



Industrial Flex Warehouse Louise Dr. close to TSMC



2837 W. Louise Dr, Phoenix, AZ



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PROPERTY OVERVIEW

The Asset at a Glance

Asset Type

Industrial Warehouse –
New Construction (2024)

Size & Lot

42,168 SF on 3.64 acres,
Zoned
Commercial/Industrial

Market

Phoenix Industrial Market
Deer Valley/Pinnacle Park
Submarket

Purchase Price

\$7,533,360 · Seller: AZ
West Deer Valley LP



DEAL STRUCTURE

» Key terms are summarized below with clear emphasis on timing and deposit requirements.

Earnest Money

\$75,000 refundable under specified conditions

Due Diligence

45-day feasibility period
60-day financing contingency

Close of Escrow

15 days after the Due Diligence Period ends



LOCATION & INFRASTRUCTURE ADVANTAGES



Prime Access

Direct access to **I-17 & Loop 101**

25 min from Sky Harbor International Airport

Air Freight

Deer Valley Airport nearby for air-freight connectivity and business travel

First-Gen Space

2024 new construction minimal upfront capital needed for tenant improvements

ECONOMIC TAILWINDS THE TSMC EFFECT ON PHOENIX

» Large-scale semiconductor investment is accelerating industrial demand across North Phoenix.

\$65B

TSMC Investment

Largest FDI in U.S. history driving industrial demand across North Phoenix

\$6K

Direct Mfg. Jobs

Plus 20,000 construction jobs projected at the TSMC campus

\$2B

Direct Mfg. Jobs

Advanced chip packaging plant nearby reinforcing the semiconductor supply chain

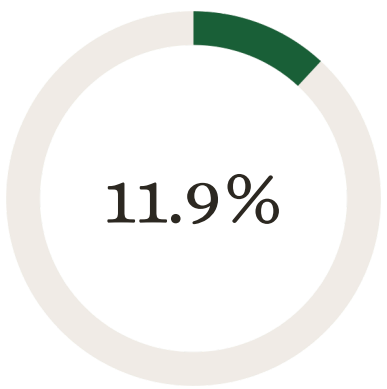


» The CHIPS Act and semiconductor boom are creating sustained demand for logistics and manufacturing space directly benefiting **2837 W. Louise Dr.**

MARKET FUNDAMENTALS

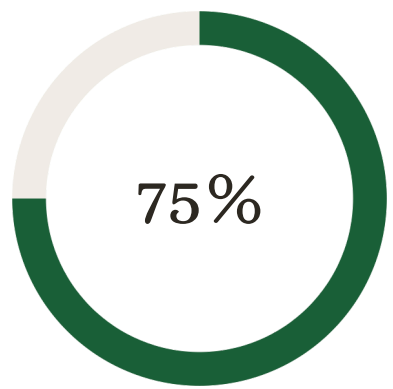
Landlord-Favorable Conditions

» Rents reached \$1.08 psf in Q2 2025 and continue to rise as new supply tightens. Maricopa County ranks among the top U.S. counties for population growth (2023–2024), fueling sustained demand for industrial space.



Vacancy Rate

Down significantly – reflecting rising demand



Supply Drop

Construction deliveries fell 75% YoY in Q2 2025



Phoenix Industrial Market · Q2 2025

☉ Tightening supply + rising rents = strong rent growth outlook for 2837 W. Louise Dr.

INVESTMENT OPPORTUNITIES

Value-Add & Cash Flow Potential

- » Three clear paths support both near - term income and long-term upside.



Flexible Use

Manufacturing, assembly, and distribution-ready design

Long-Term Leases

10-20 year terms with rent escalations for inflation-hedged income

Refinancing Upside

Post-stabilization refinancing can unlock partial or full return of investor capital

RISK MANAGEMENT & EXIT STRATEGIES

De-Risked with Clear Exits

- » Strong fundamentals support a disciplined hold strategy, with multiple paths to liquidity once the asset is stabilized.

Why It's De-Risked

New Construction

Minimizes deferred maintenance and capital expenditure risks

Tenant Diversification

Multiple industrial business types reduce revenue concentration risk



RISK MANAGEMENT & EXIT STRATEGIES

Exit Options

Sale to Income Buyers

Once the property is stabilized post-lease-up

Recapitalization

Refinancing to return investor capital and enhance equity multiple

Hold for Yield

Cash-out options available during the hold period



Ready to Invest?

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



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