



FIVE NORTH

at VISTANCIA



OFFERING MEMORANDUM

- ◆ LOCATED IN PEORIA, AZ
- ◆ LOOP 303 CORRIDOR
- ◆ ±180 ACRES MIXED-USE COMMERCIAL LAND
- ◆ OFFICE - RETAIL - MULTIFAMILY - HEALTHCARE

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GREATER PHOENIX OPPORTUNITY



Arizona is home to a surging ecosystem of 21st century companies.

Companies investing in Arizona range from Lucid which is designing and building electric vehicles, TGen, which is mapping out the next big breakthrough in medical science, and TSMC which will be creating the computer chips that go into just about everything people use.

Companies interested in thriving like those above select Arizona because of the talented and educated workforce, the modern infrastructure, and a pro-business government.



Greater Phoenix has a young, educated, and world class workforce.

With multiple research universities and an excellent community college system, the amount of available qualified employees is among the top in the nation. Additionally, employers are able to work with the education system to partner with specific programs to help design classes and certifications to best suit the needs of a 21st century company.

Lastly, Arizona's cost of labor is one of the lowest in the nation while employees enjoy some of the highest quality of life in the country.



Arizona's pro-business government is focused on getting stuff done.

The attraction of TSMC's 1,100 AC semiconductor factory to the area is one giant example.

Groups that select Arizona enjoy a minimalist regulatory approach, no corporate franchise tax, a corporate income tax among the lowest in the nation, and a government that asks businesses what they need to succeed.

Companies considering Arizona may qualify for tax credits and incentives such as Quality Jobs Tax Credit, Qualified Facilities Refundable Tax Credit, and the Renewable Energy Tax Investment

V-MU DEVELOPMENT STANDARDS

Development Standard	Type	Value
Maximum Intensity	Commercial	1.0
	Office	2.0
	Mixed Use	2.0
Maximum Building Height (feet)*		120

**Requires adherence to additional setback standards*

IMPACT FEE CREDIT

Due to the existence of the Vistancia CFD, building permits issued within Vistancia are assessed a reduced water & sewer expansion (impact) fee

UTILITIES

Power	Arizona Public Service (APS)
Water	City of Peoria
Wastewater	City of Peoria
Gas	Southwest Gas Company
Telecommunications	COX, Zone/Wyyerd

