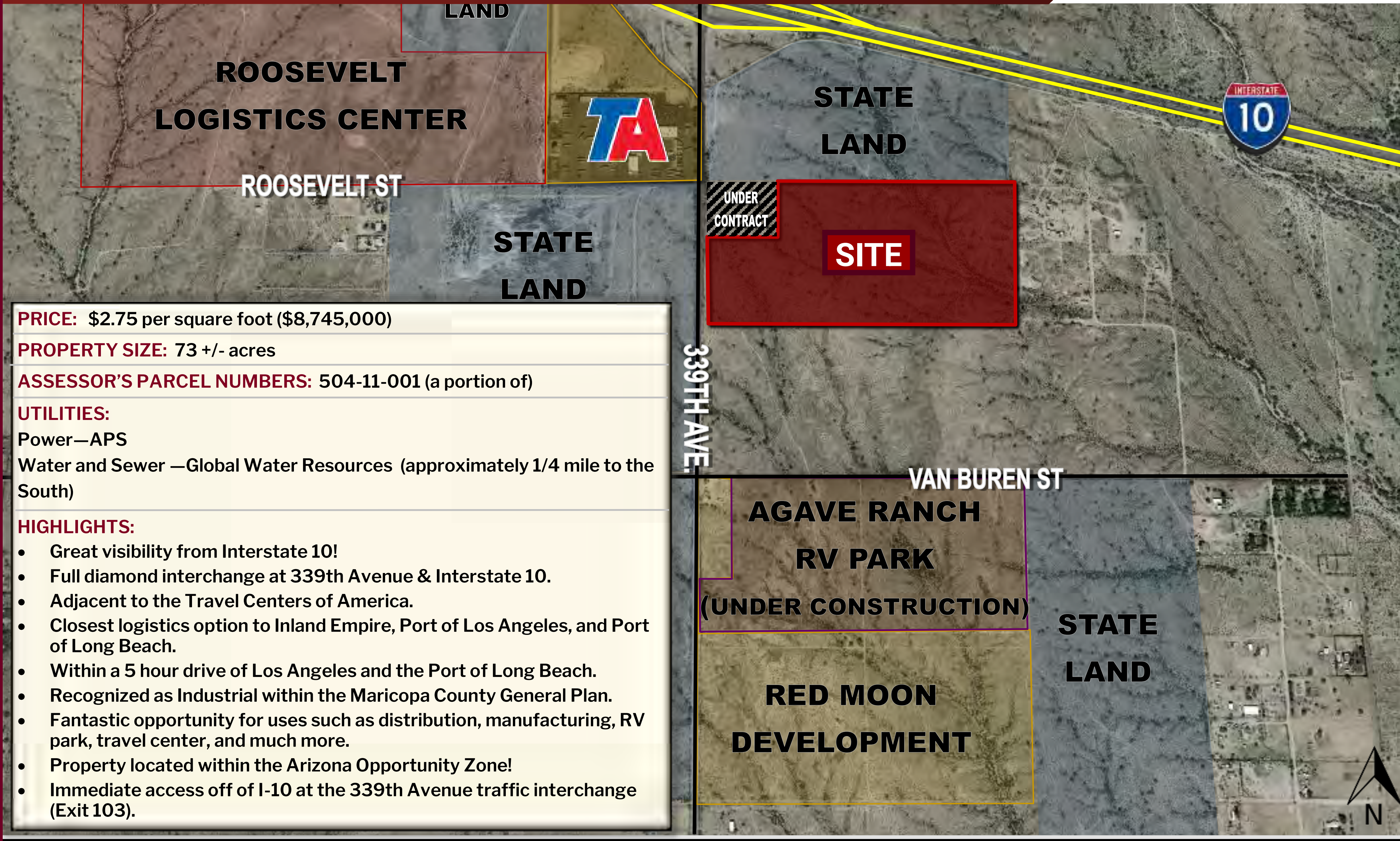
(SEC) 339TH AVENUE & ROOSEVELT STREET
TONOPAH, ARIZONA



PRICE: $2.75 per square foot ($8,745,000)

