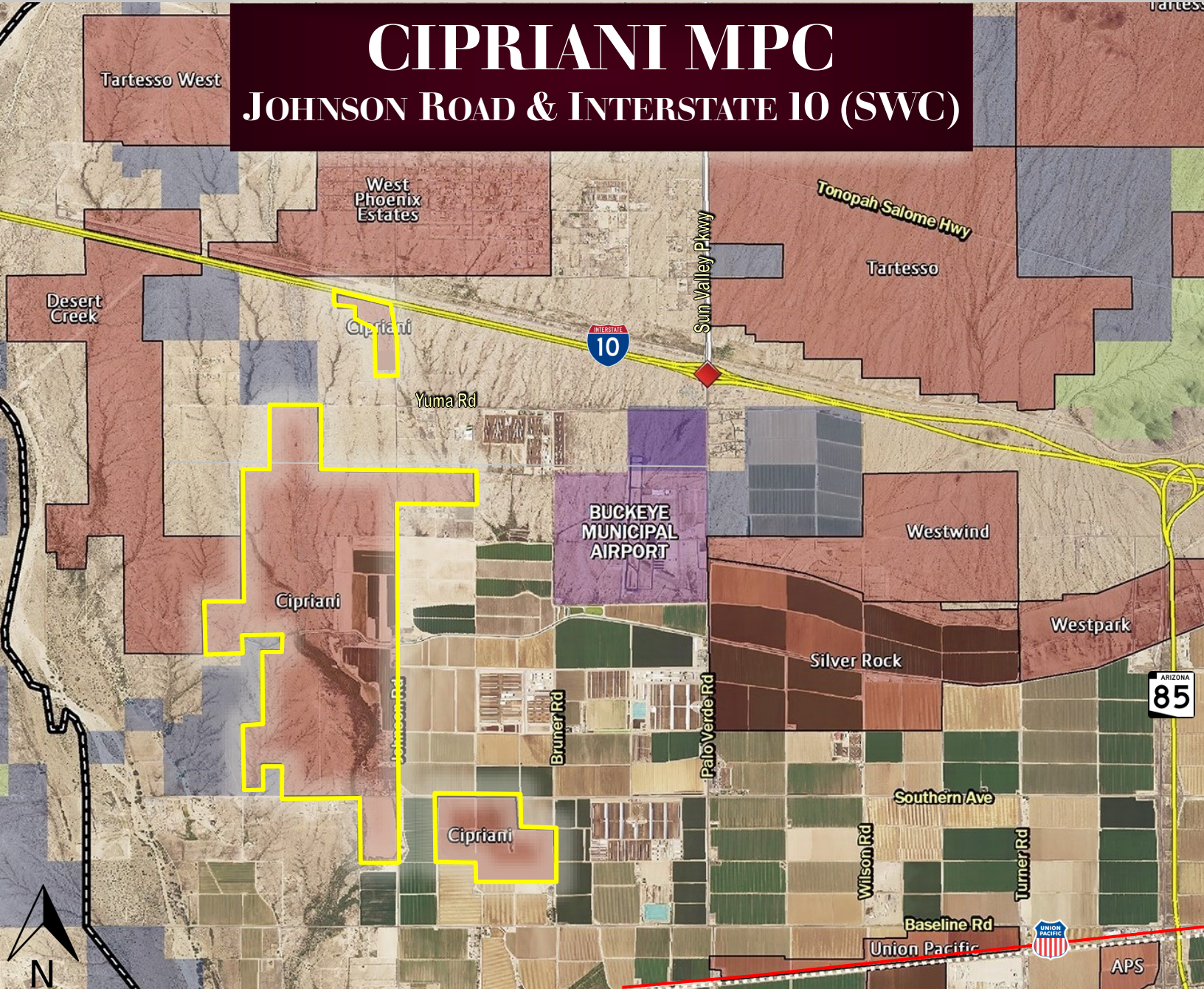


CIPRIANI MPC

JOHNSON ROAD & INTERSTATE 10 (SWC)



PROPERTY SIZE: 2,058 +/- Acres

PRICE: \$24,696,000.00 (\$12,000.00/acre)

ZONING: Planned Community (City of Buckeye)

UTILITIES:

Phone/Internet—CenturyLink

Power—APS

Water—City of Buckeye

DUE DILIGENCE:

Development Agreement

Community Master Plan

APPROVALS:

Wastewater Master Plan

Drainage Master Plan

Traffic Study

HIGHLIGHTS:

- Buckeye is the fastest growing city in the United States!
- Current population is 85,000 ([link](#)).
- Interstate 10 frontage!
- Property is located within the Arizona Opportunity Zone ([link](#)) and Foreign Trade Zone #277 ([link](#)).
- Approved Community Master Plan in the City of Buckeye.
- Close proximity to the new Interstate 11 trade corridor and Buckeye Municipal Airport.
- Easy access to California and key markets via Interstate 8 and Interstate 10
- Paved road access.
- City of Buckeye water main adjacent to the property.
- 730 acres in farming, 1,328 desert acres.



