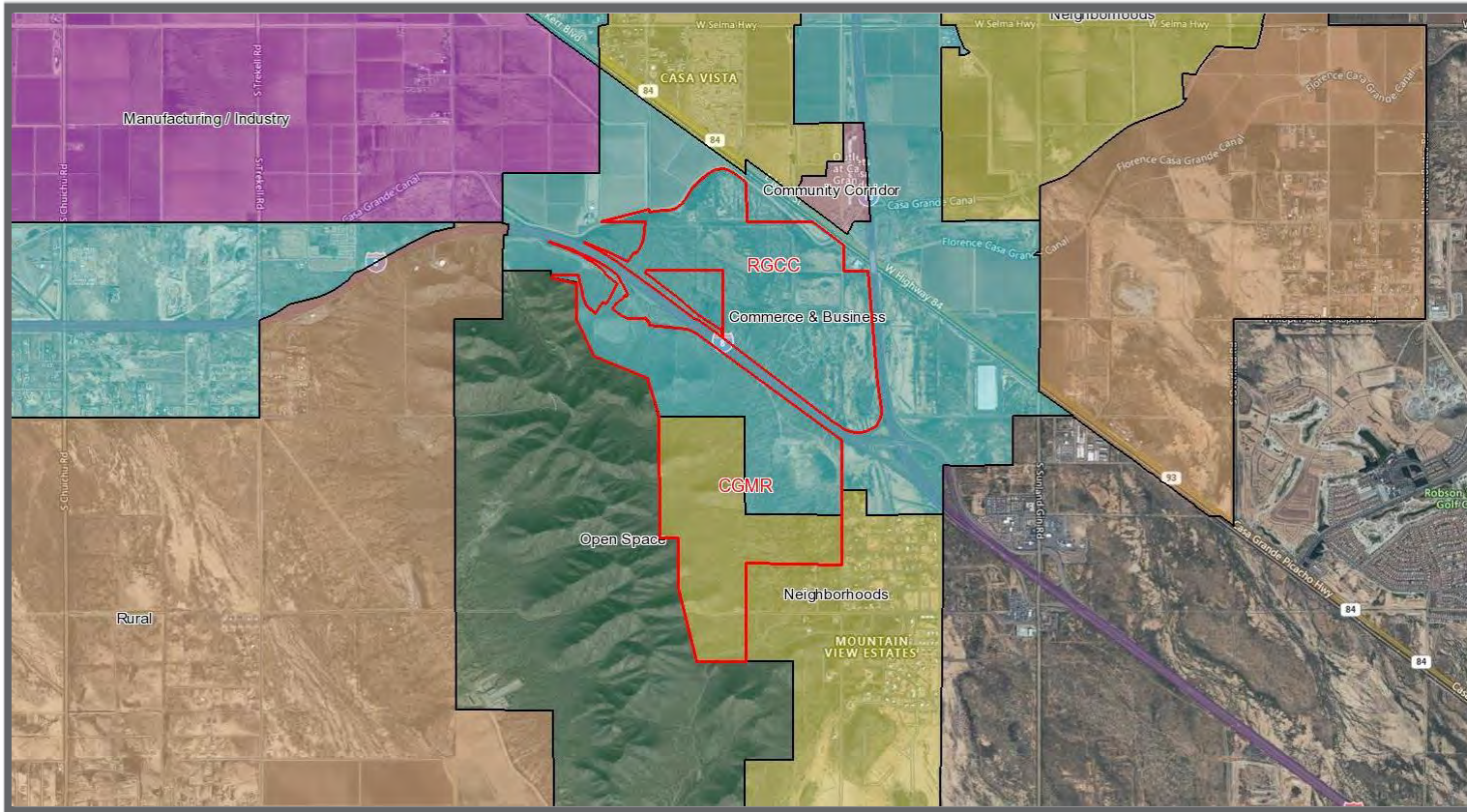
Natural Gas: Southwest Gas – Service for most industrial uses. Connection located 1.5 miles northwest.
Onsite completion under UPRR possible within 14 months.

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

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2030 General Plan



Approx 360 acres south of I-8 is designated Commerce & Business G.P. and in an Opportunity Zone.