PROPERTY SIZE: 73 +/- acres

ASSESSOR'S PARCEL NUMBERS: 504-11-001 (a portion of)

UTILITIES:
Power—APS
Water and Sewer —Global Water Resources (approximately 1/4 mile to the South)

HIGHLIGHTS:
- Great visibility from Interstate 10!
- Full diamond interchange at 339th Avenue & Interstate 10.
- Adjacent to the Travel Centers of America.
- Closest logistics option to Inland Empire, Port of Los Angeles, and Port of Long Beach.
- Within a 5 hour drive of Los Angeles and the Port of Long Beach.
- Recognized as Industrial within the Maricopa County General Plan.
- Fantastic opportunity for uses such as distribution, manufacturing, RV park, travel center, and much more.
- Property located within the Arizona Opportunity Zone!
- Immediate access off of I-10 at the 339th Avenue traffic interchange (Exit 103).

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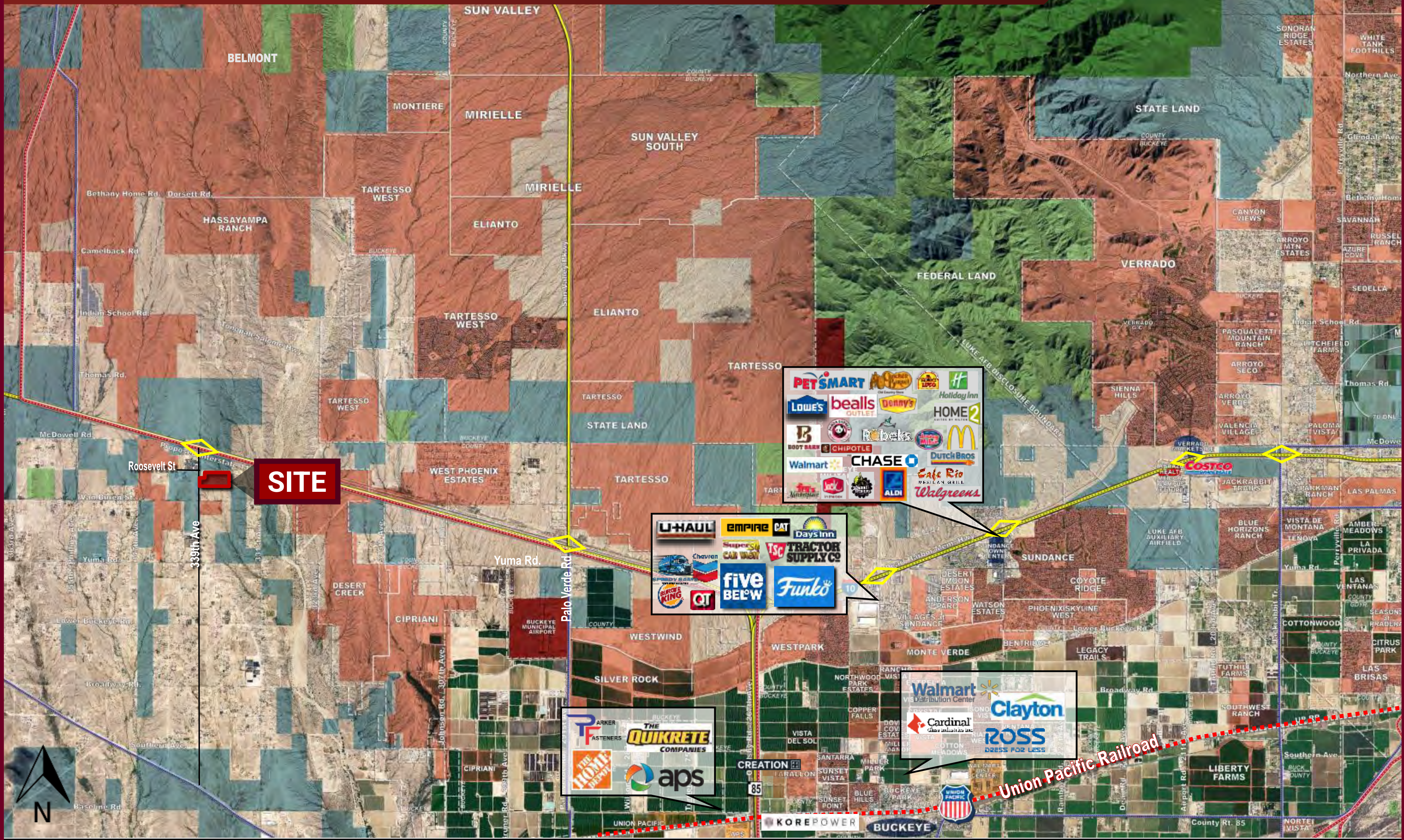