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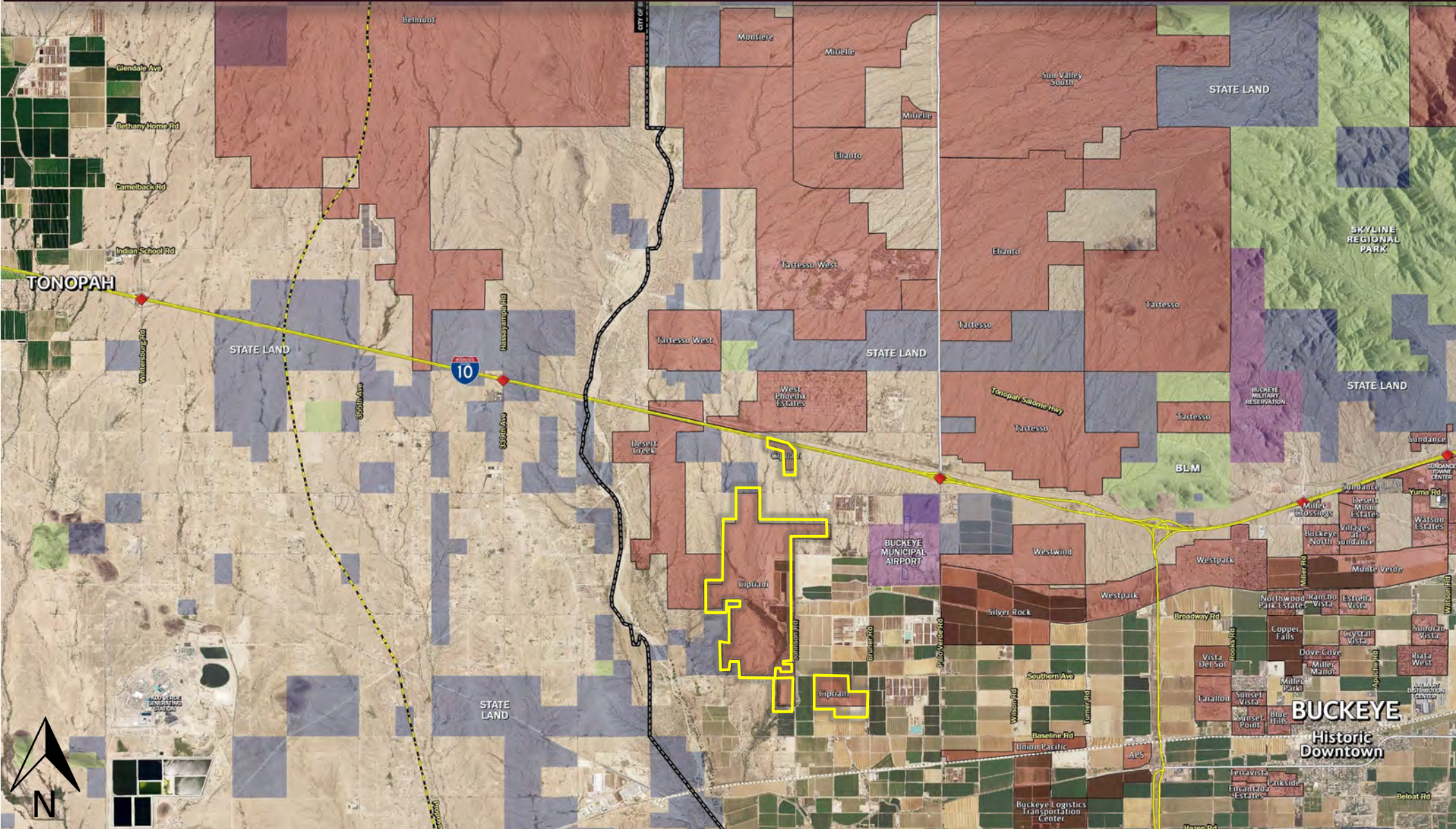
MOBILE: 602-622-9099

FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

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JOHNSON ROAD & INTERSTATE 10 (SWC)

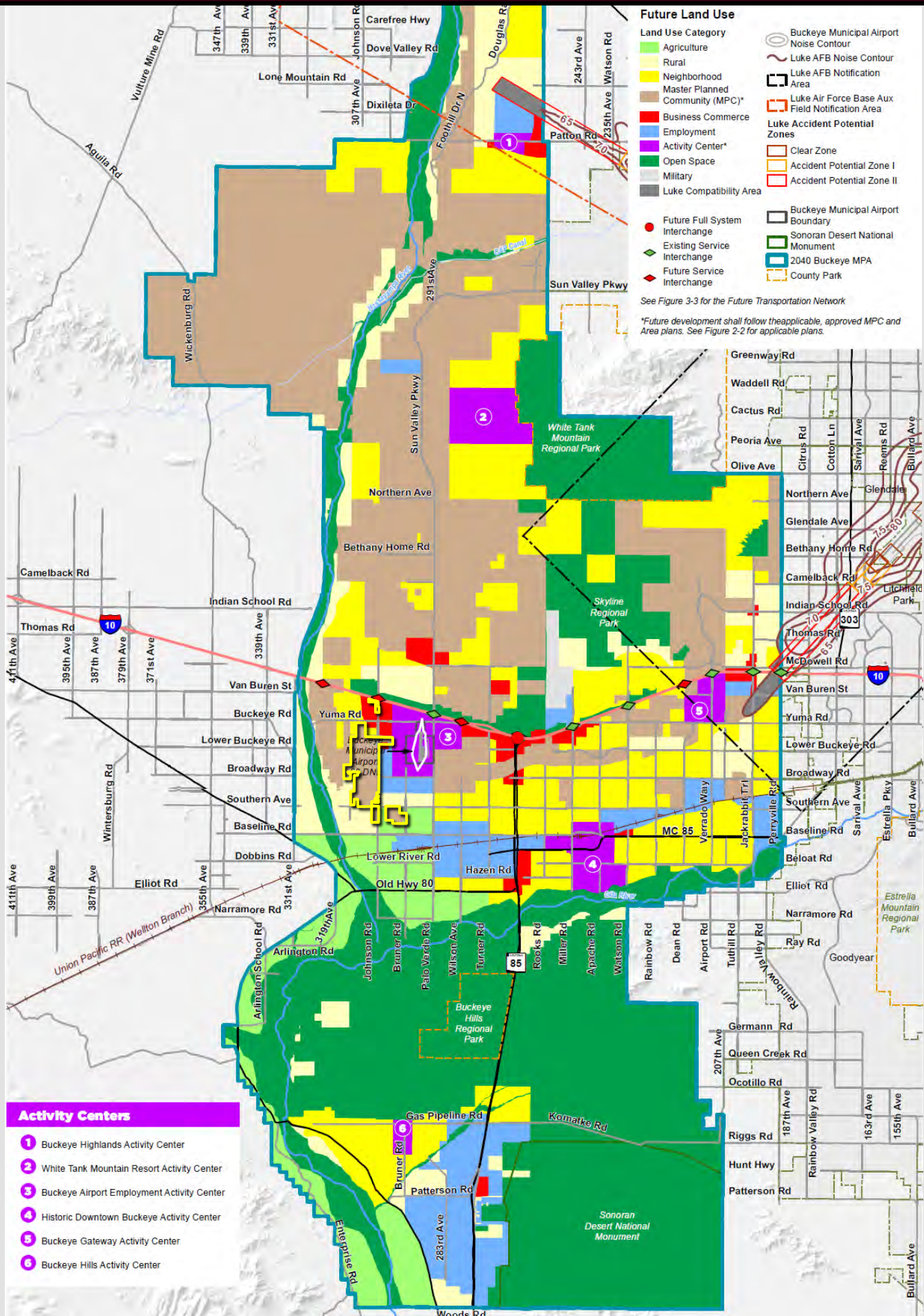


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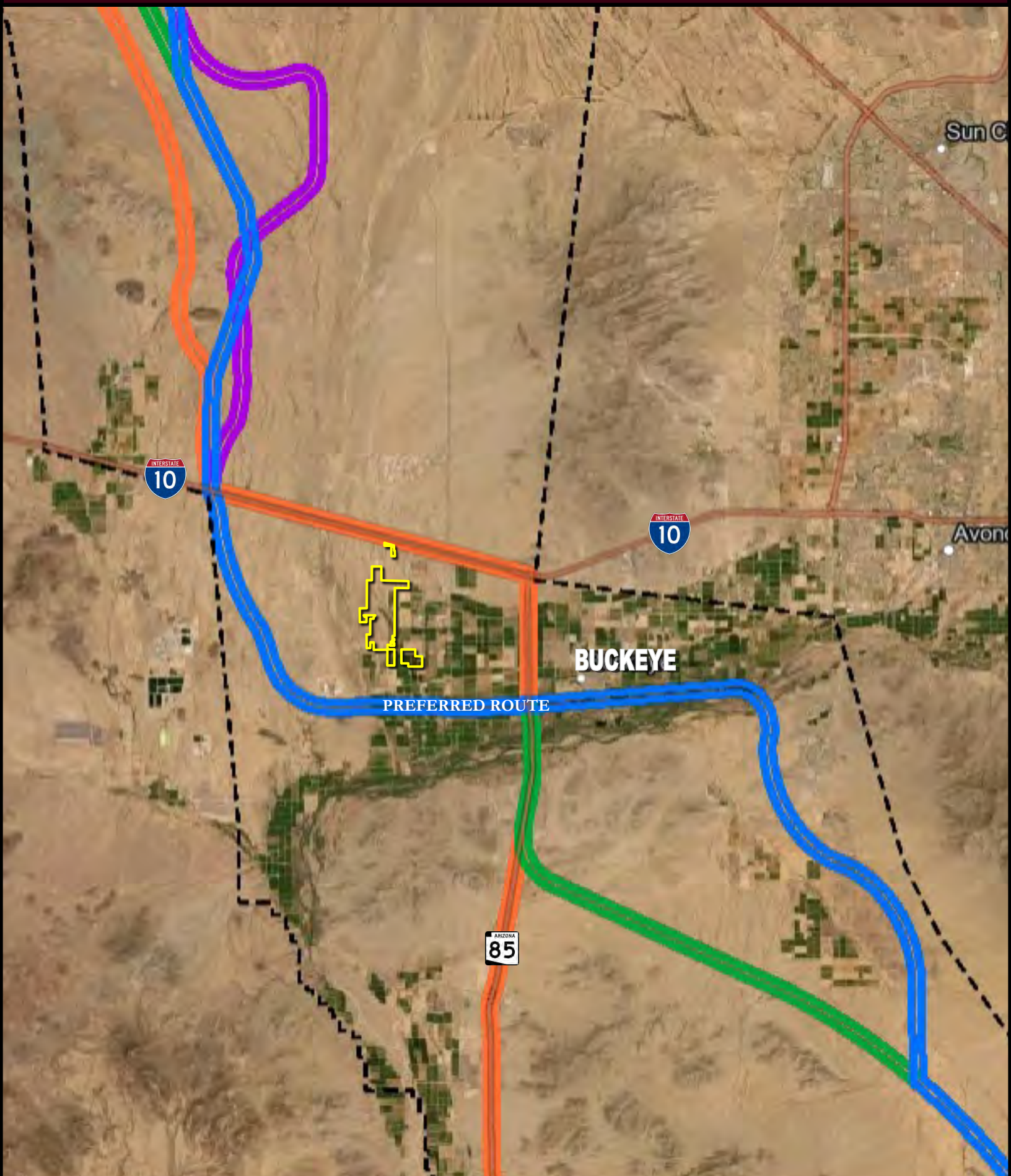
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CITY OF BUCKEYE GENERAL PLAN

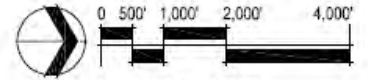


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I-II TIER I ALTERNATIVE ROUTES



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North Scale: 1" = 2,000'

Legend

- CMP Boundary
- Parcel Boundary
- PC - LD Low Density (0-3 du/Ac)
- PC - MD Medium Density (2-4 du/Ac)
- PC - MH Medium High Density (3-5 du/Ac)
- PC - LH Low High Density Single-Family (6-12 du/Ac)
- PC - HD High Density Multifamily (12-22 du/Ac)
- Cipriani PR Area (not a part of CMP)
- PC - Regional Commercial
- PC - Neighborhood Commercial
- PC - Park
- PC - Greenway
- PC - Conservation Open Space
- PC - Public WRF/Police
- Elementary School
- High School
- Multi-generation Center
- Potential Library
- Water Reclamation Facility
- Potential Pocket Park
- Police Station
- Fire Station
- Potential Well Location
- Potential APS Substation
- Potential Water Storage Location