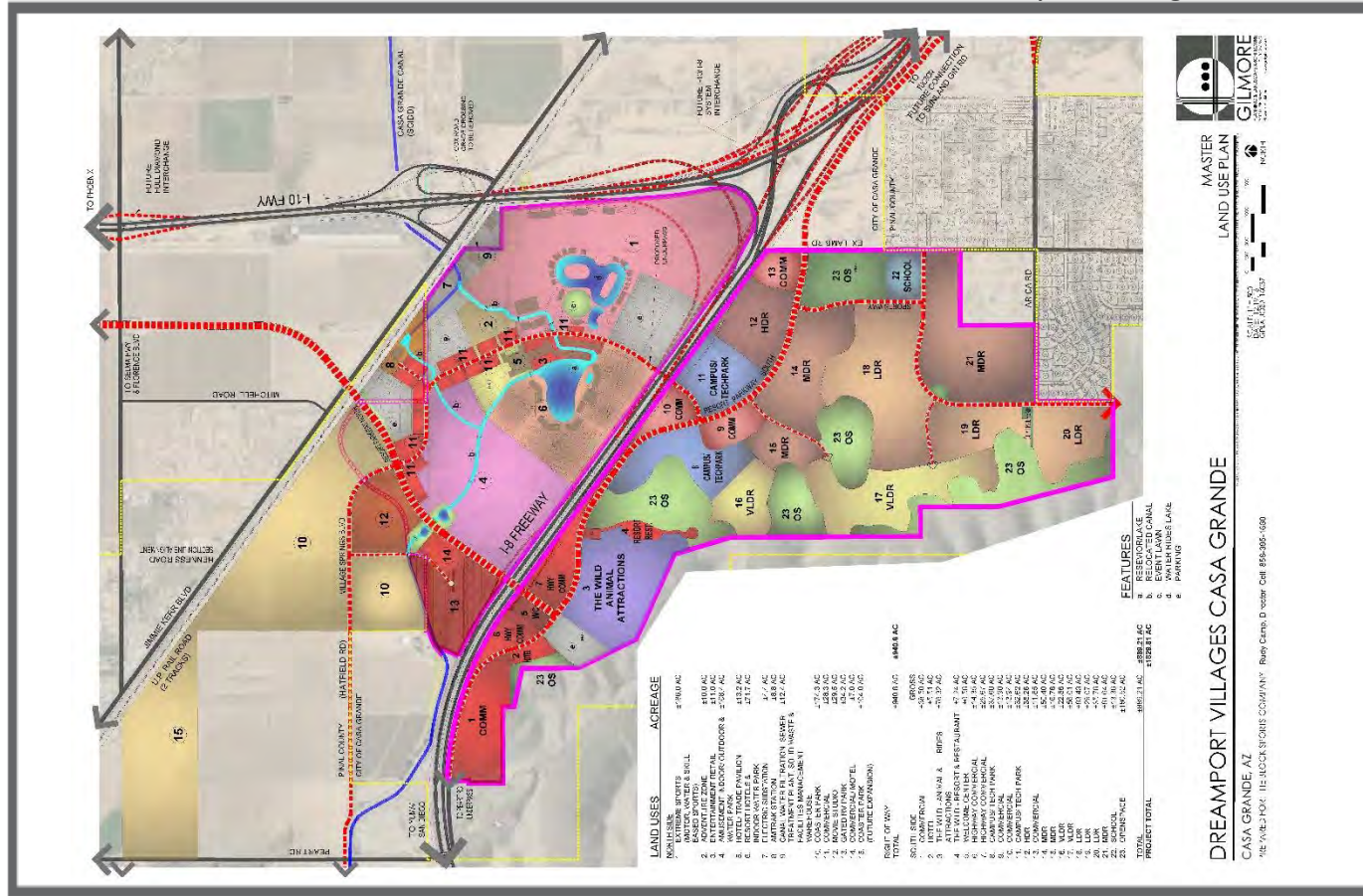
For additional information and map downloads, visit the property website at: www.centerpointsw.com.

