Deer Valley Industrial Park

INVESTMENT OVERVIEW

- A strategically located DEF manufacturing facility designed to serve the rapidly expanding diesel logistics ecosystem. Built around a non- discretionary, recurring-use product, this investment captures demand driven by federal emissions compliance and rising freight activity across the Southwest.

Regulatory Demand

Mandated by federal emissions law for all modern diesel engines

Recurring Revenue

Continuous, repeat consumption tied directly to fleet usage

Strategic Position

Localized production advantage in an undersupplied regional market

INVESTMENT SNAPSHOT

- Structured over a 2–3 Year Hold Period with defined exit visibility and capital recovery milestones built into the operating model.

$5M

Total Acquisition

3x

Equity Multiple

2x – 3x projected

$1.25M

Equity Raise

22%

Target IRR

18% – 22% projected

MARKET OPPORTUNITY

Why DEF, Why Now

Diesel Exhaust Fluid is mandatory for all modern diesel engines under EPA Tier 4 and federal emissions regulations — there is no opt-out. Consumption scales directly with fleet usage, creating continuous, non-discretionary demand.

The U.S. logistics and freight sector continues its structural expansion, driving long-term volume growth across every DEF supply channel — wholesale, retail, and fleet-direct.

Federally mandated product — demand is floor-protected

Consumption grows proportionally with freight miles

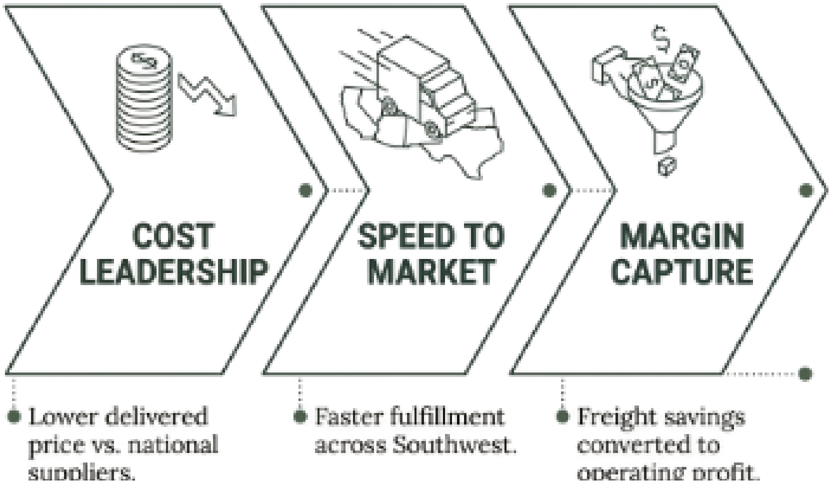
Rising e-commerce fuels sustained fleet expansion

SUPPLY GAP ADVANTAGE

A Structural Pricing Edge

Regional DEF supply across the Southwest remains constrained. Centralized national producers face high inbound transportation costs that erode competitiveness in this market — creating a durable pricing window for local production.

- Undercuts national suppliers on delivered cost
- Captures margin that competitors lose to freight
- Multi-state distribution reach across AZ, CA, NV, and NM
- Shorter lead times strengthen customer retention



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PROJECT DETAILS

STRATEGIC LOCATION

Connectivity & Market Reach

- Direct access to I-17, I-10, and I-40
- Serves Arizona, California, Nevada, and New Mexico
- Industrial zoning ensures low entitlement risk
- Shorter lead times strengthen customer retention

Deer Valley Airpark

A premier industrial and logistics hub in North Phoenix — purpose-built for distribution- intensive operations with immediate freeway access.

PROJECT DETAILS

ASSET & INFRASTRUCTURE

- 800 Amp power capacity supports continuous industrial-grade operations across all production systems — sized for full utilization without infrastructure upgrades.

16,068 SF

Total industrial facility on 0.86 acres

13,068 SF

Warehouse space for production and storage

3,000 SF

Office space for operations and administration

~10,000 SF

Office space for operations and administration

PRODUCTION CAPACITY & PRICING

- Production infrastructure is built on 316 stainless steel systems — the industry standard for chemical durability, DEF compliance, and long-term operational integrity.

  This specification supports both regulatory conformance and maintenance cost efficiency over the asset's hold period.

1.4M

Annual Gallons

Based on 16-hour daily operations

$2.40

Per Gallon Wholesale

Target pricing across distribution channels

FINANCIAL PERFORMANCE

Strong Unit Economics

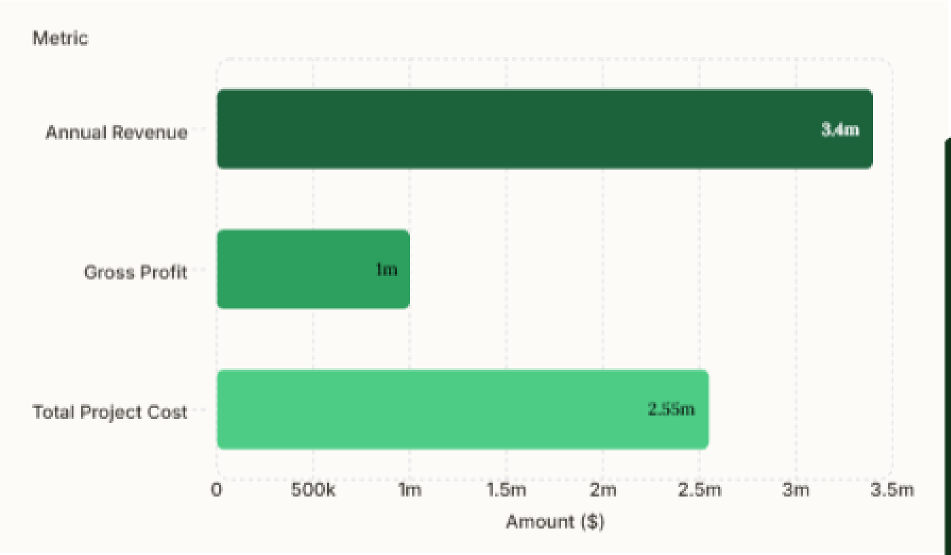
Projected annual revenue exceeds **$3.4M**, with estimated gross profit of approximately **$1.0M** per year.

Operating margins of 20%–35%

Total project cost held at ~$2.55M including contingency

Lean cost structure supports rapid capital recovery

Recurring revenue model reduces reinvestment friction



INVESTMENT THESIS

- Deer Valley DEF is a high-barrier industrial opportunity backed by regulatory necessity, essential product demand, and a durable Southwest supply gap.

Regulatory Moat

Federal mandates create floor-level demand that cannot be displaced by market cycles or consumer preference shifts.

Scalable Operations

Industrial-grade infrastructure supports production growth without significant incremental capital expenditure.

Value Creation

Recurring revenue, strong margins, and a defined 2–3 year exit
window drive compelling risk-adjusted returns.

NEXT STEPS

Ready to Invest?

Suitable for income-focused investors seeking high short-term yield, comfortable with construction-related risk, and seeking defined timelines.

Call
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PROJECT DETAILS