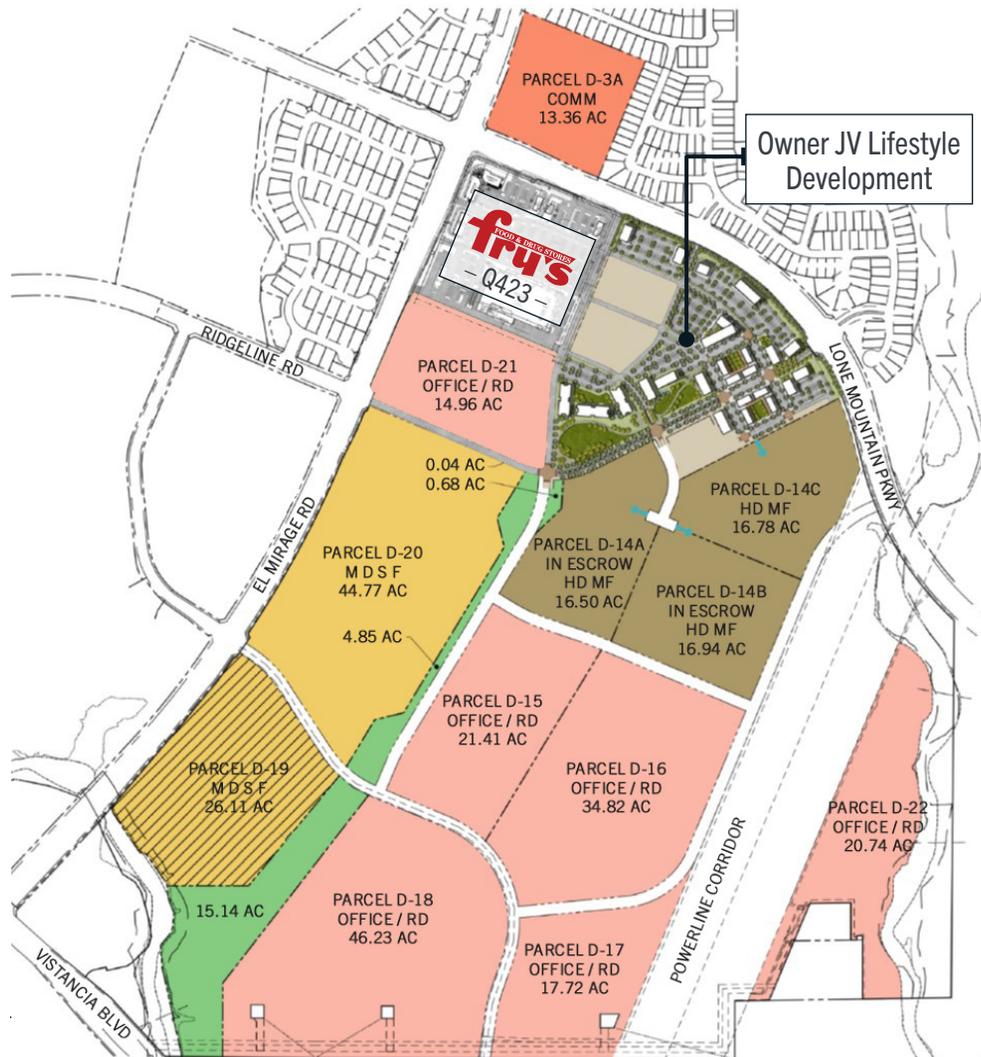
CFD ANNUAL TAX LIABILITY

\$2.10 per \$100 of Limited Assessed Value.
Seller to retain all reimbursements.

INVESTMENT OVERVIEW

The vision for the FIVE NORTH at VISTANCIA is to create a vibrant and balanced mixed-use destination that embraces and supports the City of Peoria’s desire for a thriving employment corridor.

- Mixed-use
- Office/Healthcare
- Retail
- Medium to High Density Residential
- Park/Open Space
- Employment
- Hospitality
- Education



MIXED USE COMMERCIAL LAND

Parcel	Use	Net Acres	Gross Acres
Parcel D-15	Office/RD	±21.41	23.66
Parcel D-16	Office/RD	34.82	38.46
Parcel D-17	Office/RD	17.72	19.43
Parcel D-18	Office/RD	46.23	47.94
Parcel D-21	Office/RD	14.96	16.21
Parcel D-22	Office/RD	20.74	20.74
Parcel D-3A	Commercial	13.36	13.36
Total		169.24	179.80

Offeror may offer on any, all, or a portion of all parcel options

HOA

- Vistancia Commercial Core Property Owners Association
 - Assessments TBD
- Vistancia Maintenance Corporation (overarching Vistancia Managing Association)
 - Assessments TBD, based on gross acreage

