



SUBJECT

[**CLICK HERE TO VIEW DRONE FLYOVER VIDEO**](#)

Investment Overview
±102.28 Ac AZPRIME, LLC Industrial Land

SEC of E Stephens Dr &
S Alamo Rd
Mohave County, AZ

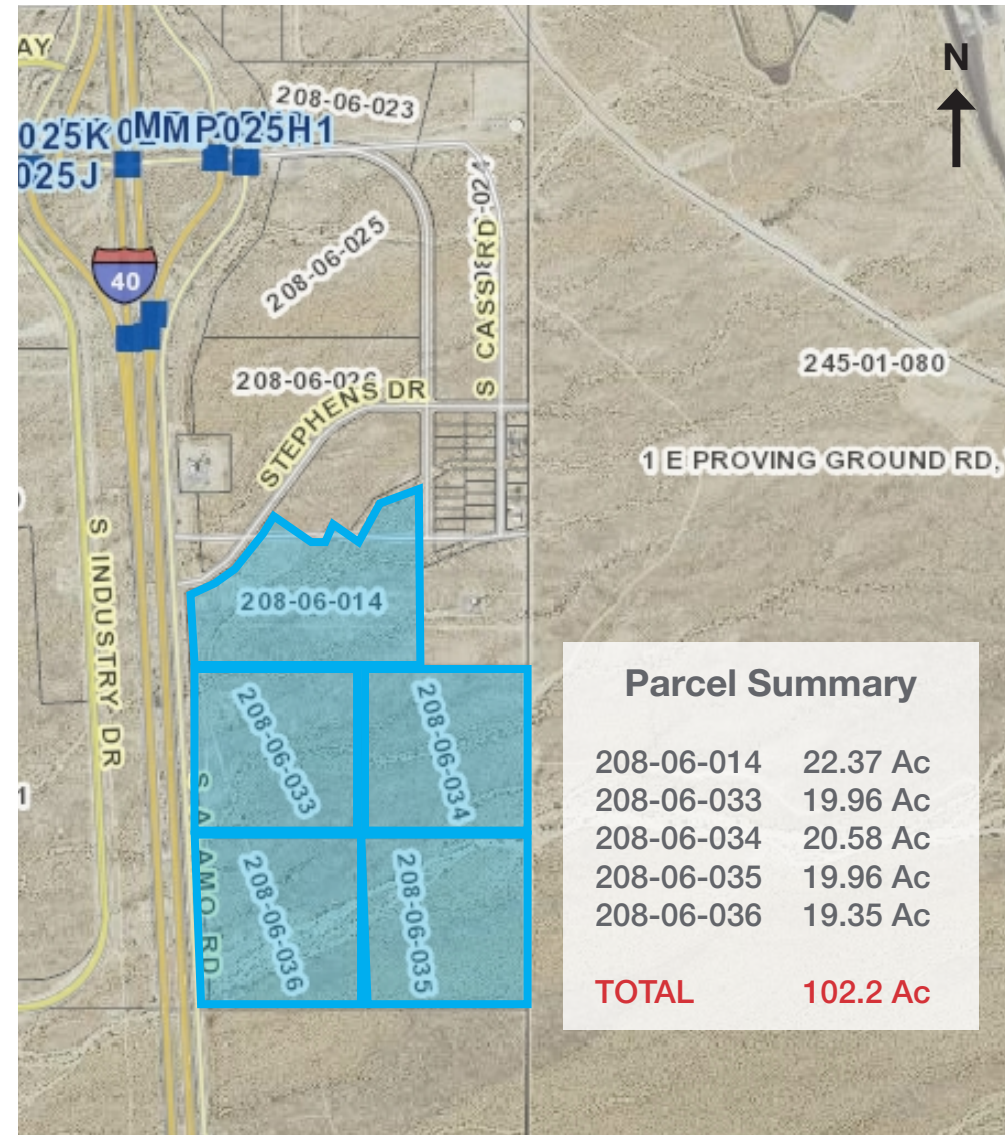
NAIHorizon

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Property Overview

Property Highlights

- ±102.28 Acre land site along I-40, ±0.5 Miles south of Exit 25
- Property is in close proximity to the ±3,282 Ac Chrysler Motors Proving Grounds
- Zoned Light Industrial/Neighborhood Commercial, Mohave County
- In close proximity to Mohave Water Company
- Potable water supply available from underlying aquifer or nearby Mohave Water Company
- Electric and natural gas is available from Unisource Energy Services
- Ability to tie into an existing BNSF Railyway along the western edge of site
