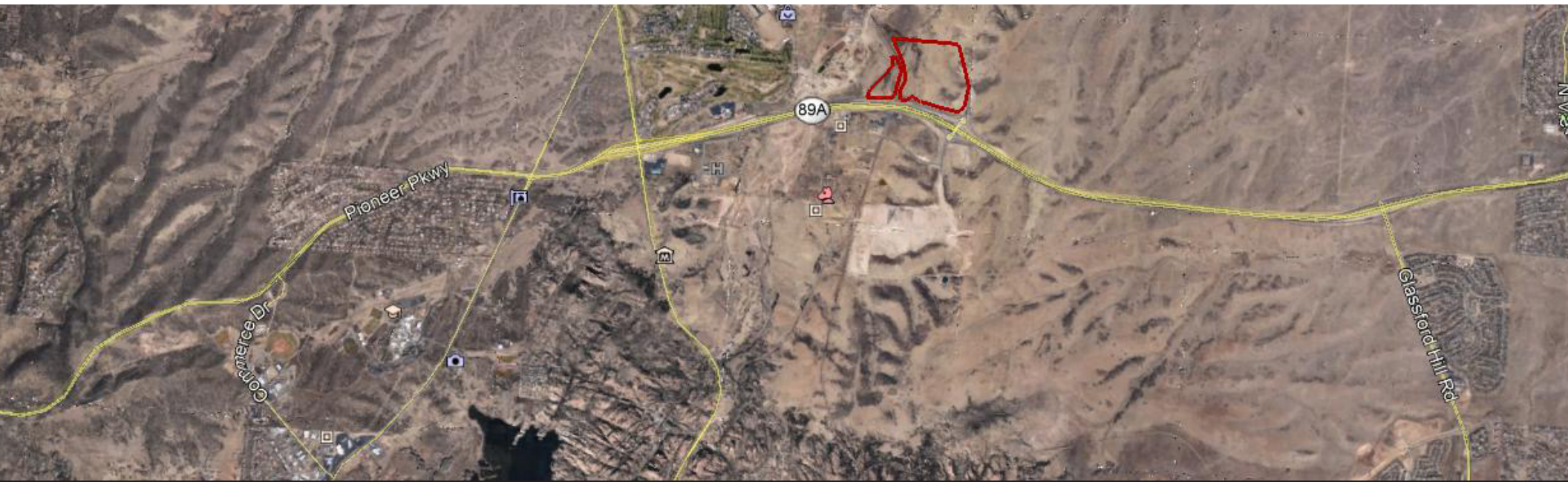


MAJOR DEVELOPMENT OPPORTUNITY

112+/- acres near Prescott residential growth.

Presented by:

Elio Khalife
928-201-5888



First American Investment, LLC
923 E Gurley St, Suite 203
Prescott, AZ 86301

Elio Khalife
Associate REALTOR®
CELL: (928) 201-5888

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EXECUTIVE SUMMARY

PRICE

\$8,955,200.00

Price per acre \$80,000.00

Price per sq. ft. \$1.83

LOCATION

NW Corner of Hwy. 89A and Granite Dells Parkway at a diamond interchange. Current major residential growth to the south.

