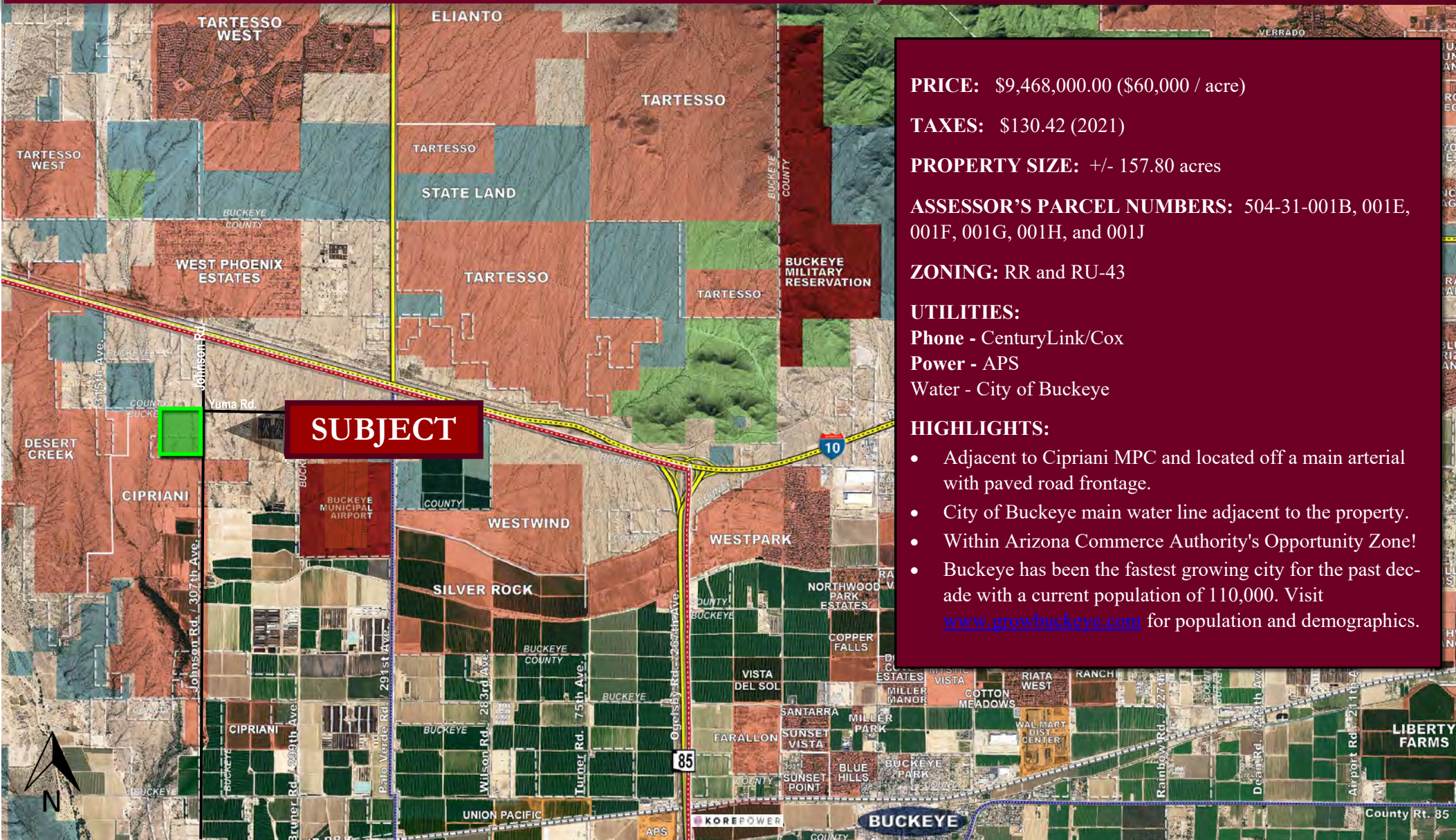


JOHNSON ROAD & YUMA ROAD

BUCKEYE, ARIZONA

**ARIZONA COMMERCE AUTHORITY
OPPORTUNITY ZONE**



PRICE: \$9,468,000.00 (\$60,000 / acre)

TAXES: \$130.42 (2021)