Site Data

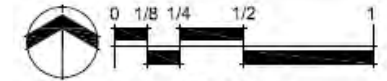
Approximate Cipriani Project Gross Area 2,345.7 Acres
Approximate CMP Gross Area 2,105.7 Acres

Notes

CMX Project Number: 8994 June 2008
Project Manager: J. Bonar
Designed By:
Graphics By: N/A
Cramer By: J. Newbough / C. Klock / S. Bunting
Association: <http://www.cmxcma.com>
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Figure 3a



North Scale: 1" = 1/2 Mile

Legend

- CMP Boundary
- Existing Airport Noise Contours
- Long Range Capacity Contour - Significant Effect
- Long Range Capacity Contour - Marginal Effect
- Proposed Airport Runway
- Current Airport Runway and Facilities
- Existing Airport
- Future Airport
- Cipriani CMP Area
- Cipriani PR Area (not a part of CMP)

Public Airport Disclosure Map



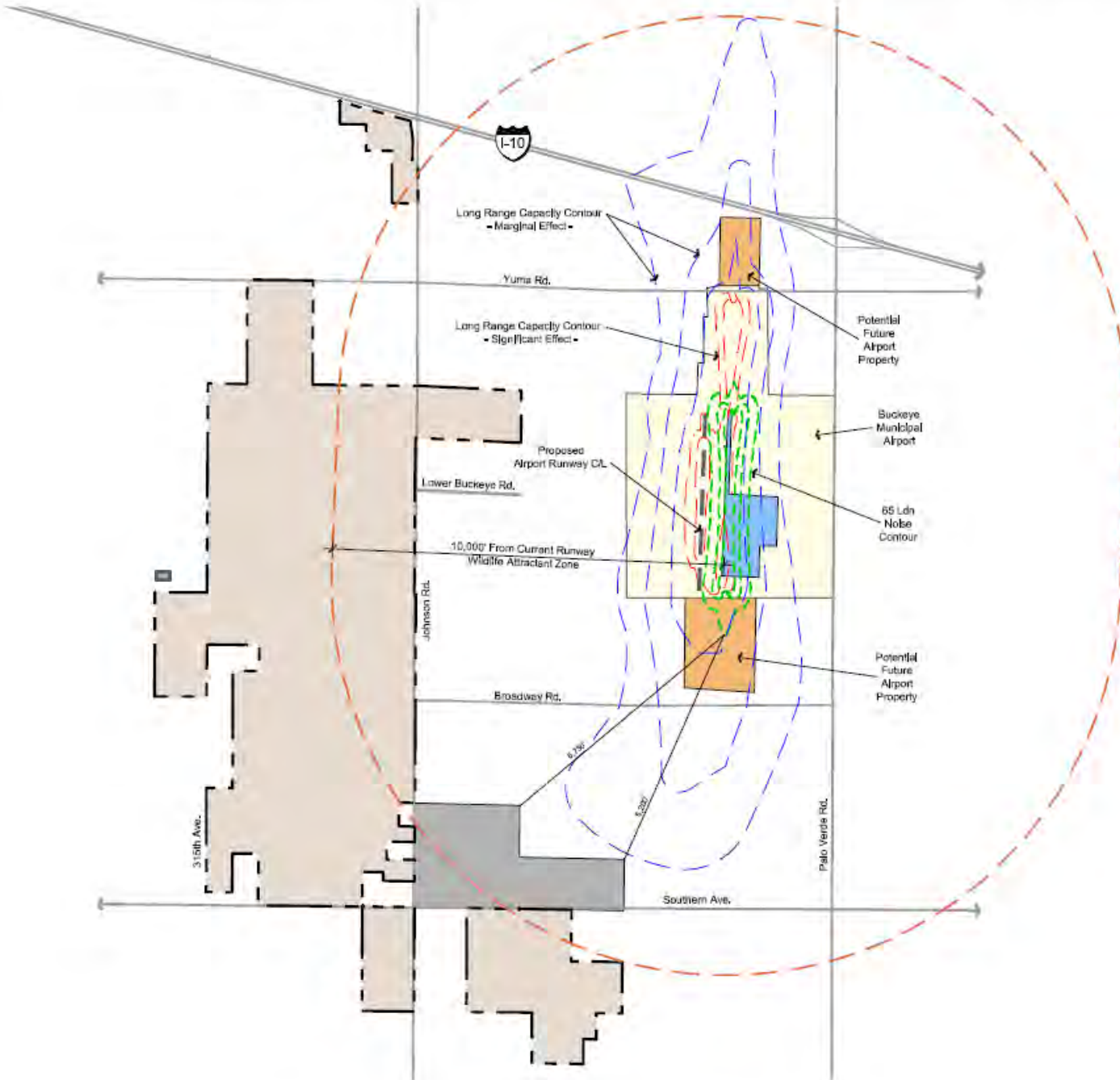
Notes

- Buckeye Airport Ldn lines were created based on a scanned image from Jason Hardison, C.M., Town of Buckeye Airport Manager (Dated January 5, 2006)

CMX Project Number: 8984 June 2008
 Project Manager: T. Borar
 Designed By:
 Graphic By: N/A
 Drawn By: J. Newbigh / C. Klock / S. Bunting



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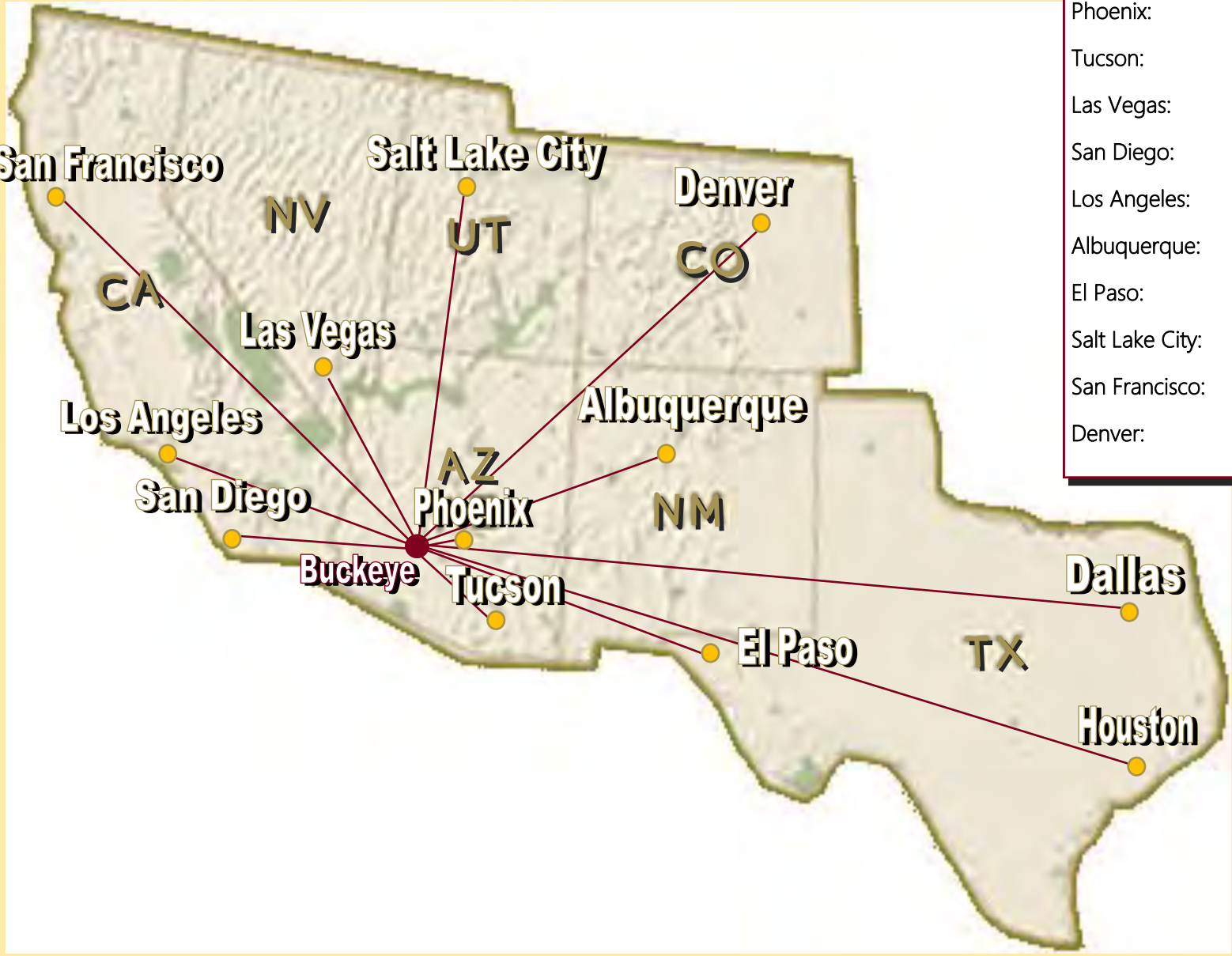