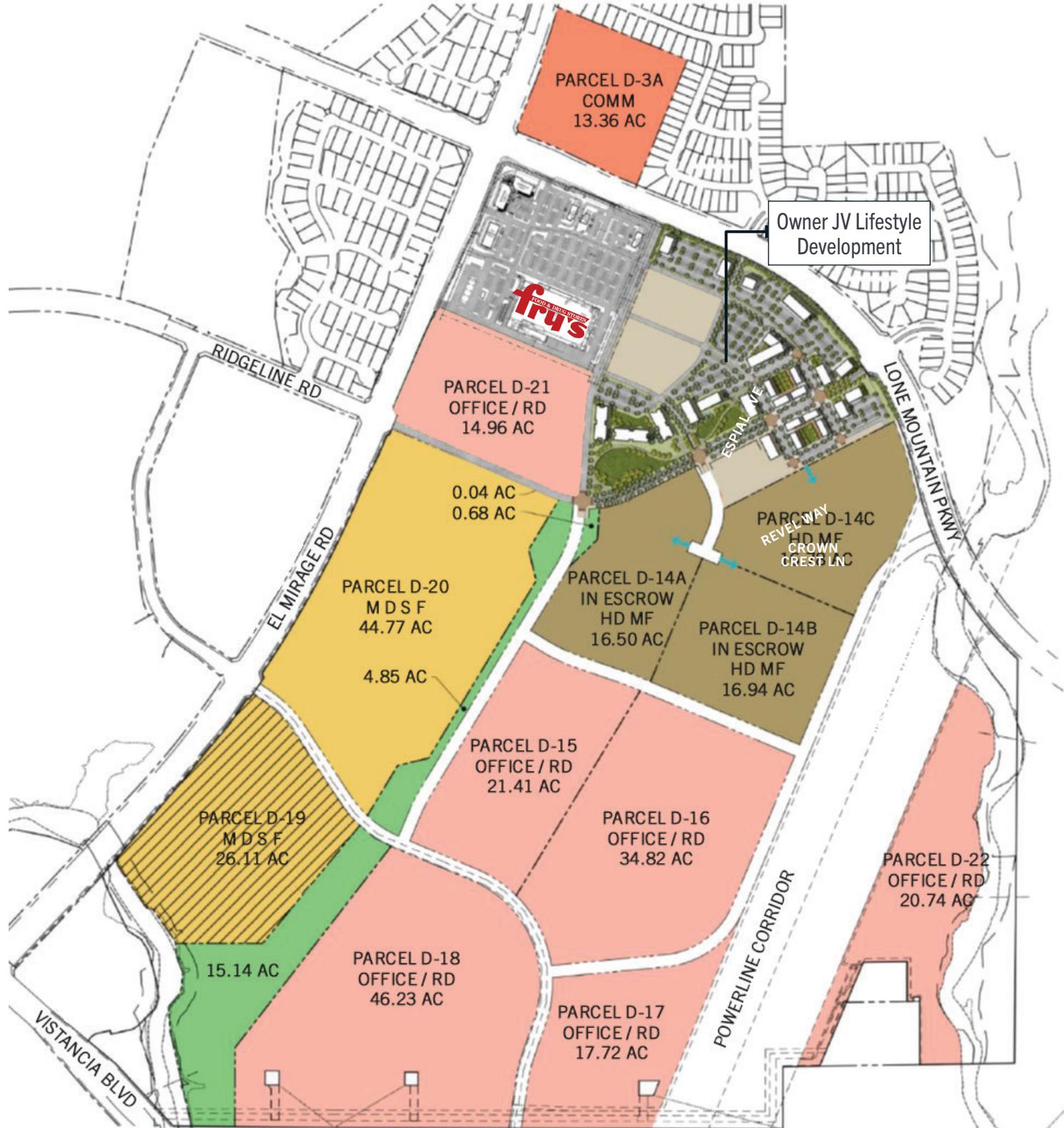
ARCHITECTURAL AND BRAND THEMING

Adherence to the FIVE NORTH at VISTANCIA name and associated logo(s), brand guidelines and architectural theming and design guidelines will be required of all owners within.