PROPERTY SIZE: +/- 157.80 acres

ASSESSOR'S PARCEL NUMBERS: 504-31-001B, 001E, 001F, 001G, 001H, and 001J

ZONING: RR and RU-43

UTILITIES:

Phone - CenturyLink/Cox

Power - APS

Water - City of Buckeye

HIGHLIGHTS:

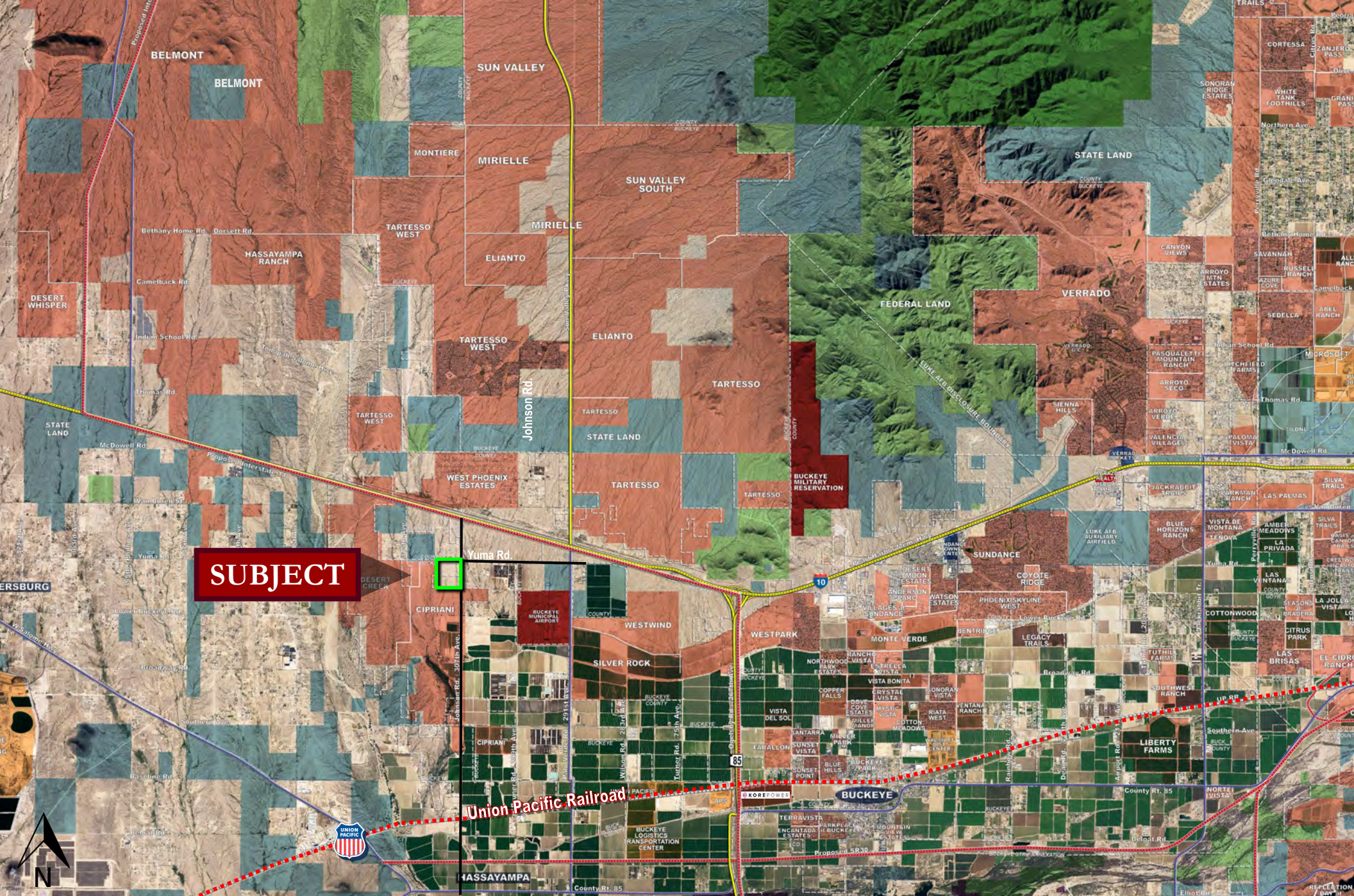
- Adjacent to Cipriani MPC and located off a main arterial with paved road frontage.
- City of Buckeye main water line adjacent to the property.
- Within Arizona Commerce Authority's Opportunity Zone!
- Buckeye has been the fastest growing city for the past decade with a current population of 110,000. Visit www.growbuckeye.com for population and demographics.



SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, AZ 85258

TRUITT@WESTERNLANDCO.NET

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

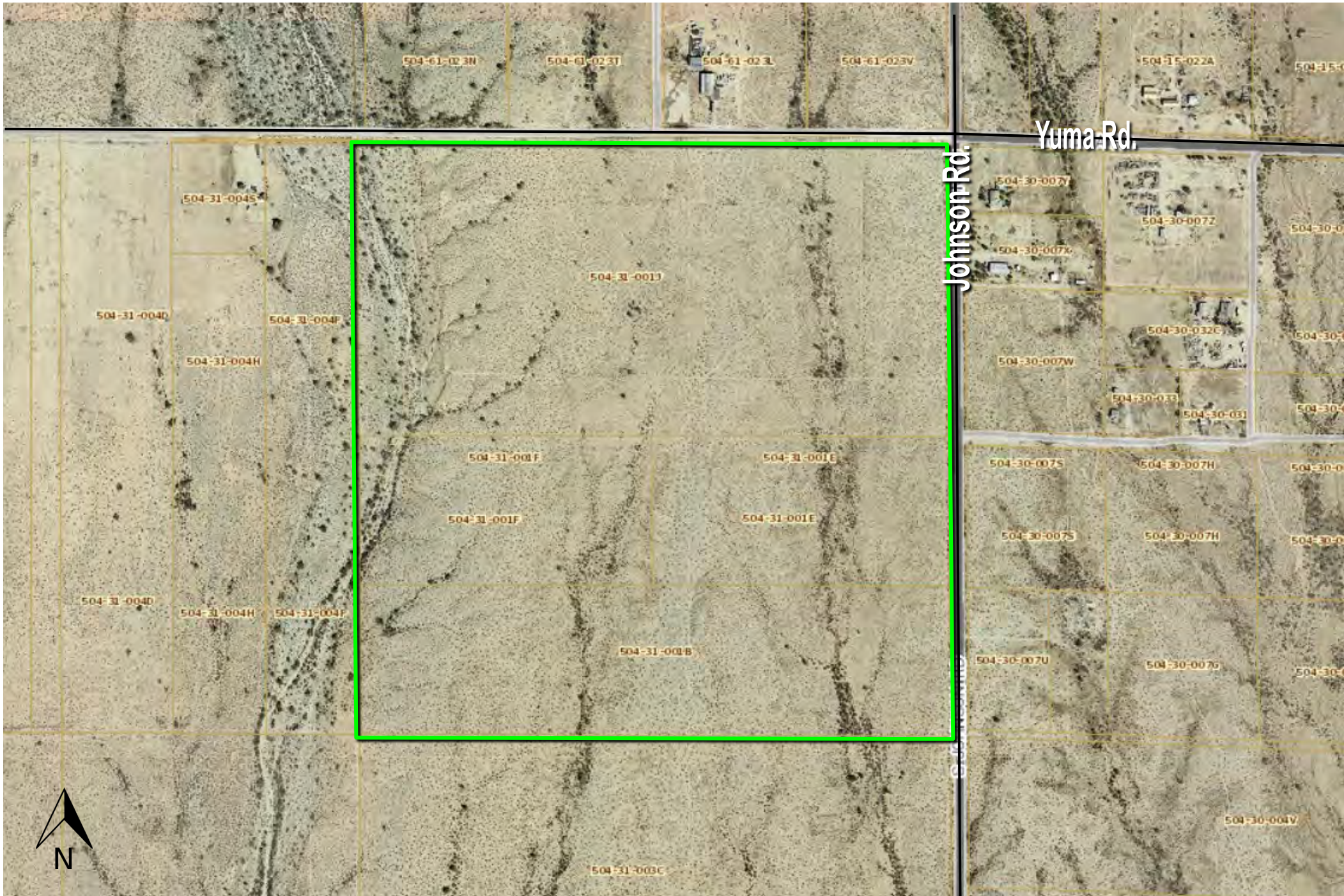


SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, AZ 85258

TRUITT@WESTERNLANDCO.NET

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.