MUNICIPALITY

Prescott, AZ

OWNER OF RECORD

NH Co, LLC

ASSESSOR PARCEL NUMBER

103-01-030M, 103-01-031D

ACRES

111.94 +/- combined acres

ZONING

Parcel 103-01-030M – Zoned RE-2 Acre

Parcel 103-01-031D – Zoned Business Regional

Mixed use: Multiple zoning options, including Commercial

TOPOGRAPHY

Slightly Sloping topography

CONDITION

Site is currently unimproved



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NH CO SITE



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PRESCOTT AREA OVERVIEW



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NORTHEAST VIEW



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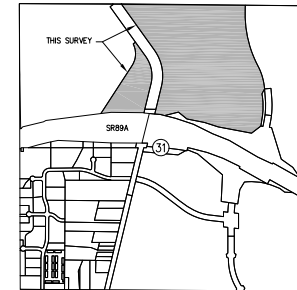
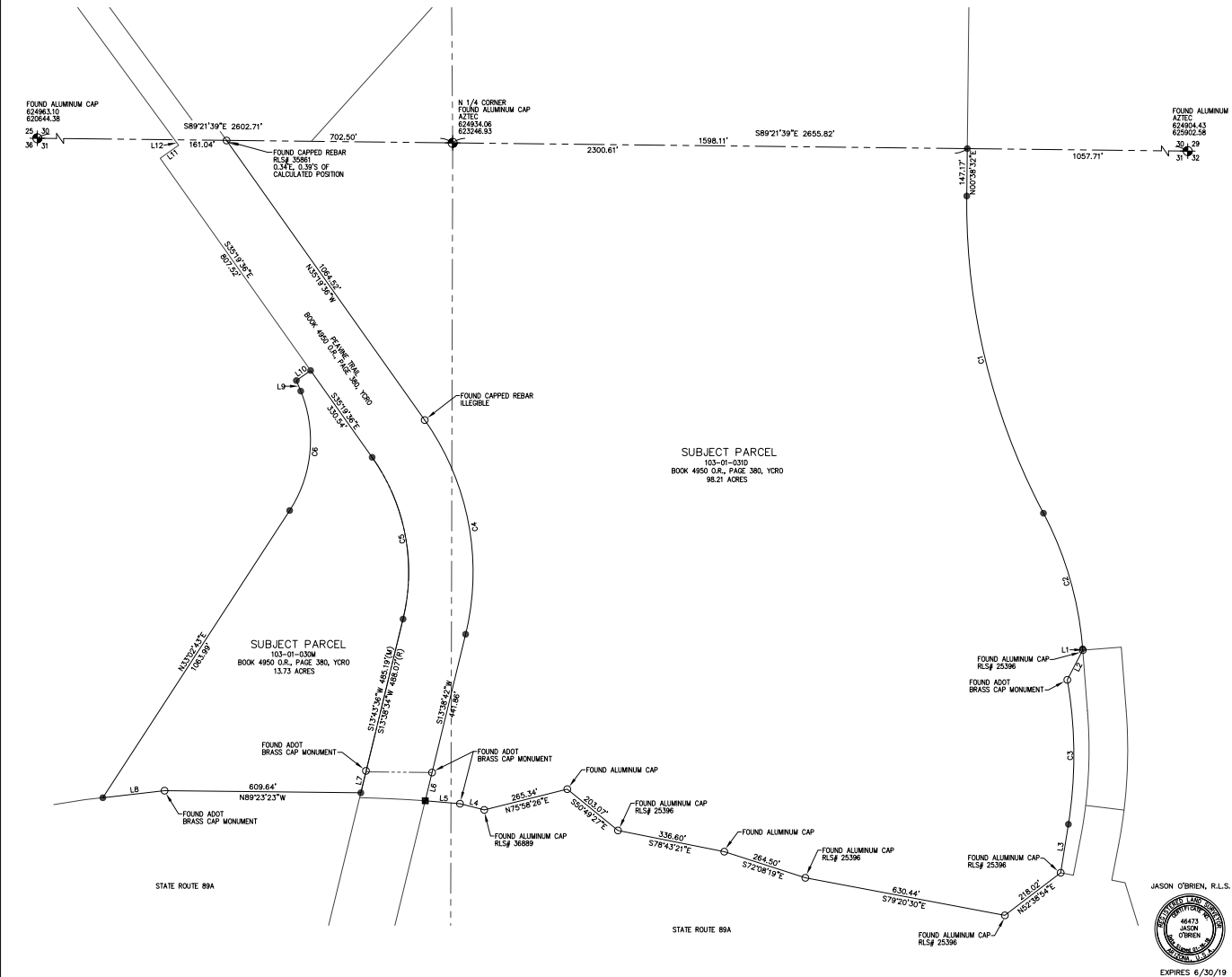
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SUBJECT PARCEL