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DISTANCE AND DRIVE TIME TO MAJOR CITIES



Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours

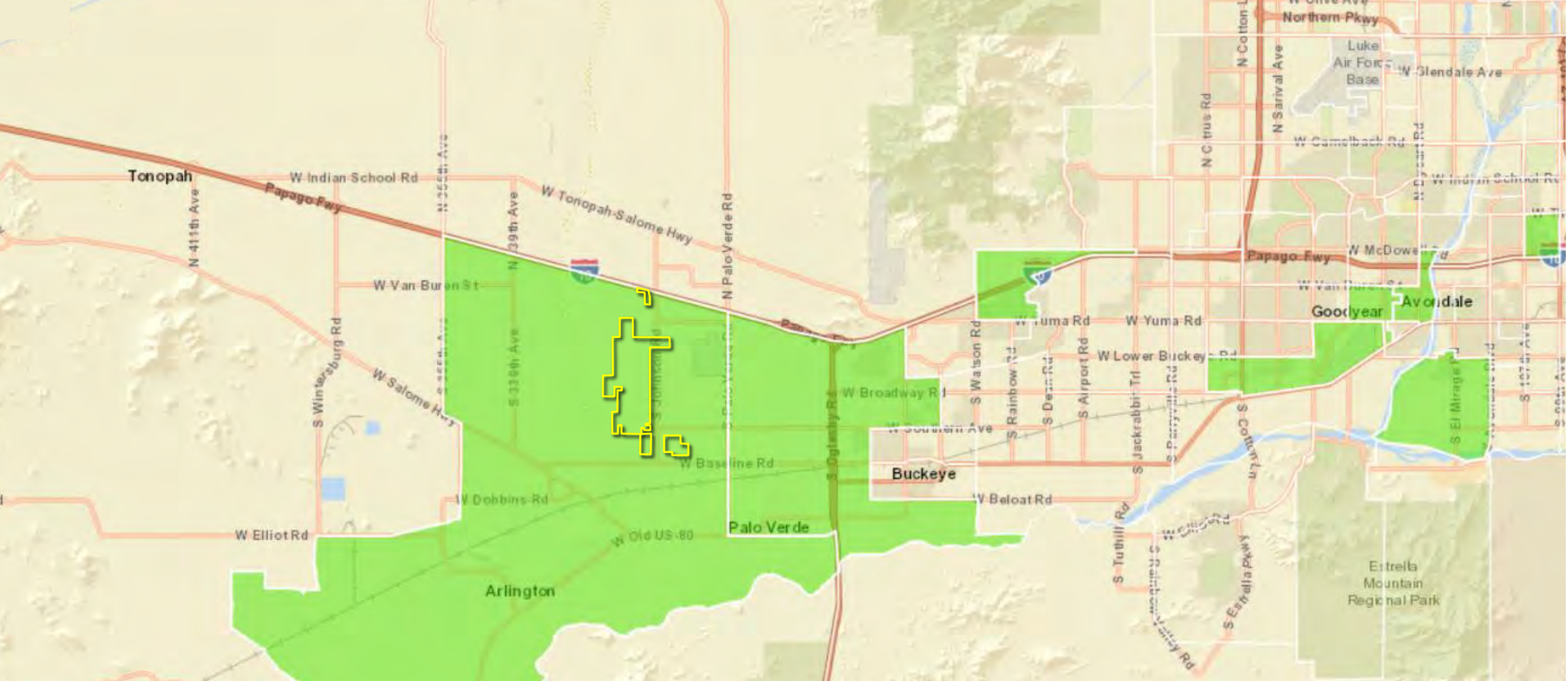


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ARIZONA OPPORTUNITY ZONE

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.*

CIPRIANI MPC

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