



Flex Warehouse in Deer Valley close to TSMC



2908 W. Deer Valley Rd, Phoenix AZ, 85027



www.awesomeroi.us

UNRIVALED LOCATION

Freeway Access

Immediate connectivity to **I-17 and Loop 101**, enabling rapid circulation across the Phoenix metro and regional corridors.

Air Access

~25minutesto **Sky Harbor International Airport**; Deer Valley Airport (DVT) on the same corridor for corporate aviation and time-critical movement.

Industrial Corridor

Embedded among established campuses along W. Deer Valley Rd. with active listings and proven tenant demand.



THE TSMC CATALYST

» TSMC's Arizona investment is the **largest greenfield FDI in U.S. history** a once- in-a-generation demand driver for nearby warehouse and light-industrial space.

26,000 Jobs

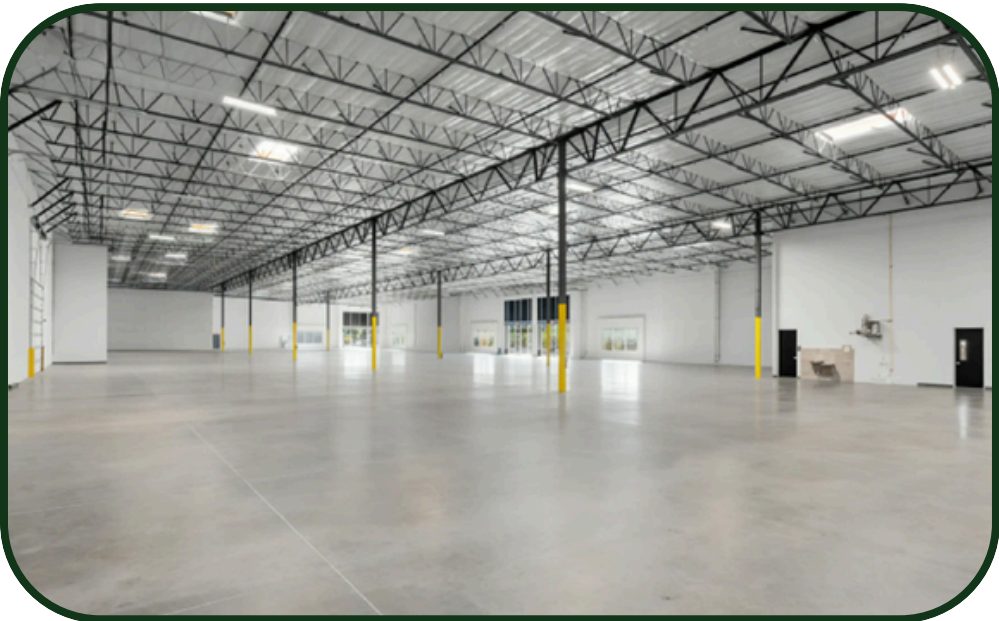
Across three fabs CHIPS Act- backed with up to **\$6.6B federal support.**

\$65B Investment

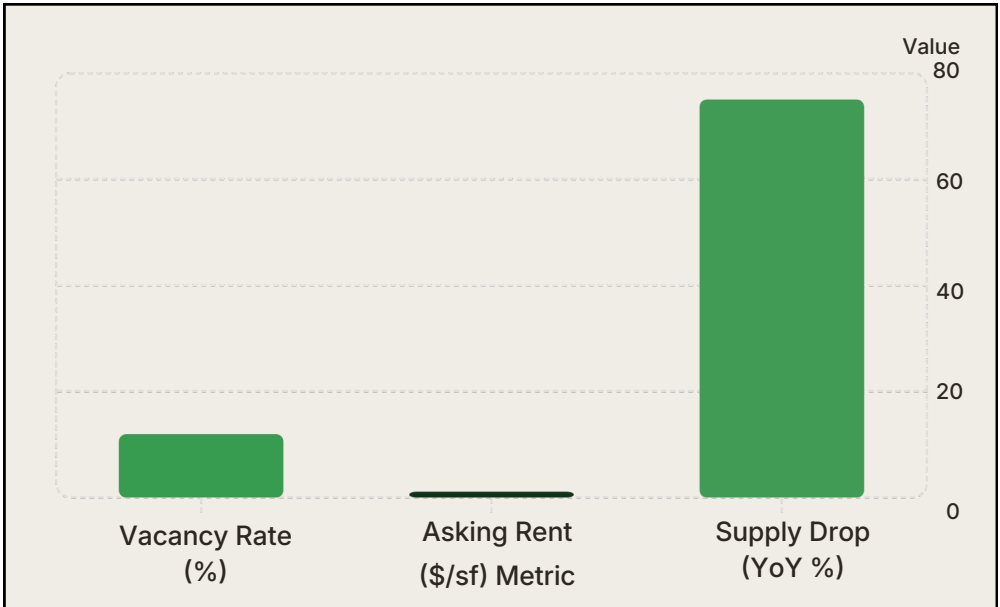
~6,000 direct manufacturing + ~20,000 construction jobs reinforcing long-term occupancy needs.