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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Mixed-Use MPC

Previous Buyer Zoning – north of I-8



CITY APPROVED:
October 5, 2017

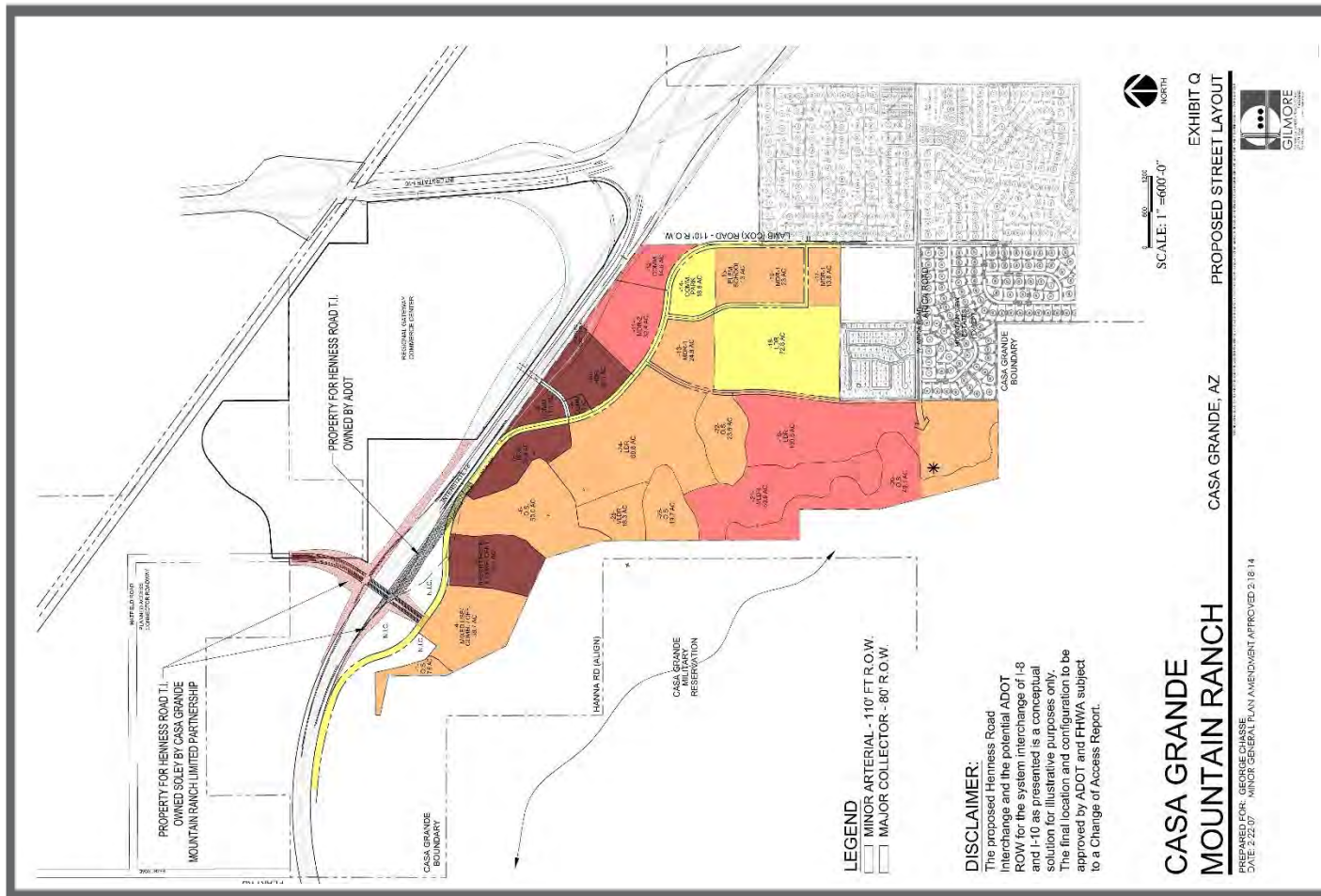
OUT-PARCELS
There are five parcels totaling approximately 136 acres within this PAD that is owned by other parties, but are interested in selling to the overall developer and/or buyer. Information available through broker.

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Casa Grande Mountain Ranch Master Land Use Plan – Current 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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Master Land Use Plan – Previous Zoning



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