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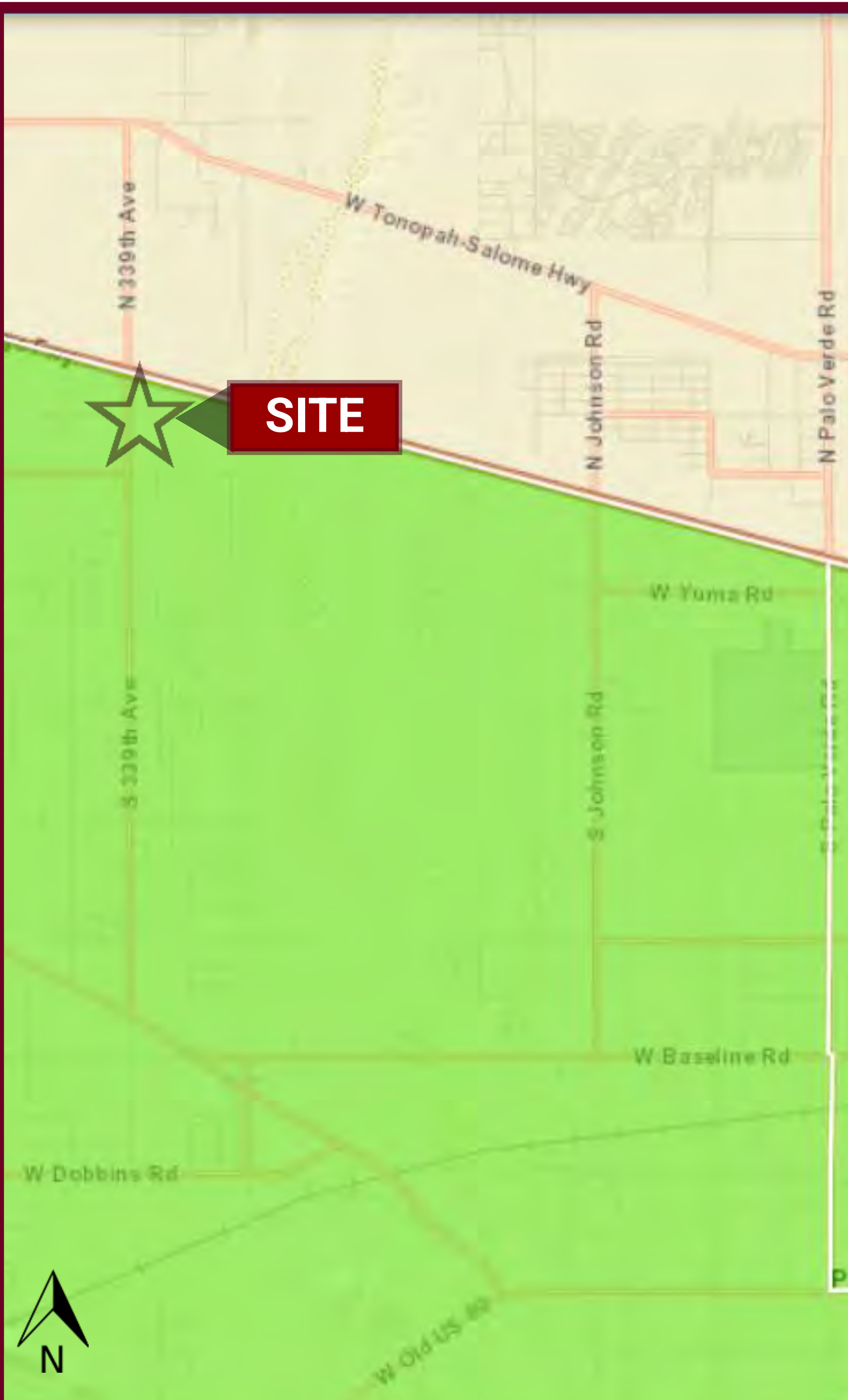