RECORD OF SURVEY

APN# 103-01-030M & 103-01-031D
LOCATED IN SECTION 31, T15N, R1W OF THE
G&SRB&M, YAVAPAI COUNTY, ARIZONA



BASIS OF BEARINGS:

S89°21'39"E AS MEASURED BETWEEN THE NW CORNER OF SECTION 31 AND THE NE CORNER OF SECTION 31. BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM AS PUBLISHED ON THE CITY OF PRESCOTT WEBSITE.

LEGEND:

- SET CAPPED REBAR, RLS #46473
- SET PK AND WASHER, RLS #46473
- FOUND MONUMENT AS NOTED
- FOUND SECTION OR QUARTER CORNER AS NOTED
- SECTION LINE
- YORO YAVAPAI COUNTY RECORDERS OFFICE

REFERENCES:

WARRANTY DEED - SUBJECT PARCEL
BOOK 4950 O.R., PAGE 380, YORO
WARRANTY DEED - PEAVINE TRAIL
BOOK 4545 O.R., PAGE 358, YORO
SIDE ROAD RIGHT OF WAY PLAT
BOOK 47 MAP, PAGE 95, YORO

SURVEY NOTES:

1. FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN JANUARY, 2018.
2. A TITLE REPORT WAS NOT PROVIDED. RECORDED EASEMENTS MAY EXIST ON SUBJECT PARCEL.

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	1023.74	2060.00	28°28'26"	S13°35'41"E	1013.24
C2	447.41	1080.00	23°25'03"	S10°02'23"E	438.54
C3	450.67	1315.17	18°38'01"	S02°26'11"E	448.47
C4	698.06	816.12	49°02'25"	N10°49'23"W	676.97
C5	527.15	615.65	49°05'33"	S10°49'01"E	517.20
C6	387.30	400.00	55°28'36"	N02°18'24"E	372.35

LINE	LENGTH	BEARING
L1	3.99	S04°24'51"E
L2	103.99	S27°29'21"W
L3	152.43	S09°03'42"W
L4	78.05	N75°50'15"W
L5	108.28	N85°08'18"W
L6	90.19	N13°33'51"E
L7(M)	69.89	S13°04'07"W
L7(R)	67.00	S13°39'06"W
L8	192.96	S83°27'08"W
L9	35.52	N22°25'55"W
L10	54.04	N54°40'24"E
L11	69.98	S54°40'24"W
L12	21.04	S36°13'07"E



LE LION ENGINEERING
Civil Engineers • Land Surveyors
1650 WILLOW CREEK ROAD
PRESCOTT, AZ 86301
(928) 776-1750

RECORD OF SURVEY
APN# 103-01-030M
APN# 103-01-031D

DATE: 01-16-18 DRAWN BY: RJW
JOB NO: 1178-01 CHECKED BY: JO

SHEET 1 OF 2

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO EMBLE THE SURVEY TO BE RETRACED.