- Highest & Best Use: Ecommerce, Solar Electric, Various types of Manufacturing
- Site allows for easy access to LA, Las Vegas & Phoenix
- Excellent access and visibility to/from I-40
- Site attributes include great proximity to market, transportation and labor
- Site is 26 miles from the California border and 25 miles south of Kingman, AZ
- There are more than 32 million people within a 350 mile range of the site
- There are BNSF rail lines that run north and south approximately 0.7 miles west of the site
- There are plans to build a hotel on a ±5 Ac site just north of CAL-ARI Dr & Alamo Rd
- There is a 92 Ac mixed-use development with over \$700,000 in improvements located just north of the site

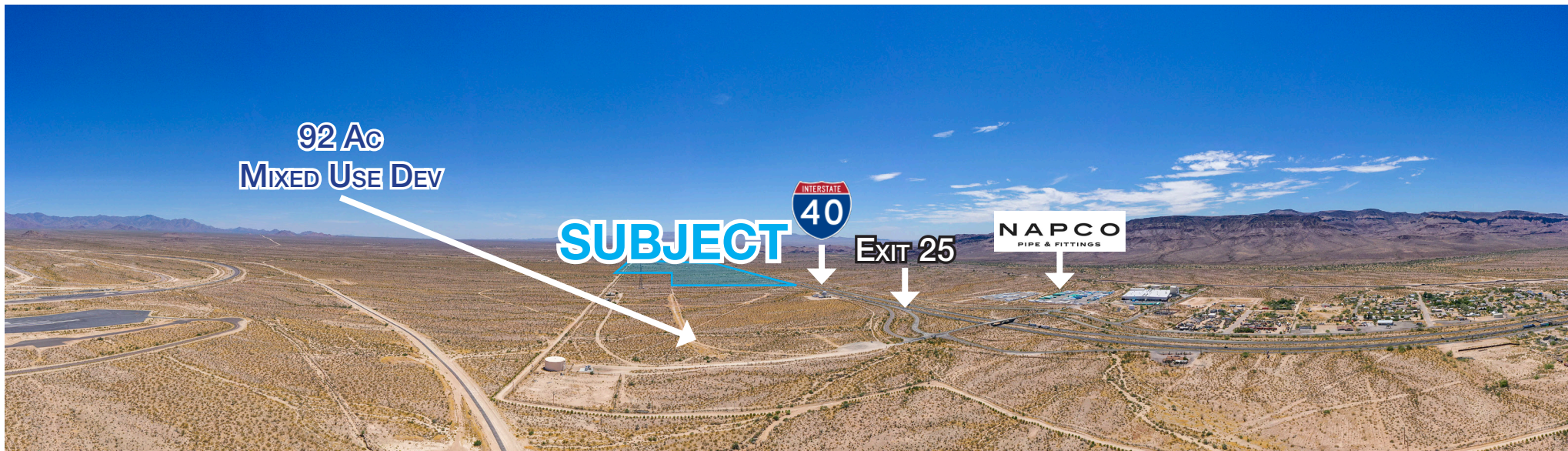
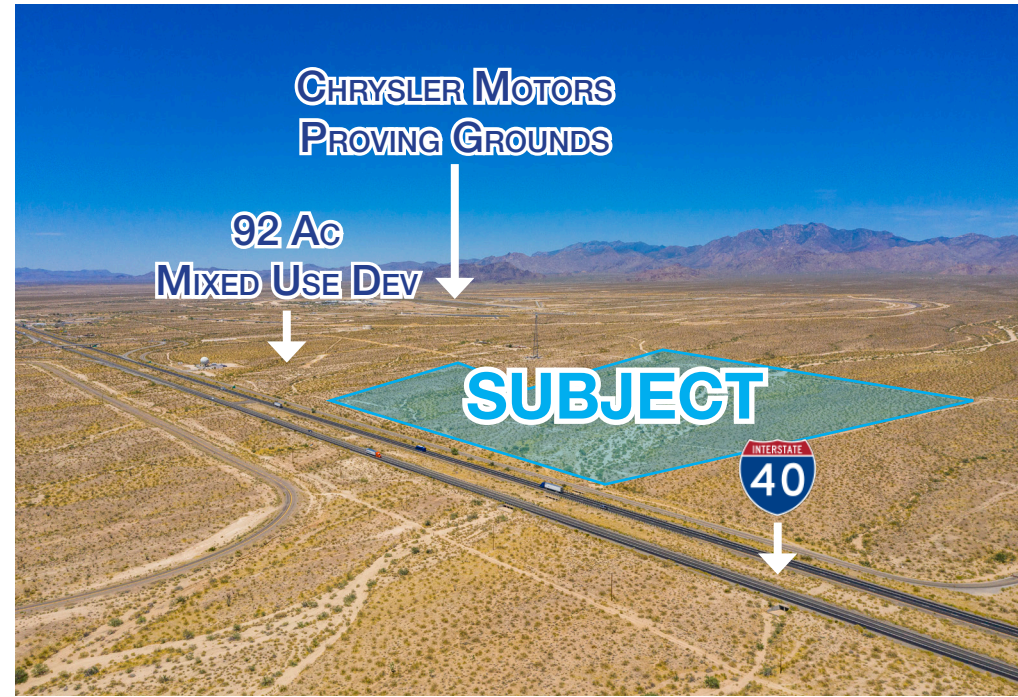