What are Opportunity Zones

Opportunity Zones are low-income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can now make qualifying investments into new projects and enterprises in exchange for certain federal capital gains tax reductions. There are over 8,700 Opportunity Zones in every state and territory. At the time of designation, 97.4 percent of these communities qualified for OZ status according to the Treasury Department's "low-income community" (LIC) standard, while 2.6 percent qualified under the law's provision allowing tracts adjacent to an LIC to receive designation under certain circumstances. Fully 71 percent of Opportunity Zones communities met Treasury's "severely distressed" definition.

Benefits of investing in opportunity zones

Opportunity Zones offer tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF (an "inclusion event"), or December 31, 2026, whichever is earlier.

The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

- If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases to 10% of the deferred gain.
- If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.
- If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.

**IRS.GOV*

How do they work?

Qualified Opportunity Funds are investments vehicles, organized as a corporation or partnership, whose purpose is to invest in Qualified Opportunity Zone property; a wide variety of uses are eligible for this investment, including industrial, office, retail, and hotels.

As the program continues to be rolled out, the following are the Federal Tax Benefits an investor can benefit from when investing in an Opportunity Fund.

1 **DEFERRAL**
Realize a capital gain, reinvest it in an opportunity fund. Taxation on that gain deferred until 2026.

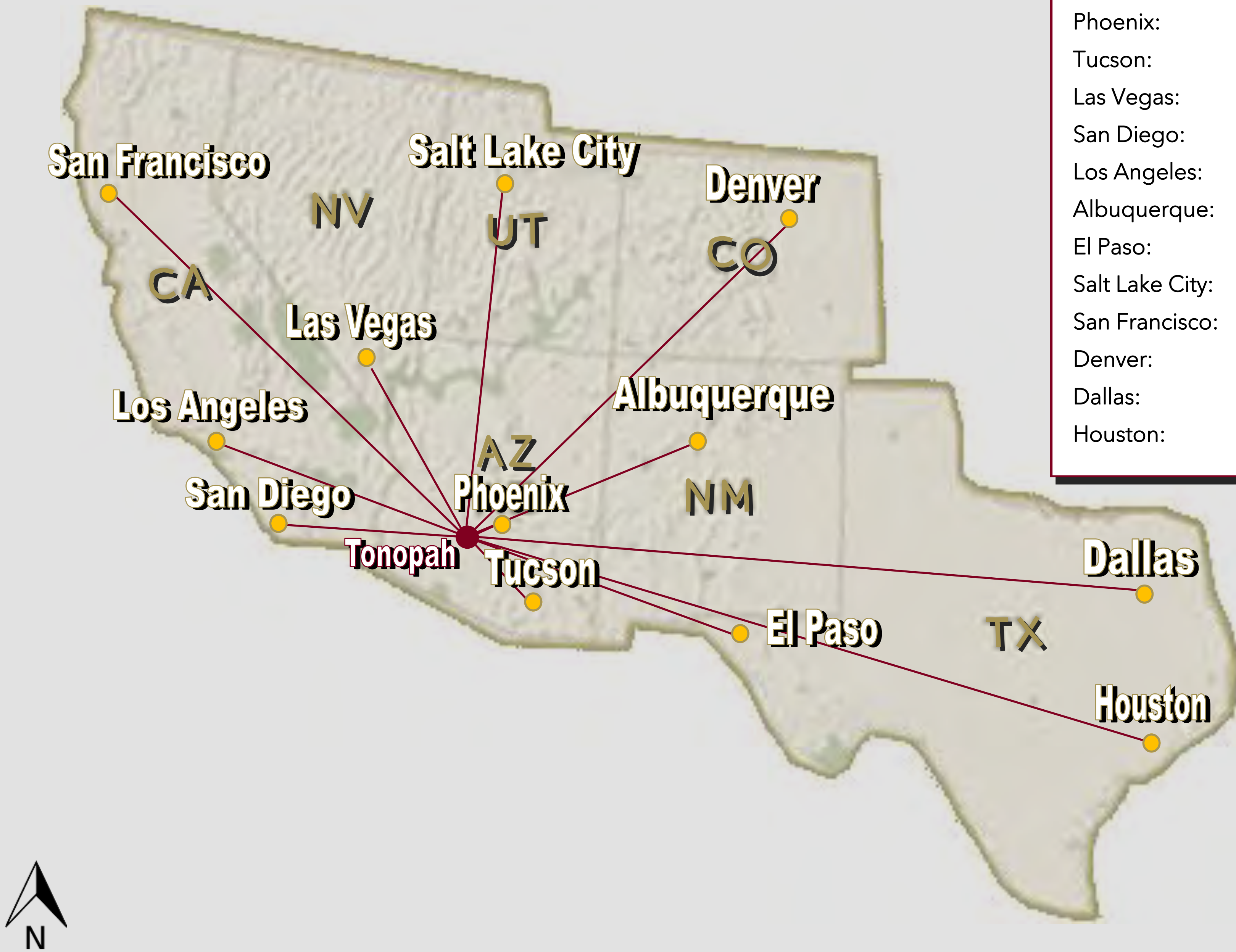
2 **10% REDUCTION**
If opportunity fund investment held for 5 years by 12/31/26, tax on previous deferred gain reduced 10 percent.

3 **15% REDUCTION**
If opportunity fund investment held for 7 years, by 12/31/26, tax on previous deferred gain reduced 15 percent.

4 **ELIMINATION**
If opportunity fund investment is held for 10+ years, no capital gains tax assessed on that (second) investment.

A taxpayer, including individuals, corporations, and partnerships, that rolls over a gain within 180 days of a sale to an unrelated party into a qualified Opportunity Fund can receive this benefit. The theory is that a successful Opportunity Fund will earn enough over the 10 year period to pay off the original capital gains taxes owed and have enough remaining to realize the tax free earnings.

**Source: Arizona Commerce Authority and Steptoe & Johnson LLP*



DISTANCE AND DRIVE TIME TO MAJOR CITIES

Phoenix:	53 miles / 58 minutes
Tucson:	173 miles / 2.3 hours
Las Vegas:	279 miles / 4.30 hours
San Diego:	313 miles / 4.5 hours
Los Angeles:	320 miles / 4.5 hours
Albuquerque:	468 miles / 7.2 hours
El Paso:	481 miles / 7.3 hours
Salt Lake City:	699 miles / 10.21 hours
San Francisco:	701 miles / 10.3 hours
Denver:	862 miles / 13.15 hours
Dallas:	1,116 miles / 15.5 hours
Houston:	1,227 miles / 17 hours

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