SCOTT TRUITT - DESIGNATED BROKER
 8040 E MORGAN TRAIL, SUITE 22
 SCOTTSDALE, AZ 85258

TRUITT@WESTERNLANDCO.NET

OFFICE: 623-977-4900
 MOBILE: 602-622-9099
 FAX: 888-901-4243

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

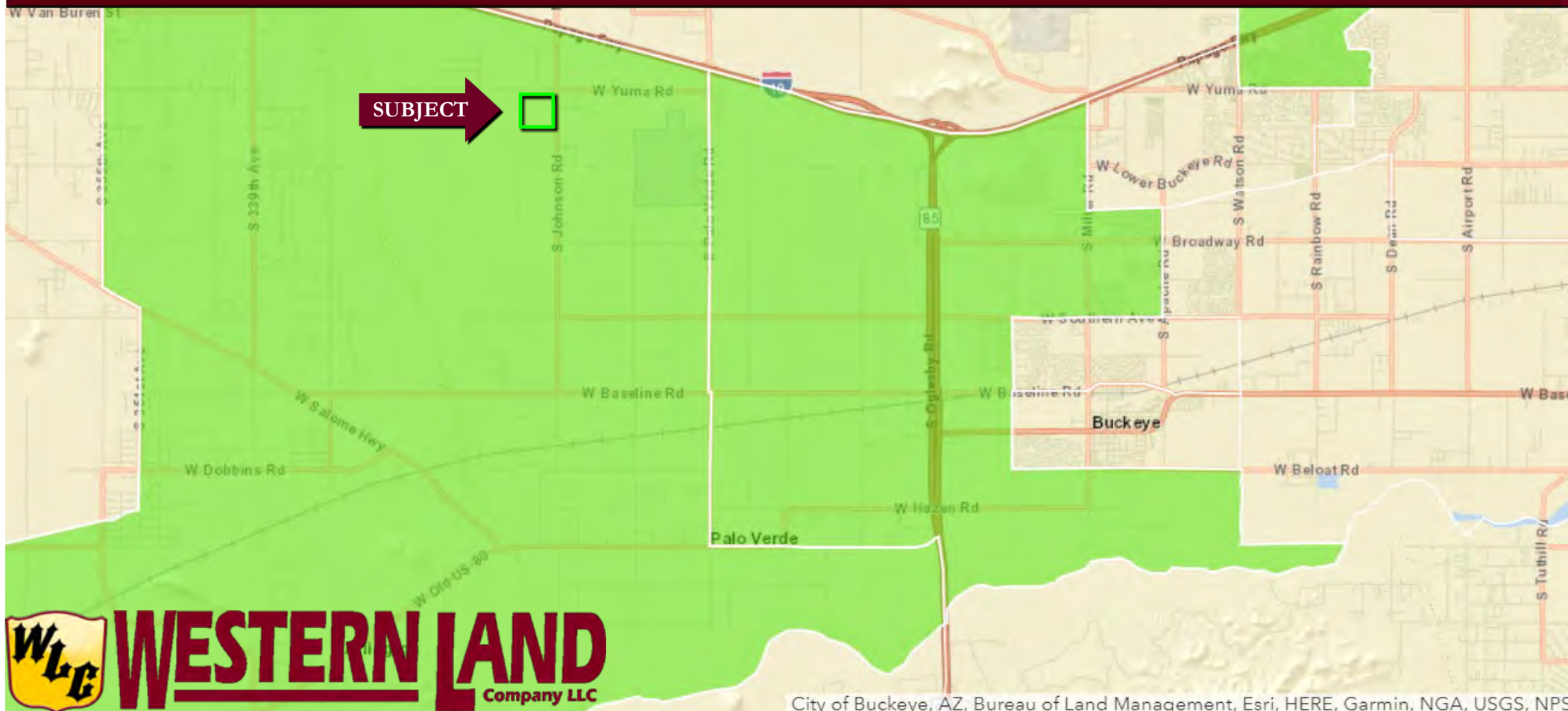
ARIZONA OPPORTUNITY ZONE

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment:

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*



JOHNSON ROAD & YUMA ROAD

BUCKEYE, ARIZONA



SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, AZ 85258

TRUITT@WESTERNLANDCO.NET

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.