Sale Price: \$2,650,000 (\$25,909.27/Ac | \$0.595/SF)

Location **Aerial**



Property Photos



Location Highlights



3 Airports within 55 Miles



Under 6 hours drive time to
LA, Las Vegas & Phoenix



BNSF Rail Access Potential
to West of Site



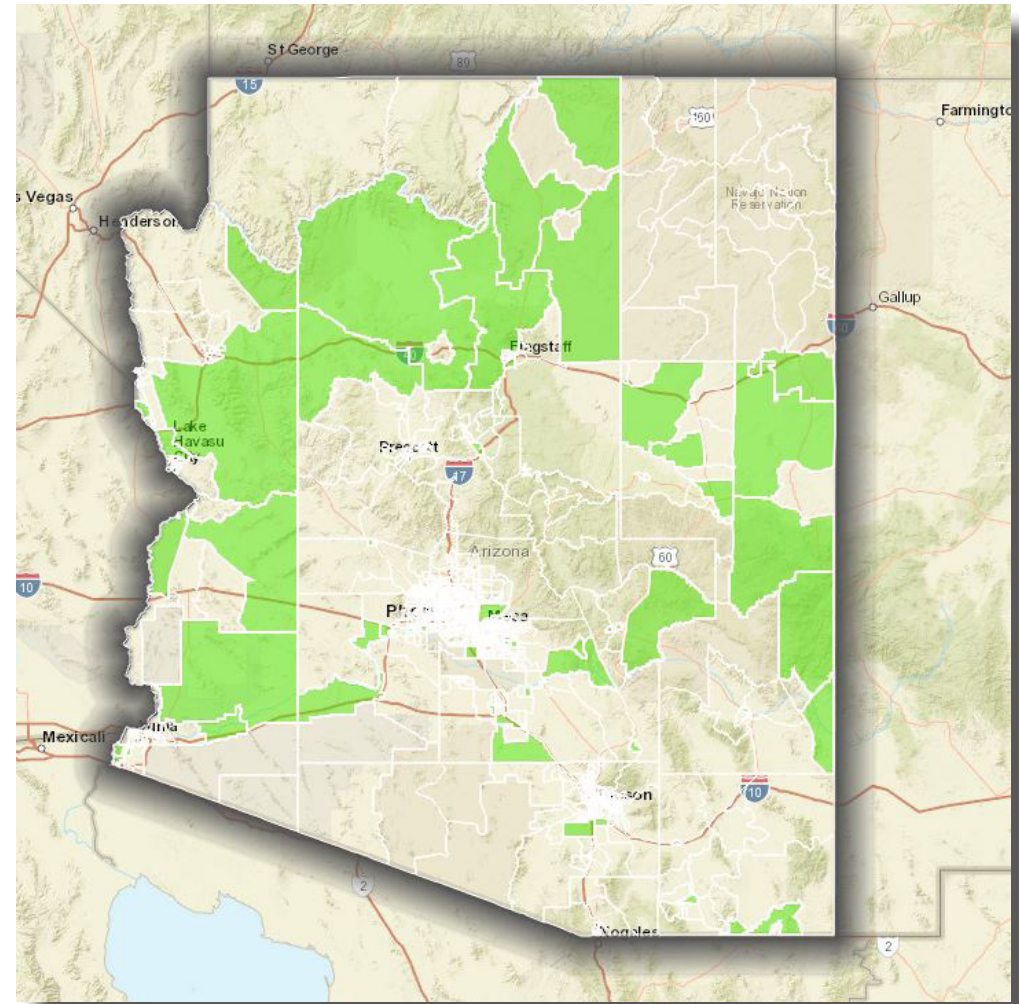
Located in an Opportunity
Zone (see next page)