Amkor Technology

Building a **\$2B** advanced chip packaging facility in Phoenix West/Northwest, strengthening the local semiconductor supply chain.



INDUSTRIAL FUNDAMENTALS ARE FIRMING



»» Phoenix Market Q2 2025

»» Phoenix vacancy **declined to 11.9%** while asking rents rose to **\$1.08 psf**, signaling improving landlord leverage.

»» New supply deliveries fell **~75% year-over-year**, easing competitive pressure and supporting rent growth for well-located assets.

»» Maricopa County ranked among the **nation's top counties for population growth (2023-2024)**, expanding the labor and customer base.

BRAND-NEW, FIRST-GENERATION ASSET



Built 2024

- »» Never occupied zero deferred maintenance, immediately ready for tenant improvements, minimizing downtime and upfront capital.



Sponsor Occupancy

- »» Sponsor plans to occupy ~50% of the building for its own manufacturing operations signaling confidence and aligning interests with investors.



Robust Pipeline

- »» Multiple prospective users engaged for 10–20-year lease terms, supporting durable cash flows and institutional-grade tenancy.

TARGETED PERFORMANCE



10.0%

Entry Cap Rate

Projected on proforma NOI meaningful margin of safety vs. stabilized infill pricing.

5.0%

Exit Cap Rate

Underwritten at 5-year hold, creating cap-rate compression upside plus rent growth.

~22%

Target Net IRR

Modeled over the hold period, assuming base-case lease-up and exit execution.

~2.0X

Equity Multiple

Targeted return on investor equity over the hold period.

TARGETED PERFORMANCE



Equity Raise

\$3,000,000 to capitalize acquisition and near-term leasing/TIs, with senior financing anticipated.

Hold Period

5 years base case, with multiple exit pathways.

Distributions

Monthly, pro rata by investment – commencing after lease commencement, scaling as the building stabilizes.

Refinance

Targeted post-stabilization to return capital and enhance equity multiple.

WHY THIS ASSET OUTPERFORMS

1

Location Efficiency

Freeway adjacency reduces drayage and last-mile costs; FTZ 75 tools offer substantial property-tax savings for trade-oriented occupiers.

2

CHIPS-Driven Demand

Policy tailwinds and supplier investments de-risk long-term demand for industrial space serving high-value manufacturing.

3

Constrained Supply

As new deliveries slow and semiconductor demand persists, modern warehouses are positioned for **outperformance on rent and occupancy.**

THE INVESTMENT CASE

Combining location efficiency, new construction quality, and macro tailwinds from the CHIPS-driven ecosystem, this asset offers durable cash flows and compelling risk-adjusted returns.

- ❗ **Important Disclosures:** Targets are illustrative only and not guaranteed. All offers are to Accredited Investors only under Rule 506C / Section 4(a)(2). Past performance does not guarantee future results. Securities are subject to transfer restrictions. Review the PPM Risk Factors before investing.



Ready to Invest?

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



MANISH PUSHYE

**SPONSOR
& FUND LEAD**

 Call

+1 (833)-652-7103

 Email

deals@awesomeroi.us

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