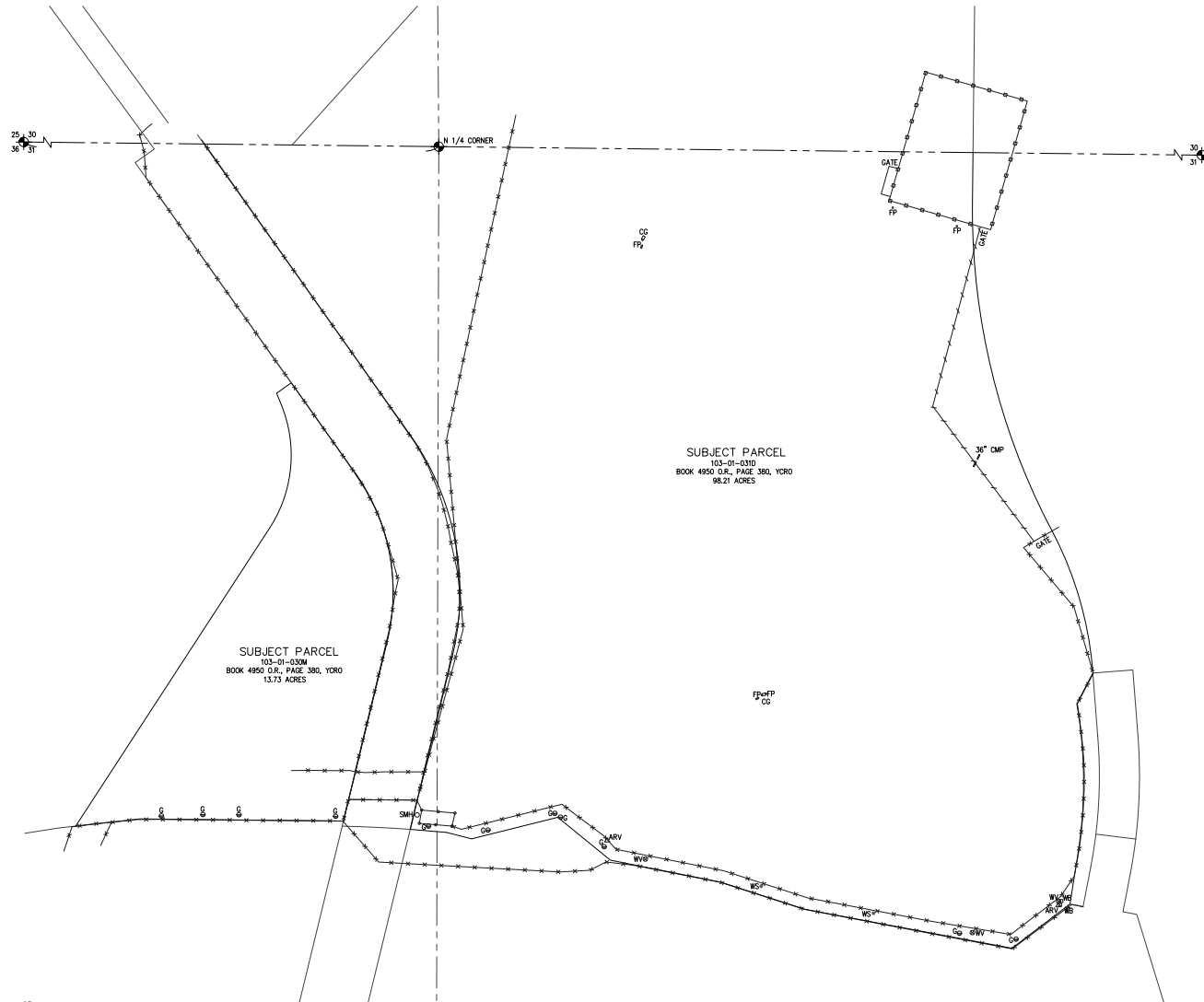
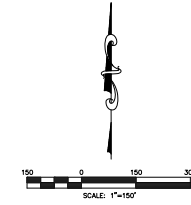
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RECORD OF SURVEY

APN# 103-01-030M & 103-01-031D
LOCATED IN SECTION 31, T15N, R1W OF THE
G&SRB&M, YAVAPAI COUNTY, ARIZONA



LEGEND:

- G GAS MARKER
- FP OLD FENCE POST
- CMP CORRUGATED METAL PIPE
- DMH SENEH MANHOLE
- CG CONCRETE CATTLE GUARD
- WV WATER VALVE
- WS WATER SERVICE
- WB WATER BOX
- △ ARV AIR RELEASE VALVE
- X—X—X EXISTING BARBED WIRE FENCE
- — — EXISTING WIRE FENCE
- — — EXISTING CHAIN LINK FENCE
- — — EXISTING CORRAL

SURVEY NOTES:

1. ASBUILT LOCATION OF UTILITIES ARE FROM SURFACE FEATURES ONLY. NO BLUE STAKE MARKS WERE FOUND.

JASON O'BRIEN, R.L.S.