Opportunity Zones

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

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.*



Note: Green indicates an Opportunity Zone

[Click to View Interactive Opportunity Zones Map](#)

Mohave County Overview

Northwestern Arizona

Doing Business in Mohave County

From low business costs to available land, Mohave County has a lot to offer relocating and expanding businesses. Is your company currently considering a relocation or expansion? If so, consider this: Mohave County offers same-day access to suppliers and customers in California, but our business costs are as much as 70% less. Our taxes are some of the lowest in Arizona. And the majestic Grand Canyon, the Hoover Dam, the mighty Colorado River, Lake Mead, Lake Havasu, historic Route 66, and the famous London Bridge are all right outside our front door.

Climate & Lifestyle

Mohave County boasts 1,200 miles of coastline, a regional population of 205,000 and 300+ days of sunshine. Encompassing 13,470 square miles of various landscapes, lively lakes and hardworking business communities, Mohave County is the second largest county in the state of Arizona (see next page) and the fifth largest in the country. We're also one of the lowest taxed counties in Arizona.

Major Industries

Energy - Business Facilities recently ranked Arizona #1 - the nation's alternative energy industry leader. That makes sense to us. Mohave County's vast desert areas offer some of the highest solar and wind power potential in the nation. If you're company is considering a new energy endeavor in Arizona, our economic development experts are here to help you explore all that Mohave County has to offer.

Major Industries Cont.

Manufacturing - Mohave County's manufacturing industry is involved in the production of high value-added hard goods ranging the gamut of materials from composites and metals, to plastics and refractory materials. Manufacturing companies benefit from their Mohave County location with convenient access to transportation, low business costs, business-friendly environmental regulations, easy-access to savvy manufacturing talent, and an active year-round lifestyle.

Distribution, Logistics & Transportation - The Mohave region's Distribution, Logistics and Transportation Industry Cluster is currently in a strategic position for growth as Pacific ports and other west coast inland ports continue to reach capacity and push eastward. The ability for multimodal transportation opportunities also abound with the Mohave region's access to major highway, rail, and airport operations in the vicinity.

Health Care Services - Mohave County's healthcare services cluster includes industries offering health services primarily to the general public through hospitals, medical facilities and offices and includes a full spectrum of health services including mental health, pediatrics, acute care, long-term care, outpatient services, home healthcare, and elderly care. The Mohave region boasts four hospital facilities and multiple medical facilities and offices and is poised to add additional healthcare facilities as the population continues to grow.

Arts & Entertainment - The Mohave region offers a rich history of cultures and a variety of events, including Native American tribes, the construction of Hoover Dam, the training of World War II airmen, the London Bridge, and the longest stretch of historic Route 66 still in use today for those still looking to get their kicks.



Arizona Counties

Mohave County is the 2nd Largest County in AZ



Mohave County, AZ



Mohave County, AZ