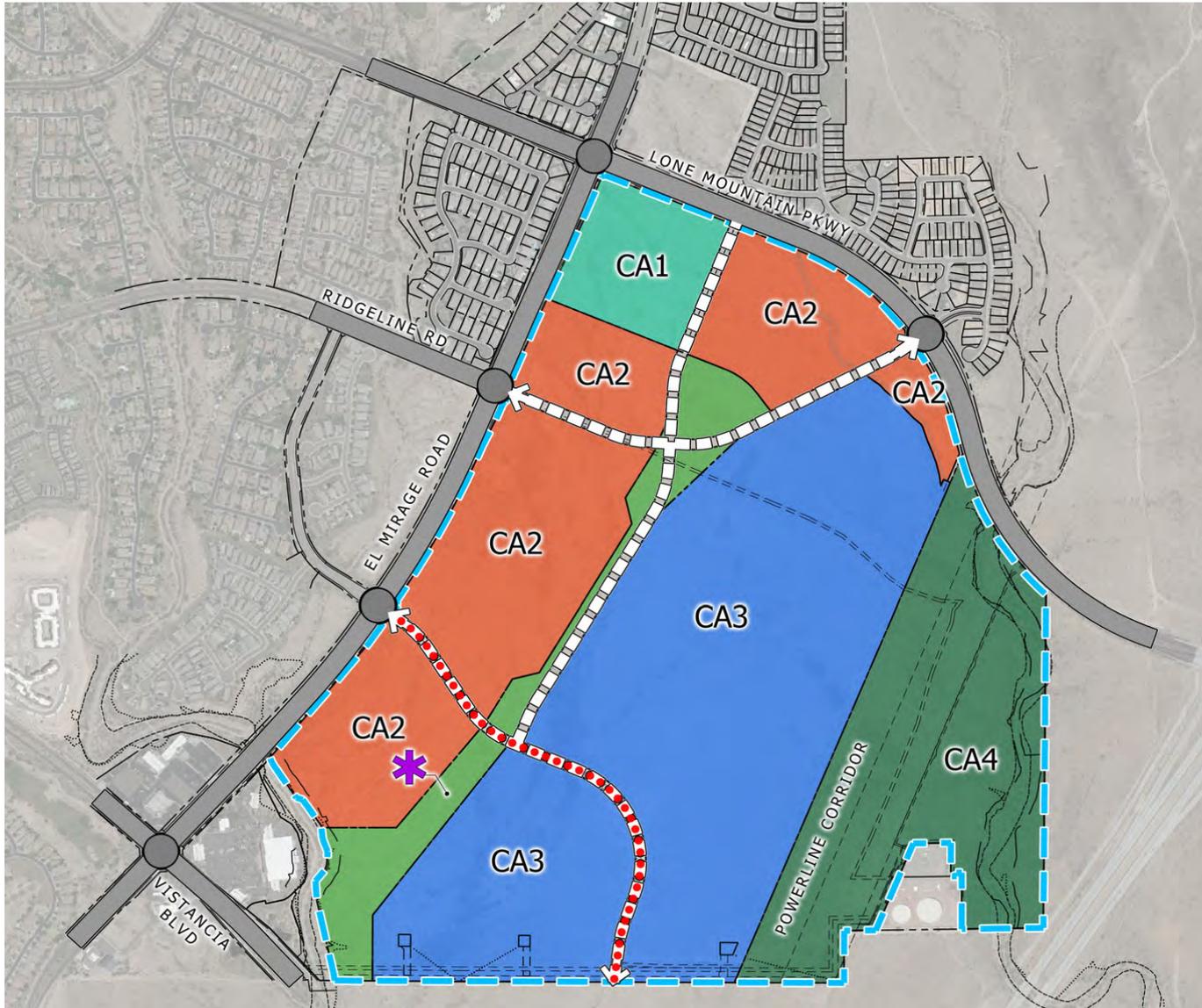
EDUCATION (Peoria Public School District)

K-8: Vistancia Elementary, Lake Pleasant Elementary, 9-12: Liberty High School

*Plans shown are conceptual and subject to change.



FIVE NORTH CHARACTER AREAS



Character Area 1

Neighborhood Service Destination - The look and feel of this Character Area will focus on local placemaking and connectivity to the balance of FIVE NORTH at VISTANCIA.

Character Area 2

Vibrant Mixed Use Community Destination - This destination creates an amenity to attract future residential and employment supported uses such as office, hospitality, dining, shopping, entertainment and fitness.

Character Area 3

Employment - The look and feel of this Character Area will focus on the creation of parcels that continue to provide employment uses and supplementary uses that support the expanded employment opportunities, as well as ancillary uses.

Character Area 4

Power Line Proximity - The look and feel of this Character Area will focus on the creation of parcels that support the mixed-use area and are appropriate to their proximity to the power line corridor.



FIVE NORTH

at VISTANCIA

Peoria is one of the top cities in Arizona to live, work, and play. Within the city, residents are able to enjoy tons of hiking trails, fantastic schools, multiple world class gold courses, and affordable housing. The pro-business environment looks to remove any roadblocks and help companies grow.

LABOR FORCE

- Over 1,000,000 workers live within 30 minutes of Peoria.
- Nearly a 250,000 people work in finance and advanced business fields.
- Major Employers nearby include: TSMC, Honeywell, USAA, Nationwide among many others.

TALENT DEVELOPMENT

The city of Peoria teams up with Maricopa Community Colleges and Maricopa Workforce Connection to provide the talent development opportunities that companies need to stay competitive. Both partners are flexible and experienced at creating on-demand programs to meet certification requirements as well as customize training programs.

PEORIA'S PRIORITY TRACK PROGRAM

Eligible companies benefit from reduced times for plan review services at no cost. Typically the plan review times are 50% less than standard.

EXCLUSIVE CONTACTS

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