EXPIRES 8/30/19

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
RECORD OF SURVEY APN# 103-01-030M APN# 103-01-031D	
DATE: 01-16-18	DRAWN BY: RJW
JOB NO: 1178-01	CHECKED BY: JD
SHEET 2 OF 2	



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CITY OF PRESCOTT

"Third in the country for
job growth and economic vitality."
- INC. Magazine



The City of Prescott is noted by its quality of life, nicknamed "Everybody's Hometown". At an elevation of 5,400 feet with a near perfect 4-season climate, it is a highly desirable place to live and work. It offers very low crime rates, easy commuting, affordable housing, excellent air quality and a wide variety of recreational and cultural attractions. Prescott faces few natural disasters making it ideal for companies considering relocating or expanding.

Prescott offers residents a full range of educational, outdoor and cultural activities. There are 20 public schools and five charter schools operated by the Prescott Unified School District in Prescott as well as four private schools. Four colleges include Prescott College (4 year) Yavapai College (2 year), Embry-Riddle Aeronautical University (4 year). Northern Arizona University and Old Dominion University also offer higher education through their satellite campuses. There are 12 parks for hiking and picnicking, five lakes for fishing and water activities, more than 70 miles of hiking and biking trails, two activity and community centers and four golf courses. Cultural activities include plays and performances at four performing arts theaters, three historical museums, a children's museum and the Heritage Park Zoo.

Prescott's quaint, small town and slower paced lifestyle appeals most to those nearing retirement as 54% of the population is 45 and older. The City has retained its small town charm with historic buildings, storefronts and Victorian style homes. Over 800 buildings in Prescott are on the National Register of Historic Places.



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MARKET OVERVIEW



The Prescott Metropolitan Service Area houses 82,500 residents within the combined city limits with a population base of approximately 130,000. The trade area is approximately 220,000, the majority of those living within a 10 mile radius of downtown Prescott. The city's growth has been steady at about 4.0% per year for the past decade and is expected to continue at that rate with an estimated five year market growth projected at 16.2% within a 30 mile radius. Prescott has settled into a strong pace of economic recovery, with employment 3.5% higher than a year ago. The unemployment rate is at 5.9% well below the national average of 6.3%. In addition, every major industry other than information is growing on a year-over-year basis. The trade, transportation and utilities sector is the largest industry in the metro area and has also been one of the strongest. Employment in that industry has reached its prerecession peak and is now 5.0% higher than a year earlier. Professional & business services are also joining the recovery with payrolls climbing a whopping 8.0% higher over the year.

The retail service area extends 50 miles from the center of Prescott. Many residents in outlying areas travel to Prescott for medical services, employment, entertainment, government offices and shopping. Approximately 500,000 visit overnight each year. Those visitors include a growing number of people from the Phoenix area, who make the 90 minute trip during the summer to escape the desert heat, as well as the fall and winter visitors looking to take advantage of the year round mild and sunny climate. Population gains, which are running more than twice the national average thanks to positive net migration, should help move home sales and prices. The influx of residents should also boost consumption of local goods and services.

MAJOR EMPLOYER

Yavapai County

Yavapai County Government	1,414
Yavapai Regional Medical Center	1,402
VeteransAdmin.Medical Center	889
Phelps Dodge	871
WalMart	750
Humboldt Unified School District	631
Sturm Ruger & Co	579
Yavapai College	564
State of Arizona	560
Prescott Unified School District	495
City of Prescott	463
Embry-Riddle University	375
Yavapai Gaming	294
Lockheed Martin	300



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